

3 April 2025

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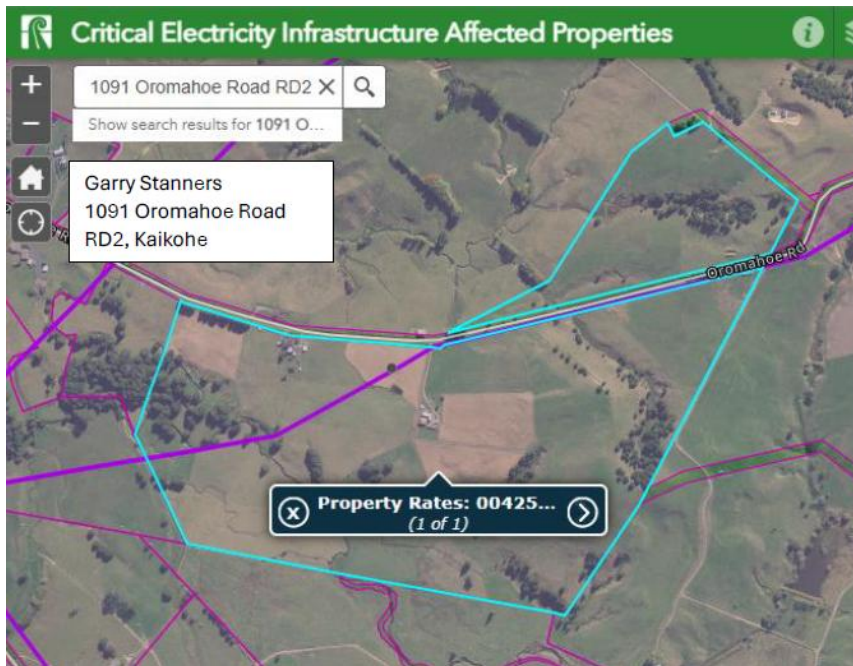
1. Property

53 Ha, which has been operating as a Dairy Farm up until June 2024 and is now operating as a Beef unit, with the potential view to subdivision.

There is an estimate of 1.5 km of 33 kw lines on the property.

2. Owners

Jack Stanners Family Trust.



3. Lines

I estimate there is 1.5 km of 33 kw lines affecting the property.

Notification as to what Top Energy was proposing in the PDP was very short notice and left us very little time to submit.

Top Energy access and powers are only those under the Electricity Act and there is no easement registered against the property.

They still have to request access to the property.

4. Further constraints on land use and development for farming.

As I understand it, farming of stock would still be permitted under the reclassification of the lines.

New farm structures and sheds would have to be outside the new proposed setbacks.

It is unclear as to what powers and rights Top energy would have outside the new proposed setbacks, lands adjacent, and what this might mean for future farm developments.

New set back land area under lines will be consigned strictly to farming thereby reducing its value and any development potential. Loss on investment.

Concern that the 33 kW lines could be upgraded to higher voltage or increased capacity, further raising health risks for people and the value to our property.

Affected landowners should receive compensation for adverse impacts on their property and its value.

5. Utilisation and Subdivision

Lifestyles block is a very realistic option for us to develop the property for a number of reasons and something we intend to look at in the future.

We are about to undertake the next 5-year strategic planning phase where we note we haven't looked at other positive developments or advancements that this new classification of 33kw lines, extended setbacks and powers of veto on activities on land adjacent to setbacks.

6. Further constraints on land use for future sub-division or similar development

It is unclear on exactly how much of the 1.5 km would be exposed to 32 meters of setbacks on either side but this is a very significant amount of area space proposed to be restricted. For instance, 1.5 km of land with 32 meters on either side would be **9.6** ha of land or **18%** approx. of the entire property.

The proposed changes would impact on a number of the titles not just with the setbacks but the building platforms and envelopes.

Unclear as to what powers and rights Top energy would have outside the new proposed setbacks, lands adjacent, and what powers of veto would have on any future plans.

New set back land area under lines will be consigned to, at best, current land use thereby reducing its value and any development potential. Loss on investment.

Concern that the 33 kW lines could be upgraded to higher voltage or increased capacity, further raising health risks for people and future development.

Loss of market value to the property.

Affected landowners should receive compensation for adverse impacts on their property and its value.

Garry Stanners

Trustee
Jack Stanners Family Trust.