

PROPOSED QUEENSTOWN LAKES DISTRICT PLAN

NOTICE OF REQUIREMENT FOR DESIGNATIONS (WHICH HAVE NOT LAPSED) UNDER CLAUSE 4 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

To: Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN 9348

From: Aurora Energy Limited
C/o Delta Utility Services
PO Box 1404
DUNEDIN 9054

1. Notice of Requirement

In terms of Clause 4 of the First Schedule of the Resource Management Act 1991 ("The Act"); Aurora Energy Limited ("Aurora") hereby gives notice that the designations allowing for *Electrical Zone Substation* works as described below (being designations which have not lapsed) are required to be included in the new version of the Proposed Queenstown Lakes District Plan ("the Proposed Plan") once it is notified.

2. Reasons for the Requirement

Aurora is an approved requiring authority under section 167 of the Act for its network utility operation, including projects and works of the network utility operation.

Designation as a mechanism allows Aurora to carry out works regionally in a consistent manner on its strategic sites. It also provides a degree of certainty as to the nature of works Aurora can carry out on any particular site, and allows Aurora to undertake wider network planning with a higher degree of ongoing certainty. Designation also clearly identifies to the community the current and potential future use of the site.

3. Description of the Designation sites to which this Notice applies

The designated sites to which this notice applies are three (3) existing Aurora facilities located within the Queenstown Lakes District. These sites are designated in the Operative Queenstown Lakes District Plan ("Operative Plan") reference numbers 331, 337 and 338. There are also five (5) designations which have been confirmed by the Queenstown Lakes District Council which Aurora request be included in the Proposed Plan. A schedule of the existing and new designations (including proposed modifications) is provided in **Appendix A**. The attached Appendices C to G contain existing plans and Certificates of Title for each of the five sites which do not currently appear in the plan.

4. Proposed Modifications

4.1 Modification to the Designated Purpose

To provide a level of regional consistency with other Aurora designated sites throughout Otago, the designated purpose for all electricity substations shall be modified to "*Electricity Zone Substation and Ancillary Purposes*". This will cater for the full range of modern electricity

substation equipment and operations. The table in **Appendix A** includes the modified designation purpose for all zone substations.

4.2 Modification to Designation Conditions

Aurora recognises that using land to provide electricity can affect the environment and communities in which it operates. Accordingly, Aurora takes responsibility for those impacts and is committed to promoting sustainable and responsible use of all the land on which it operates. The designation conditions proposed seek to:

- Provide a level of regional consistency for Aurora's operational needs and for the neighbours of its facilities; and
- Balance the management of potential environmental effects with the operational requirements to efficiently provide for electricity distribution needs.

Please refer to the table in **Appendix B** for the designation conditions that are proposed to be attached to the various designated sites. Where existing conditions are proposed to be modified these are indicated in ~~strike-through~~ with new insertions underlined.

5. Environment Effects

The existing sites are all long established electricity distribution assets. These sites have previously been through the designation and/or the resource consent process to establish equipment. As part of this NoR, Aurora outlines the conditions which will apply to its assets.

Within the confines of these conditions, the outline plan process will allow for the consideration of any future effects should there be any additional works proposed for the sites.

Visual Amenity

The sites are long established network utility operations that form a part of the character of the local areas. The conditions proposed will allow Aurora some flexibility to operate and upgrade services while controlling the scale of structures to ensure any adverse effects on sensitive land uses in the area surrounding its assets are not unreasonable.

No immediate works are proposed on these sites. Conditions are proposed to set an overall envelope within which future projects can be considered. The height limit for buildings and support structures is generally consistent with the existing equipment on the relevant site. The outline plan process allows for the consideration of any visual effects should there be any additional works proposed in the future.

Rationalisation of Existing Conditions

Aurora also proposes to rationalise some of the existing conditions which have been applied to its designated sites. Some of these conditions are no longer considered necessary as they were included prior to construction of the various assets. Now that the assets have been established, a number of conditions are considered irrelevant and are proposed to be deleted or amended.

Positive Effects

These facilities provide essential electricity distribution services to the community. The certainty provided through designation for their ongoing use for this purpose will benefit the wider community.

6. Alternatives

As the requirement relates to existing electricity distribution assets, a consideration of alternative sites has not been undertaken.

The principle alternative method would be to not designate the sites, which is not favoured as it would not give Aurora the long term certainty it requires for ongoing operation, maintenance and upgrade of this regionally significant infrastructure.

7. Consultation

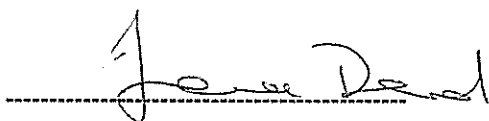
As the requirement relates to sites with electricity distribution assets that have been established for some time, no specific consultation has been undertaken.

8. Other Resource Consents

No other resource consents are required at this stage.

9. Additional Information

No additional information is provided.

A handwritten signature in black ink, appearing to read 'Joanne Dowd', is written over a horizontal dashed line.

On behalf of Aurora Energy Limited (Requiring Authority)

Dated at Dunedin, this 26th day of June 2015.

Address for service:

Delta Utility Services
PO Box 1404
Dunedin 9054

Phone: 021 610 378

Fax: 03 479 6694

Contact Person: Joanne Dowd
Network Policy Manager

APPENDICES:

Appendix A – Designation Schedule

Appendix B – Proposed Designation Conditions

Appendix C – Plans and Certificates of Title for Arrowtown Substation

Appendix D – Plans and Certificates of Title for Commonage Substation

Appendix E – Plans and Certificates of Title for Jacks Point Substation

Appendix F – Plans and Certificates of Title for Queenstown Substation

Appendix G – Plans and Certificates of Title for Riverbank Road Substation

APPENDIX A
DESIGNATION SCHEDULE

575	27	Aurora	Electricity Substation and Ancillary Purposes	Arrowtown Substation (RM110323). For conditions refer to C below.	Designation confirmed by RM110323 - Include in Proposed Plan
570	36	Aurora	Electricity Substation and Ancillary Purposes	Queenstown Substation (RM120701). For conditions refer to C below.	Designation confirmed by RM120701 - Include in Proposed Plan
572	37	Aurora	Electricity Substation and Ancillary Purposes	Commonage Substation (071118). For conditions refer to C below.	Designation confirmed by RMD71118 - Include in Proposed Plan
567	13	Aurora	Electricity Substation and Ancillary Purposes	Jacks Point Substation (081287). For conditions refer to C below.	Designation confirmed by RM081287 - Include in Proposed Plan
571	18 23	Aurora	Electricity Substation and Ancillary Purposes	Riverbank Road Substation (RM120328). For conditions refer to C below.	Designation confirmed by RM120328 - Include in Proposed Plan
568	38	Aurora	Electricity Substation and Ancillary Purposes	Closeburn Substation - Glenorchy Queenstown Road near Bobs Cove. Section 1 SO 24959. For conditions refer to C below.	New Designation
569	34	Aurora	Electricity Substation and Ancillary Purposes	Fernhill Substation - Wynyard Crescent, Fernhill. Section 1 SO 24322. For conditions refer to C below.	New Designation

573	31a	Aurora	Electricity Substation and Ancillary Purposes	Remarkables Substation - Kawarau Road. Lot 4 DP 349682. For conditions refer to C below.	New Designation
574	29	Aurora	Electricity Substation and Ancillary Purposes	Dalefield Substation - Malaghans Road Part Lot 2 DP 26713, marked as A on DP 3000596. For conditions refer to C below.	New Designation
581	29	Aurora	Electricity Substation and Ancillary Purposes	Coronet Peak Substation - Coronet Peak Station Road Reserve. For conditions refer to C below.	New Designation
		Aurora	Electricity Substation and Ancillary Purposes	1172 Lake Hawea - Albert Town Road Section 22 SO 18261. For conditions refer to C below.	
580	256	Aurora	Electricity Regulators and Ancillary Purposes	Glenorchy Regulators - Glenorchy/Queenstown Road. Part Run 346D and Section 28 SO 19501. For conditions refer to C below.	New Designation
331	10	Aurora	Electricity Substation and Ancillary Purposes	Cardrona Substation - Cardrona Valley Road, Cardrona, Sec 1 SO 397170. For conditions refer to C below	Existing Designation - Rollover with Modification
337	21	Aurora	Electricity Substation and Ancillary Purposes	Wanaka Substation - 39 Ballantyne Road, Wanaka, Lot 1 DP 12295. For conditions refer to C below	Existing Designation - Rollover with Modification
338	31, 33	Aurora	Electricity Substation and Ancillary Purposes	Frankton Substation - Q71 Frankton-Ladies Mile Highway, Queenstown. Lot 1 DP 11785, Lot 1 DP 383378 and Lot 1 DP 20596. For conditions refer to C below.	Existing Designation - Rollover with Modification
566	18	Aurora	Electricity Substation and Ancillary Purposes	Camp Hill Substation (RM141053) For conditions refer to C below.	New Designation

APPENDIX B
PROPOSED DESIGNATION CONDITIONS

C. 74 Designation #575 Aurora – Arrowtown Substation – Electricity Substation and Ancillary Purposes

~~4. That the development must be carried out in accordance with the approved plans, drawn by the applicant as “Arrowtown Site Layout” dated June 2011 (stamped as approved 23 June 2011).~~

1. All buildings and structure on the site shall be finished in the natural range of browns, greens or greys with a reflectivity of less than 36%;
2. Activities shall be conducted so that any new equipment installed or any new activity undertaken within the designated area shall not exceed the following noise limits, at any point within the boundary of any other site in the adjoining Rural General or Residential Zones:
 - (a) Day time (0800-2000hrs) 50dBA L10
 - (b) Night time (2000-0800hrs) 40dBA L 10 and Lmax 70dBA.
 - (c) Noise levels shall be measured and assessed in accordance with NZS 6801-1991 and NZS 6802-1991 and shall take into account special audible characteristics.
3. That in submitting an outline plan for any future work on the designated site, the following shall be included:
 - (a) The maximum height of any building shall be 7m and structures for electricity purposes shall not exceed 9 metres;
 - (b) A landscape plan for the approval of the Principal: Landscape Architecture at Lakes Environmental. This plan shall fulfil the following objectives:
 - Provide visual mitigation of any buildings and structures in views from the adjacent residential zone.

~~(e) A lighting plan shall be provided for the approval of the Principal. Landscape Architecture at Lakes Environmental. The lighting plan shall ensure that any exterior lighting is mounted on buildings and that these mountings shall be below the level of the roof pitch and directed away from McDonnell Road. No freestanding light poles are permitted;~~

(c) All fixed exterior lighting shall be directed away from the adjacent sites and roads and shall be security type lighting controlled by sensors or timers.

(d) Signage shall have a maximum area of 2m², be located on the site and not project over any road, service lane or footpath.

C. 75 Designation #570 Aurora – Queenstown Substation – Electricity Substation and Ancillary Purposes

~~1. The proposed designation is confirmed in accordance with the plan titled Aurora 33kV Substation – Queenstown: Site Survey and Mapping stamped as approved on 8 May 2012.~~

1. The maximum height of any building or structure on the site shall be 8m as determined in accordance with Rule 7.5.6.3 iii.
2. All buildings and structures buildings (excluding overhead lines and their support structures and small items such as brackets, insulators and busbars) on the site shall be finished with colours in the natural range of browns, greens and greys with a reflectivity of less than 36%.
3. The Outline Plan shall include a plan for the consideration by Council prepared by a qualified arborist for the maintenance of the existing vegetation on the site in accordance with the regime that mitigates any adverse effects on the adjoining properties.
4. ~~The Outline Plan shall include a lighting plan submitted for consideration by Council. This lighting plan shall ensure that all exterior light is mounted on buildings and directed away from adjoining properties. No freestanding light poles are permitted.~~
4. All fixed exterior lighting shall be directed away from the adjacent sites and roads and shall be security type lighting controlled by sensors or timers.
5. Any on-site signage shall have a maximum area of 2m².
6. Any outdoor storage of materials shall be screened from view from the adjoining properties.

C. 76 Designation #572 Aurora – Commonage Substation - Electricity Substation and Ancillary Purposes

1. That sufficient sound insulation will be fitted to the building to ensure that the noise, including any low frequency hum, will not exceed the non-residential day/night zone standard noise levels of 50/40 dBA L10 at the boundary of no 6 Vancouver Drive.
2. Prior to any part of the substation being constructed or upgraded the requiring authority will:
 - consult with Telecom in respect to the telecommunications and associated infrastructure that is potentially affected by the proposed upgrade;
 - evaluate, in conjunction with Telecom, the consequential possible induction hazard and EPR hazard to Telecom network plant;
 - identify, in conjunction with Telecom, the required mitigation to Telecom's network plant;
 - the above work is recorded in a report to the satisfaction of, and provided to the consent authority for consideration as part of any Outline Plan to be submitted.
3. A landscaping plan shall be submitted to and approved by Council prior to any development of the site. The approved landscaping plan shall be implemented within the first planting season of approval, and shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced. The landscaping plan shall indicate appropriate varieties of trees, and the trees shall be at least 2 metres in height at the time of planting. The trees should reach in maturity a height of no less than 3 metres.

In this instance the landscape plan should be designed to meet the following objectives:

Substantially screen the building from view.

C. 77 Designation #567 Aurora – Jacks Point Substation – Electricity Substation and Ancillary Purposes

1. Buildings and structures shall be constructed and activities, including landscaping, shall be undertaken generally in accordance with the following;
 - i) The 'Hummocks Design Guidelines' granted under resource consent RM060903 and attached to the decision of RM060903 as Appendix 1. For the avoidance of doubt, at clause 2.1 of the Design Guidelines the restriction upon the maximum height of buildings and electricity equipment to 5.5m above ground level shall apply within the designation.
 - ii) All lighting shall be full cut off design, with no lighting to be directed above horizontal.
 - iii) Access and parking shall be provided in accordance with Council's standards.
 - iv) Stormwater shall be disposed of to the Jacks Point reticulated stormwater disposal system.
 - v) A landscaping plan (including details of proposed screen mounding) shall be submitted to the satisfaction of and provided to Council for consideration as part of any Outline Plan to be submitted. The landscape plan should be designed to meet the following objectives;
 - Establish adequate screening of future development within the designation around the perimeter of the site and also to screen future development such that it is not visible from State Highway 6 in order to maintain the natural and pastoral character of the Highways' visual catchment.
2. Should any outline plan submitted under section 176(A) not be in accordance with the conditions set out in (1) of this designation, then the outline plan, in addition to showing the matters required by section 176(A)(3), shall fully explain and justify to Council's satisfaction any deviation from the above provisions for the purpose of Council making any requests under section 176A(4).

C. 78 Designation #571 Aurora – Riverbank Road Substation – Electricity Substation and Ancillary Purposes

1. Prior to the construction of, or external alterations to, the switching/substation, the Requiring Authority responsible for the designation shall submit outline plans as required by section 176A of the Resource Management Act 1991, to the territorial authority for consideration.
2. The maximum height for buildings shall be 7 metres set from a ground level determined as 315.38 masl.
3. The maximum height for structures shall be 9 metres set from a ground level determined as 315.38 masl.
4. The minimum setback distance from road boundaries for any building (except fences and structures) shall be 4.5 metres.
5. The minimum setback from internal boundaries for any building (except fences and structures) shall be 2 metres.
6. Signage shall be limited to one 2 m² sign along the road frontage.
7. All fixed exterior lighting shall be mounted on buildings. The mountings shall be below the level of the roof pitch and directed away from the adjacent sites and roads.
8. ~~The Requiring Authority shall offer to provide to the Council a sufficient number of grade PB3 or PB5 plants for the purposes of establishing a line of screening vegetation on the south western terrace adjacent to the designated land with plants to be established at 1.5 metre spacing in one row of not more than 100 linear metres (maximum 68 plant specimens). The offer shall contain a list of available plant species from a local plant nursery that are capable of attaining a height of not less than 3 metres at maturity. The offer shall be made as soon as the designation is confirmed and shall remain open for acceptance for 12 months after the commencement of work on site pursuant to any Outline Plan. If the Council communicates their acceptance of the offer to the Requiring Authority then the Council shall specify the plant species to be provided from the list and these specimens shall be delivered at the Requiring Authority's cost before the end of the current or next planting season (whichever is the sooner). For the avoidance of doubt, the Requiring Authority shall have no responsibility to plant, maintain, or replace the plant specimens provided.~~

8. A landscape plan shall be submitted as part of an outline plan of works. In this instance the landscape plan shall demonstrate the following:
- A boundary hedge or shelterbelt along the Ballantyne and Riverbank Road frontages and no less than 2 metres in width. The hedge or shelterbelt shall be maintained at a height no greater than 3 metres and no less than 2 metres as measured from the roadside of the designation boundary. Species shall be in keeping with the rural landscape such as non-wilding conifers, poplars, alders, or indigenous species and shall be planted at a density to provide a fast establishing and effective dense screen to a height of 3 metres within 5 years.
9. Planting shown on the approved landscape plan shall be implemented within 8 months upon completion of construction and thereafter be maintained and irrigated in accordance with the plan. If any tree or plant shall die or become diseased it shall be replaced in the next available planting season.
10. Colours for all structures and buildings (excluding overhead lines and their support structures and small items such as brackets, insulators and busbars) shall be in the range of natural browns, greys or greens as per the surrounding landscape with a light reflectivity value of between 5 and 25%.
11. Noise:
- (a) Sound shall be measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 and shall not exceed the following noise limits at any point within the boundary of any other site in the adjoining Rural General and Rural Lifestyle Zones:
- (i) daytime (0800 to 2000 hrs) 50 dB LAeq(15 min)
 - (ii) night-time (2000 to 0800 hrs) 40 dB LAeq(15 min)
 - (iii) night-time (2000 to 0800 hrs) 70 dB LAFmax

- (b) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.
12. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's current (as at the date of submitting the outline plan of works) policies and engineering standards.
13. With any outline plan of works, the Requiring Authority shall submit to the Principal Engineer at Council for review and certification, copies of specifications, calculations and design plans to detail the following engineering works:
- (a) Formed legal access shall be provided to the site in accordance with Council standards, with no vehicular access permitted within 30 metres of the intersection of Ballantyne and Riverbank Roads. The existing informal crossing located at the intersection of Ballantyne and Riverbank Roads shall be permanently and physically closed off to vehicular traffic.
 - (b) All earthworks, batter slopes, and retaining shall be undertaken in accordance with the recommendations of the report by Tonkin & Taylor Ltd (dated October 2012, T & T ref: 892698).
 - (c) Foundations for all structures within the site shall be designed by a Chartered Professional Engineer in accordance with the recommendations of the report by Tonkin & Taylor Ltd (dated October 2012, T & T ref: 892698).

12. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's current (as at the date of submitting the outline plan of works) policies and engineering standards.
13. With any outline plan of works, the Requiring Authority shall submit to the Principal Engineer at Council for review and certification, copies of specifications, calculations and design plans to detail the following engineering works:
- (a) Formed legal access shall be provided to the site in accordance with Council standards, with no vehicular access permitted within 30 metres of the intersection of Ballantyne and Riverbank Roads. The existing informal crossing located at the intersection of Ballantyne and Riverbank Roads shall be permanently and physically closed off to vehicular traffic.
 - (b) All earthworks, batter slopes, and retaining shall be undertaken in accordance with the recommendations of the report by Tonkin & Taylor Ltd (dated October 2012, T & T ref: 892698).
 - (c) Foundations for all structures within the site shall be designed by a Chartered Professional Engineer in accordance with the recommendations of the report by Tonkin & Taylor Ltd (dated October 2012, T & T ref: 892698).

C. 79 Designations #568; #569; #573; #574; #580 Aurora – Electricity Substation and Ancillary Purposes

1. No electrical equipment shall exceed 9 metres in height except the height of equipment at the Remarkables Substation shall be 11 metres
2. No buildings shall exceed 7 metres in height.
3. Buildings shall be finished in the natural range of browns, greens, greys with a reflectivity of less than 36%.

C.63 Designation # 331 – Cardrona Substation - Electricity Substation and Ancillary Purposes (RM 070792)

- ~~That the activity be carried out in accordance with the application and plans submitted and new site plan stamped as received on 18 June 2010, with the exception of the amendments required by the following conditions of consent:~~
- ~~That the requirement to designate the proposed site in accordance with the application be confirmed, subject to the following conditions:~~
- ~~That the use of the site for a temporary diesel generation plant be confirmed subject to the following conditions:~~

1. Landscape conditions

- (a) The existing vegetation within and adjacent to the site shall be maintained for the initial five-year period.
- (b) A detailed landscape plan to mitigate the visual effects of development on the designation site is to be submitted to Council for approval within three months of the date of this recommendation. The plan shall be implemented within the next available planting season and maintained thereafter. Should any tree or shrub die or become diseased, it shall be replaced in the next planting season. The objectives of the landscaping plan are to achieve the following:
 - To fully screen the site from the approaches at both ends of the Cardrona Valley Road;
 - To protect existing rural vegetation in order to preserve a rural character;
 - The planting of a mixed variety of suitable trees of varying heights and maturity sufficient to grow into a naturalised screen to shield the site from the roadway by the time of construction of the substation.

- (c) The proposed colour of the container housing the generator shall be submitted to Council for approval prior to application. It should comply with Council's guidelines of being within the natural range of browns, greens and greys and with a reflectivity of less than 36%.
- (d) All heritage trees located on the site shall be protected in accordance with the provisions governing such trees.

2. Engineering conditions

- (a) All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being NZS4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

- ~~(b) Prior to commencing the construction of any public work on the designated site, a sealed vehicle crossing shall be constructed to the right of way approved by consent RM 071072 from Cardrona Valley Road to be in terms of Diagram 2, Appendix 7 and Rule 14.2.4.2 of the Partially Operative District Plan. This shall be sealed for a minimum of 6m from the road carriageway or to the boundary of the site, whichever is the greater. The vehicle crossing shall be trafficable in all weathers and be capable of withstanding a laden weight of up to 25 tons with an axle load of 8.2 tons or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage. Design details shall be submitted to Council for review prior to construction.~~
- ~~(c) Prior to commencing the construction of any public work on a designation site, the right of way access to this site as shown on Patterson Pitts Partners Limited's plan, Job Number W2947, Proposed Easement over Part Sec SO24173 Cardrona Valley, Wanaka, dated 2 November 2007, and as approved by consent RM 071072, shall be formed and surfaced in accordance with Council's rural roading standards. The right of way shall have a minimum formed carriageway width of 3.5m and provision shall be made for the disposal of storm water from the right of way.~~
- (b) Vehicle access and manoeuvring areas shall be constructed on the designation site in accordance with Council standards. These areas shall be constructed with a minimum compacted depth of 150mm AP40 metal at a minimum construction standard.
- (c) Public works to be undertaken in accordance with the designation shall include the provision of a storm water disposal system that is to provide storm water disposal from all impervious areas within the site. The proposed storm water system shall be designed by a suitably qualified professional as is defined in s1.4 of NZS4404:2004 and subject to the review of Council prior to implementation.

3. Environmental Health conditions

- ~~(a) Prior to the commissioning of the storage facility, the Requiring Authority shall submit a copy of the applicable hazardous substances test certificate required under the Hazardous Substances (Classes 1 to 5 Controls) Regulations 2001 as applicable.~~
- (a) The Requiring Authority shall provide a copy of the annual hazardous substances test certificate within eight weeks of the renewal date.
- (b) The Requiring Authority shall ensure that the activities conducted on the premises shall meet the international commission on nonionizing radiation protection guidelines.

- (c) The Requiring Authority shall ensure that the conditions attached to the Otago Regional Council discharge permit – consent number 2005.470 are fully complied with.
- (d) The Requiring Authority shall ensure that all activities conducted on the premises shall not exceed the following noise limits when measured at any point beyond the boundaries of the site:
- Day-time (0800 to 2200 hours) 50dBA L10
 - Night-time (2200 to 0800 hours) 40dBA L10 and 70dBA Lmax
- Noise limits shall be measured and assessed in accordance with NZS6801:1991 and NZS6802:1991, and shall take into account special audible characteristics.

C. 69 Designation #337 – Wanaka Substation – Electricity Substation and Ancillary Purposes (RM100381)

1. Wall colours of any new building within the designated area shall be natural and recessive (reflectance value of less than 36%) in the natural range of browns, tussocks, greys or greens.
2. Activities shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site in the adjoining Rural zone:

- day time (0800 - 2200 hours) 50 dBA L10

- night time (2200 - 0800 hours) 40 dBA L10 and Lmax 70dBA

Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS 6802:1991 and shall take into account special audible characteristics.

C. 70 Designation #338 – Frankton Substation - Electricity Substation and Ancillary Purposes (RM100235)

1. The maximum height of any building or structure on the site shall be 6.75m.
2. All buildings and structures on the site shall be finished with colours in the natural range of browns, greens and greys with a reflectivity of less than 36%.
3. The outline development plan shall include a plan for the approval of Council prepared by a qualified arborist, for the maintenance of the existing hawthorn hedge along the road boundary at a height of about 4 metres. This plan is to indicate how the trees are to be maintained and/or progressively replaced to achieve the objective of a dense, continuous screen. The maintenance regime shall include a schedule for regular trimming.
4. The outline development plan shall include a landscape plan for the approval of Council. This plan shall fulfil the following objectives:
 - a. Provide vegetative screening along the frontage with SH 6 so as to obscure views of the activities on site from SH 6.
 - b. Provide vegetative screening along the western boundary with Dart Engineering so as to obscure views of the activities on site from the west.
5. The outline development plan shall include a lighting plan submitted for the approval of Council. This lighting plan shall ensure that all exterior lighting is mounted on buildings and that these mountings shall be below the level of the roof pitch and directed away from SH 6. No free standing light poles are permitted.
6. Any on site signage shall have a maximum area of 2m²; be located on site; not project over any road, service lane or footpath.
7. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.
8. Prior to the commencement of any works on the land designated the consent holder shall provide to the Queenstown Lakes District Council for review and approval, copies of specifications, calculations and design plans as are considered by Council to be both necessary and adequate, in accordance with Condition (7), to detail the following engineering works required:
 - a. The provision of a comprehensive stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be designed by a suitably qualified professional as defined in Section 1.4 of NZS4404:2004 and be subject to the review of Council prior to implementation. The proposed stormwater system shall dispose of stormwater within the site boundary and not result in increased flows off site. The proposed stormwater disposal system shall take into

consideration up-stream flows into the site and seek to address known flooding issues associated with existing structures and earthworks.

b. The provision of a sealed vehicle crossing to the site from State Highway 6 approved by Transit New Zealand. Construction of this crossing shall include the removal of a second illegal crossing located to the east.

9. Any outdoor storage of goods will be screened from views from public places.

APPENDIX C

**PLANS AND CERTIFICATES OF TITLE FOR
ARROWTOWN SUBSTATION**



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **OT6D/1081**
Land Registration District **Otago**
Date Issued 04 October 1976

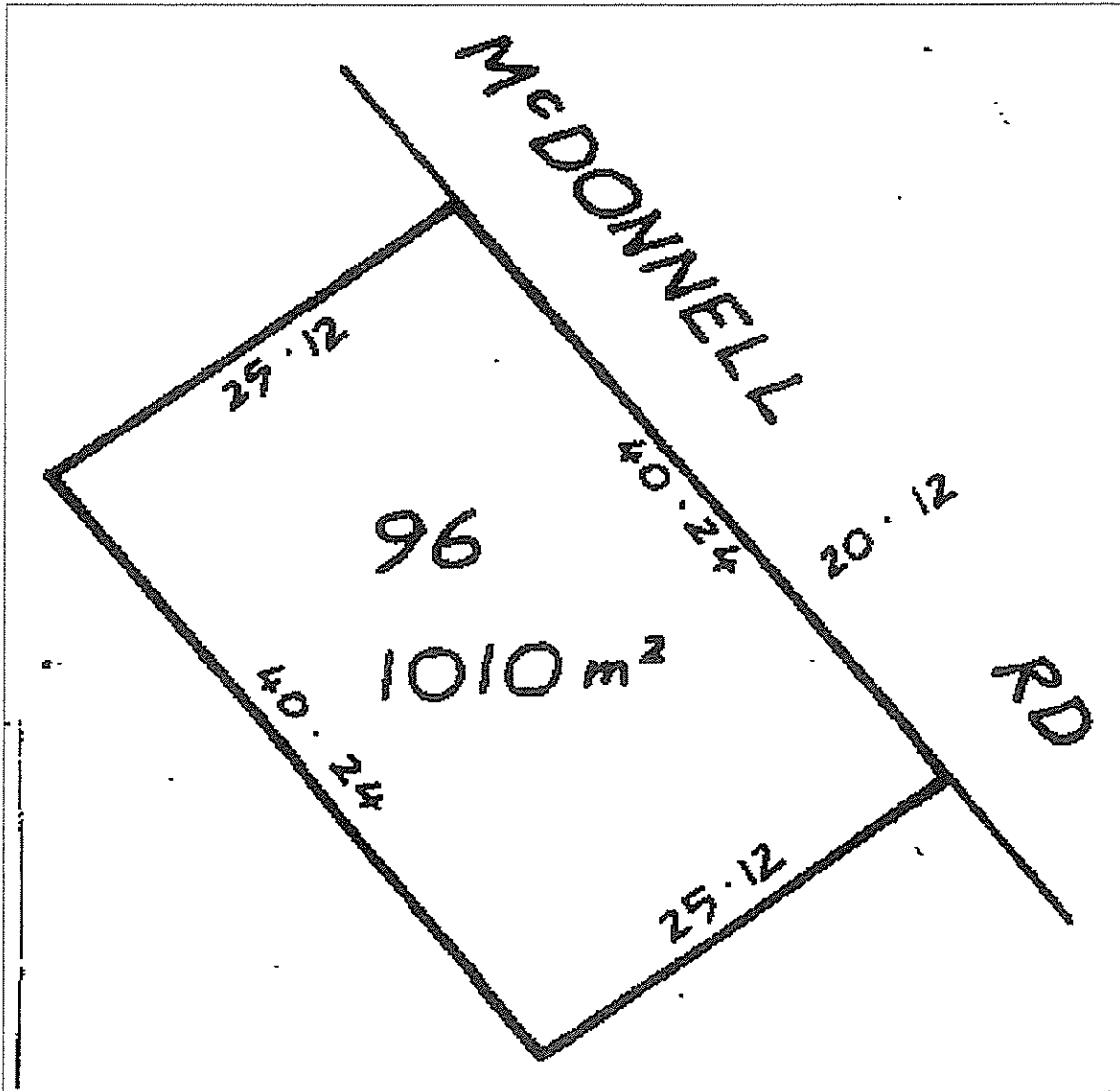
Estate Fee Simple
Area 1010 square metres more or less
Legal Description Section 96 Block VII Shotover Survey
District

Proprietors
Aurora Energy Limited

Interests
Subject to Section 8 Mining Act 1971
Subject to Section 168A Coal Mines Act 1925

Identifier

OT6D/1081



APPENDIX D

**PLANS AND CERTIFICATES OF TITLE FOR
COMMONAGE SUBSTATION**



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier **OT18C/352**
Land Registration District **Otago**
Date Issued 12 December 1997

Estate Fee Simple
Area 2200 square metres more or less
Legal Description Section 1 Survey Office Plan 24383

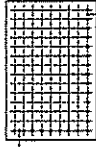
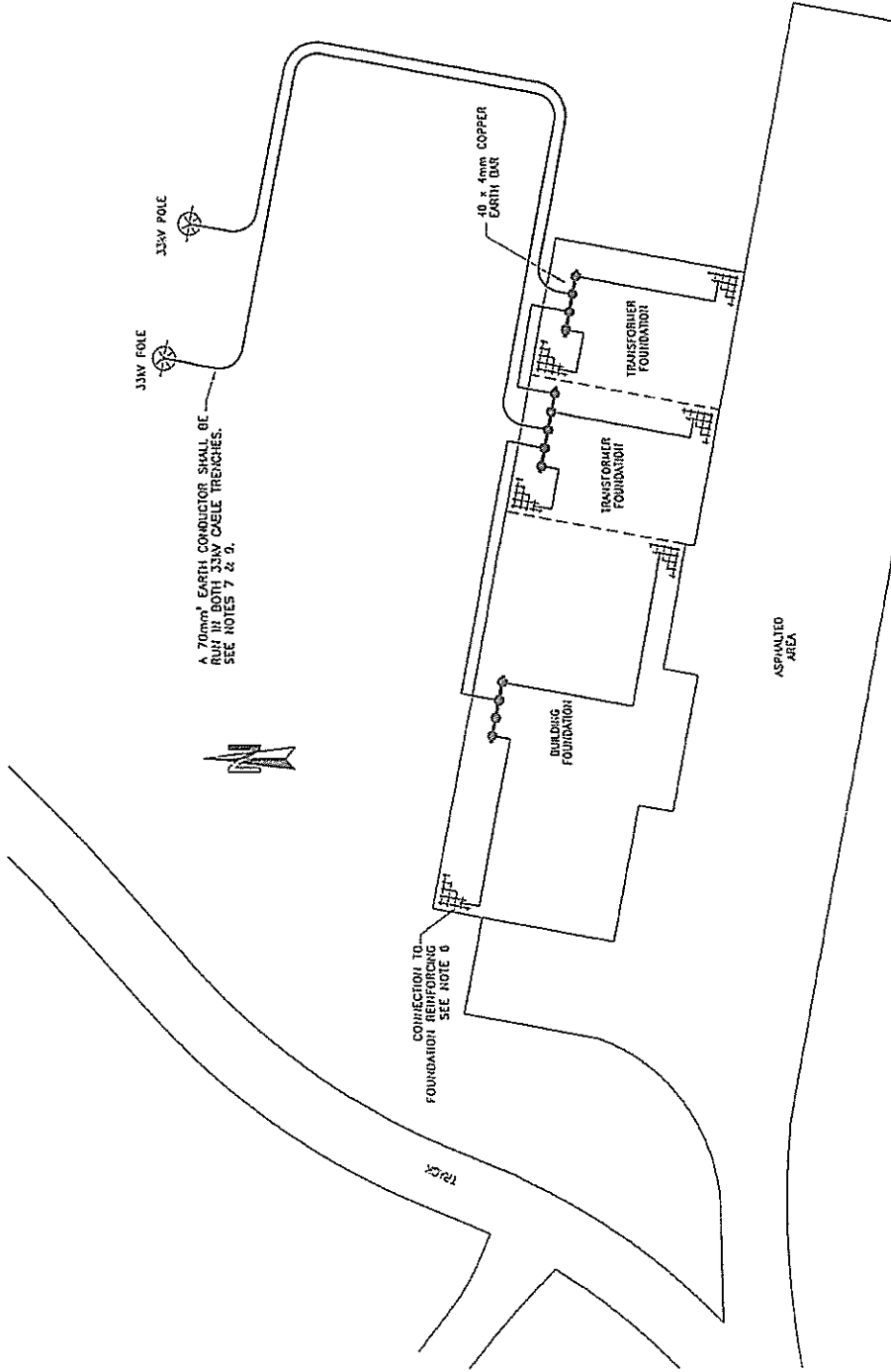
Proprietors
Aurora Energy Limited

Interests

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

Appurtenant hereto is a right to drain water & sewage and right to convey water, telecommunications & computer media created by Easement Instrument 7848096.2 - 16.6.2008 at 9:00 am



REINFORCING EARTHING
SEE NOTE 6

NOTES

1. THE BUILDING FOUNDATIONS (REINFORCEMENT) FORM A SPHERICAL PART OF THE MAIN EARTHING.
2. A 40 x 4mm COPPER EARTH BAR SHALL BE INSTALLED IN THE MAIN STRUCTURE.
3. A 40 x 4mm COPPER EARTH BAR SHALL BE INSTALLED IN EACH TRANSFORMER ROOM.
4. A 40 x 4mm COPPER STRAP SHALL BE USED FOR CONNECTIONS FROM THE EQUIPMENT TO THE EARTH BAR.
5. THE EARTH BARS SHALL BE INTERCONNECTED USING 70mm² COPPER CONDUCTOR.
6. FOUNDATION EARTHING REQUIREMENTS (SEE DETAIL). THE TOP REINFORCING BARS OF THE SIDE OF THE END OF THE FOUNDATION SHALL BE WELDED TO THE EARTH STRAP. THE REINFORCING SHALL BE WELDED TO THE EARTH STRAP. THE FOUNDATION SHALL HAVE TWO OPPOSITE EARTH CONNECTION POINT CONSISTING OF A 40 x 4mm EARTH STRAP BRAZED FOR 150mm THE WELDED PERIMETER REINFORCING AND CONNECTED TO THE FOUNDATION ASSOCIATED EARTH BAR USING 70mm² COPPER CONDUCTOR.
7. CONDUCTORS RUN UP THE 33 kV POLES SHALL BE INSULATED.
8. 33 kV TERMINATION POLES MUST BE HIGH-CONDUCTIVE (WOOD).
9. 33 kV EQUIPMENT (LINE TERMINATION SURGE ARRESTERS, VFER CIRCUIT BREAKERS AND CABLE SCREENS TERMINATION) MOUNTED ON THE 33 kV POLES SHALL BE CONNECTED TO A COMMON EARTHING POINT WITHIN ONE OF THE TRANSFORMER CONTROL BUILDINGS TO THE BURIED EARTH CONDUCTOR.
10. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH REPORT HEL-R405 REV 00, NOVEMBER 2008.
11. ALL FUTURE EQUIPMENT SHOULD BE SUITABLY EARTHED.

SENT FOR
25 FEB 2008
CLIENT APPROVAL

NAME	Amendments	By	DNV	DATE	Drawn	P. P. LITES	10/03
A.	02/02/08 24-24/08	LL	ND	27/05	Checked	M. K. MANSOUR	10/03
					Drawn	M. L. OUBRAH	17/03
					Scale	1:100	17/03
					Sheet	1/10	
							DEL112-03
							A

COMMONAGE SUBSTATION
EARTHING
LAYOUT



Reference Doc-03

Produced by
INTERNATIONAL
PO Box 2503
Dorchester, DT2 8YH
443372403

APPENDIX E

**PLANS AND CERTIFICATES OF TITLE FOR
JACKS POINT SUBSTATION**



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy

Identifier **262752**
Land Registration District **Otago**
Date Issued 30 June 2006

Prior References
271270

Estate Fee Simple
Area 41.6260 hectares more or less
Legal Description Lot 12 Deposited Plan 364700

Proprietors
RCL Jack's Point Limited

Interests

5447888.1 Gazette Notice (2002/1443) declaring State Highway No. 6 adjoining the within land to be a limited access road from 14.5.2002 - 24.12.2002 at 9:00 am

Land Covenant in Transfer 6128838.2 - 27.8.2004 at 9:00 am

Subject to rights in gross to convey electricity and establish and maintain switchgear and ancillary equipment marked BB, BI, BK, BE, BF, to convey electricity marked D, F, E, G, BL, EO, EN and to establish and maintain an electricity zone substation and ancillary equipment marked G on DP 364700 in favour of Aurora Energy Limited created by Easement Instrument 6863677.2 - 12.5.2006 at 11:15 am

Subject to a right to convey telecommunications and computer media in gross over part marked BB, BE, BI, D, F on DP 364700 in favour of Telecom New Zealand Limited created by Easement Instrument 6863677.4 - 12.5.2006 at 11:15 am

Land Covenant in Easement Instrument 6863718.3 - 12.5.2006 at 11:15 am

6863718.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.5.2006 at 11:15 am

Subject to a right of way (walkway) in gross over part marked BH, ES, ET and a right of way (bridle trail) in gross marked BA, BB, BC, BF, BG on DP 364700 in favour of Queenstown Lakes District Council created by Easement Instrument 6929597.8 - 30.6.2006 at 9:00 am

The easements created by Easement Instrument 6929597.8 are subject to Section 243 (a) Resource Management Act 1991

6929597.12 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.6.2006 at 9:00 am

Subject to a right to convey water in gross over part marked BE, BJ, D, EM, EN on DP 364700 in favour of Coneburn Water Supply Co Limited created by Easement Instrument 6929597.13 - 30.6.2006 at 9:00 am

Subject to a right to convey electricity in gross over part marked BN, BP on DP 364700 in favour of Aurora Energy Limited created by Easement Instrument 6929597.15 - 30.6.2006 at 9:00 am

Subject to a right to convey telecommunications and computer media in gross over part marked BJ, EM, EN on DP 364700 in favour of Telecom New Zealand Limited created by Easement Instrument 6929597.16 - 30.6.2006 at 9:00 am

Subject to rights in gross to drain wastewater over part marked BN, BP, BE, BJ, D, EM, EN, EU, ES, DW and to treat wastewater marked BD on DP 364700 in favour of Jacks Point Residents & Owners Association Incorporated created by Easement Instrument 6929597.17 - 30.6.2006 at 9:00 am

Subject to a right to convey water in gross over part marked BE, BJ, D, EM, EN on DP 364700 in favour of Jacks Point Residents & Owners Association Incorporated created by Easement Instrument 6929597.18 - 30.6.2006 at

Identifier**262752**

9:00 am

Subject to rights in gross to convey electricity over part marked BN, BP, BB, BI, BE, BK, BF, D, F, E, BL, EO, EN, G and to site an electricity substation marked G on DP 364700 in favour of Jacks Point Residents & Owners Association Incorporated created by Easement Instrument 6929597.19 - 30.6.2006 at 9:00 am

Subject to a right to convey telecommunications and computer media in gross over part marked BJ, EM, EN, BB, BE, BI, D, F on DP 364700 in favour of Jacks Point Residents & Owners Association Incorporated created by Easement Instrument 6929597.20 - 30.6.2006 at 9:00 am

Subject to a right of way (walkway) in gross over part marked BH, ES, ET and a right of way (bridle trail) in gross marked BA, BB, BC, BF, BG on DP 364700 in favour of Jacks Point Residents & Owners Association Incorporated created by Easement Instrument 6990995.1 - 16.8.2006 at 9:00 am

6990995.13 Variation of Consent Notice 6863718.6 pursuant to Section 221(5) Resource Management Act 1991 - 16.8.2006 at 9:00 am

Subject to a right to convey gas in gross over part marked BN, BP on DP 364700 in favour of Rockgas Limited created by Easement Instrument 6990995.33 - 16.8.2006 at 9:00 am

Subject to a right to convey gas in gross over part marked BN, BP on DP 364700 in favour of Jacks Point Residents & Owners Association Incorporated created by Easement Instrument 6990995.35 - 16.8.2006 at 9:00 am

Land Covenant in Easement Instrument 7017246.2 - 5.9.2006 at 9:00 am

Land Covenant in Easement Instrument 7392788.1 - 29.5.2007 at 9:00 am

Subject to rights in gross to drain water over part marked XL, XM, to drain waste water marked VZ, XO, XM, XN, XP, XQ, XR, XS, XT, XU and to treat wastewater marked XO, XP, XQ, XT on DP 380128 in favour of Jacks Point Residents & Owners Association Incorporated created by Easement Instrument 7802746.10 - 2.5.2008 at 9:00 am

The easements created by Easement Instrument 7802746.10 are subject to Section 243 (a) Resource Management Act 1991

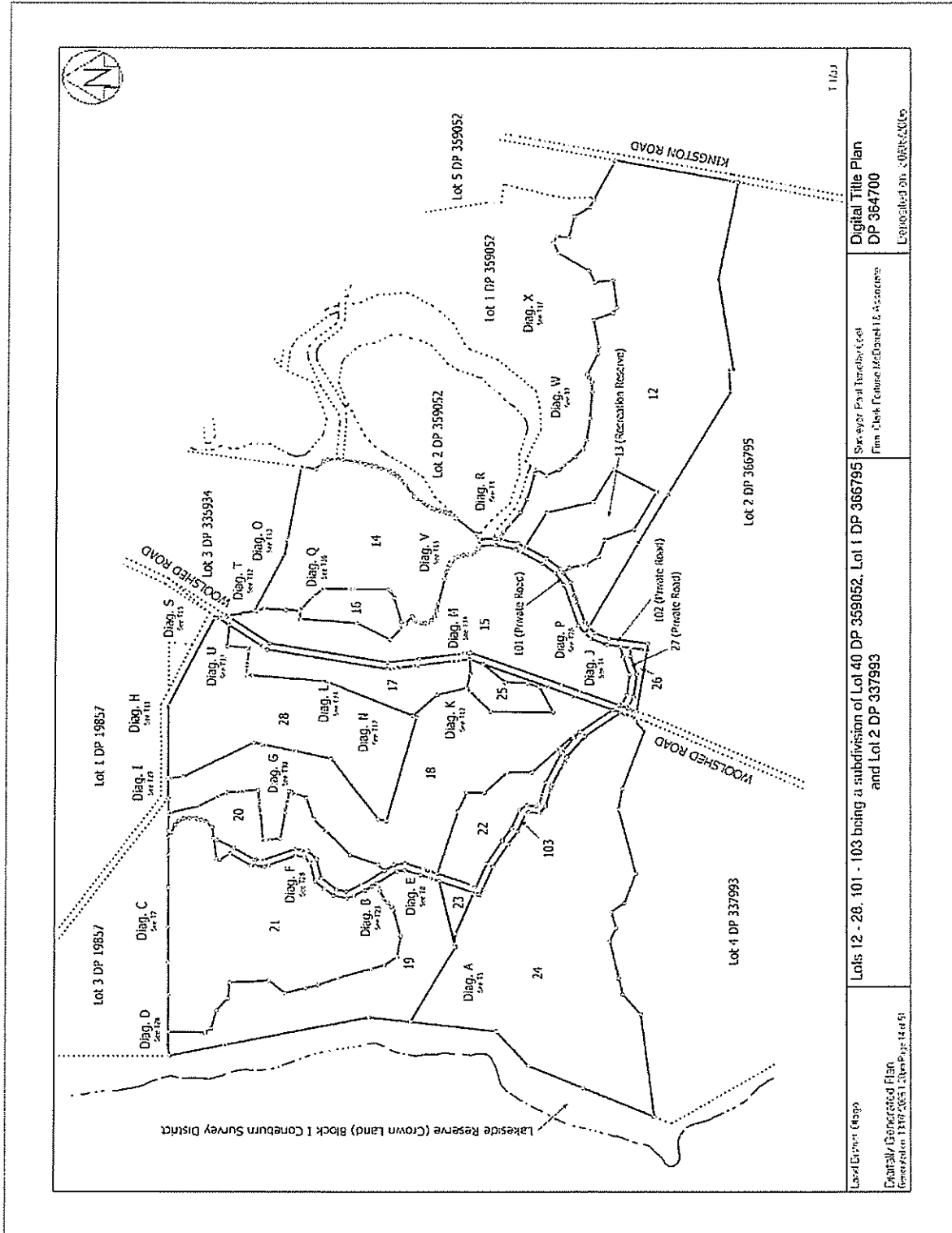
Subject to a right to drain water over part marked XL, XM on DP 380128 created by Easement Instrument 7802746.13 - 2.5.2008 at 9:00 am

Appurtenant hereto are rights to drain water created by Easement Instrument 7802746.13 - 2.5.2008 at 9:00 am

The easements created by Easement Instrument 7802746.13 are subject to Section 243 (a) Resource Management Act 1991

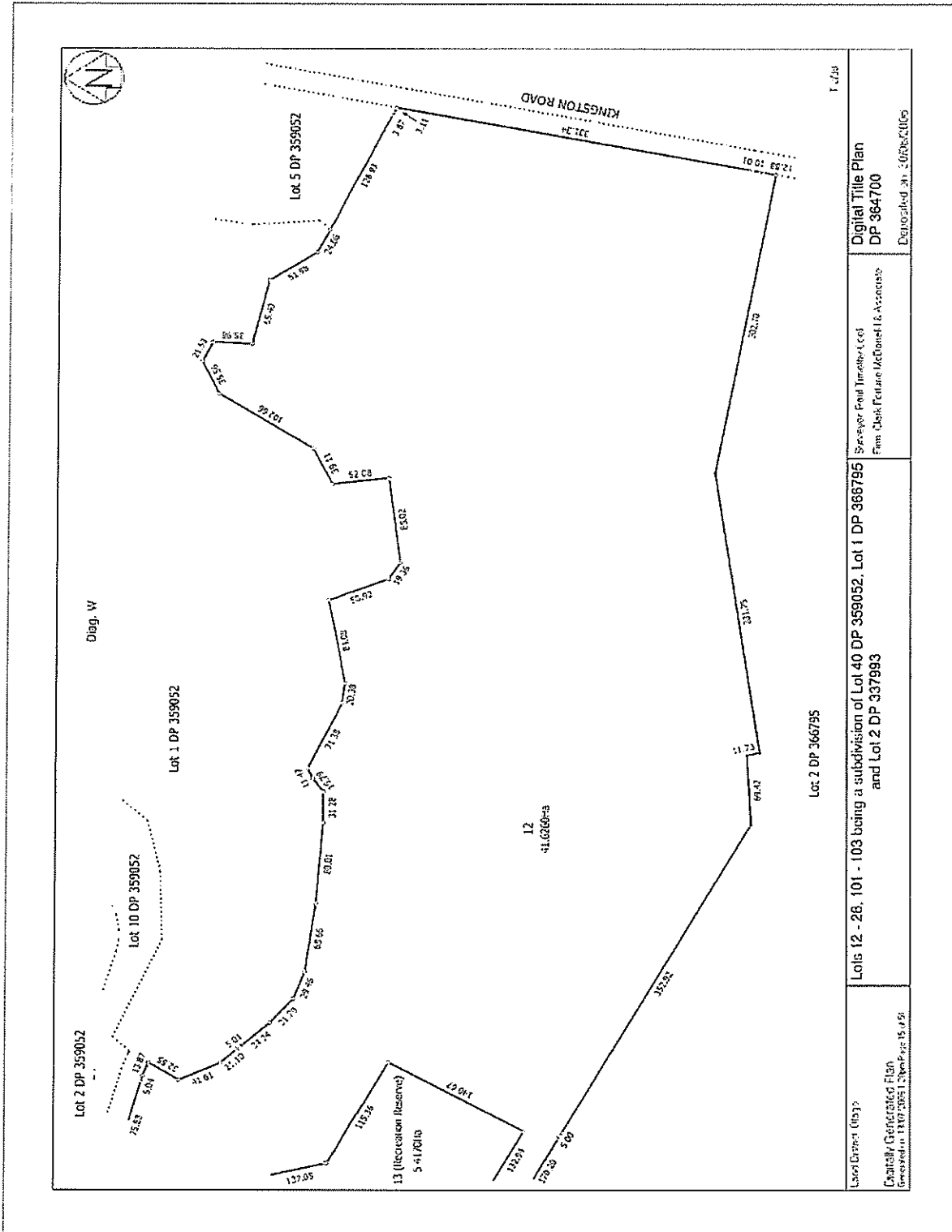
Identifier

262752



Identifier

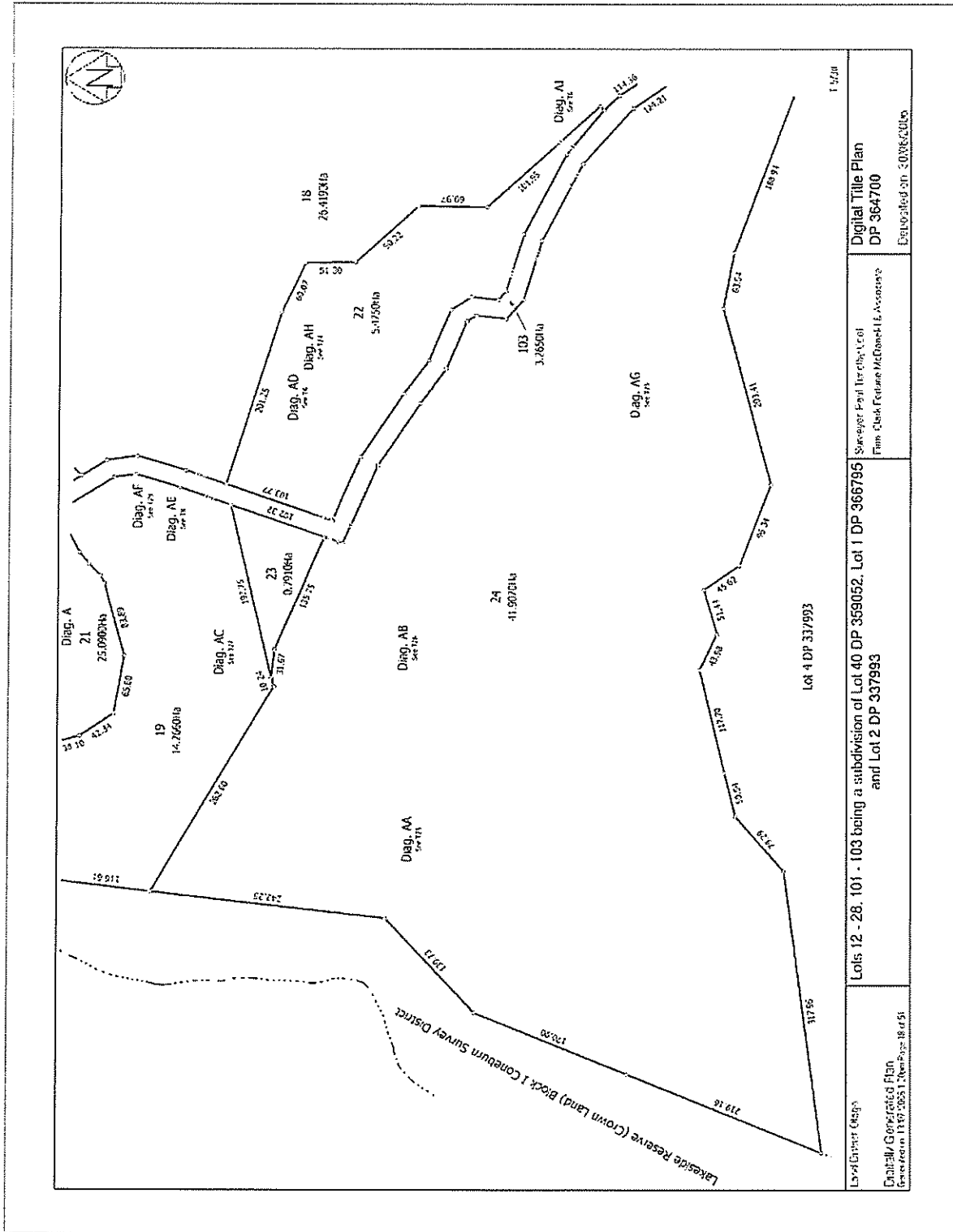
262752



Lot 2 DP 359052 Lot 10 DP 359052 Lot 1 DP 359052 Lot 5 DP 359052 Lot 12 41.0208-3 Lot 2 DP 366795	Digital Title Plan DP 364700 Deposited in: 2016/06/10/15
Loris Drake (Buyer) Electronically Generated Plan Registration: 13/07/2015 12:06:55 PM Page 15 of 19	Sawyer Field Thimble-Cook Firm: Clerk-Future McDonnell & Associates
Lots 12 - 26, 101 - 103 being a subdivision of Lot 40 DP 359052, Lot 1 DP 366795 and Lot 2 DP 337993	

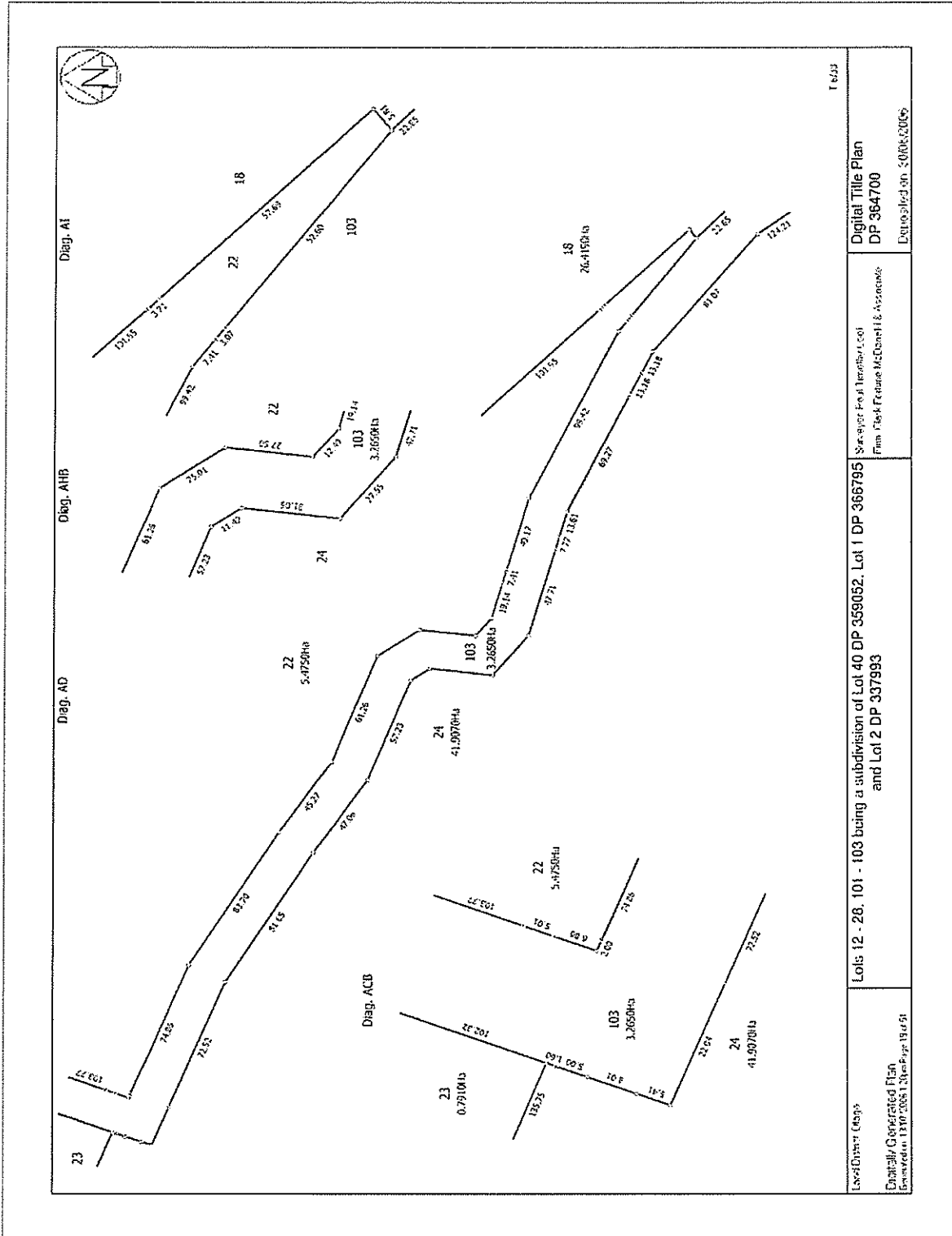
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Identifier

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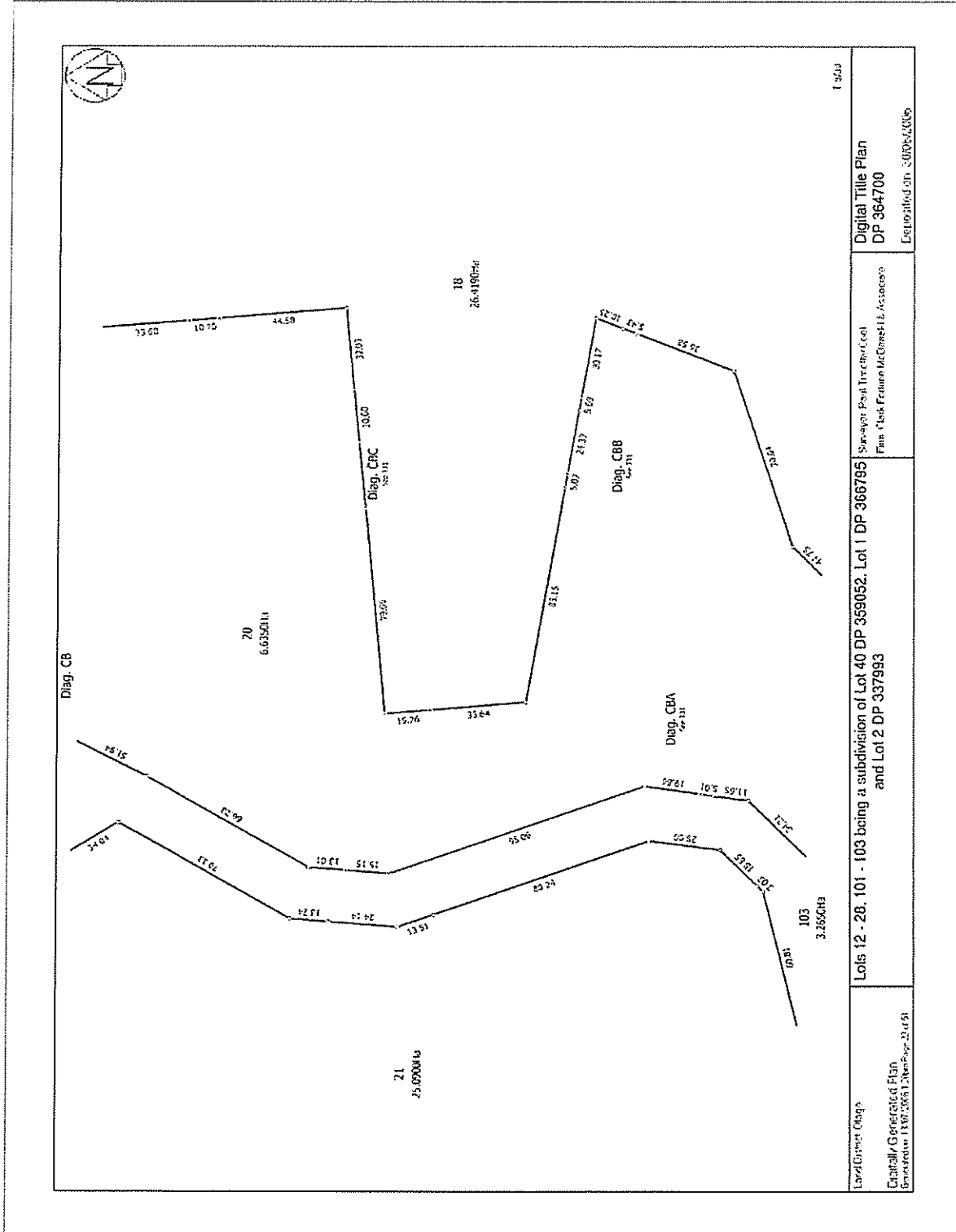


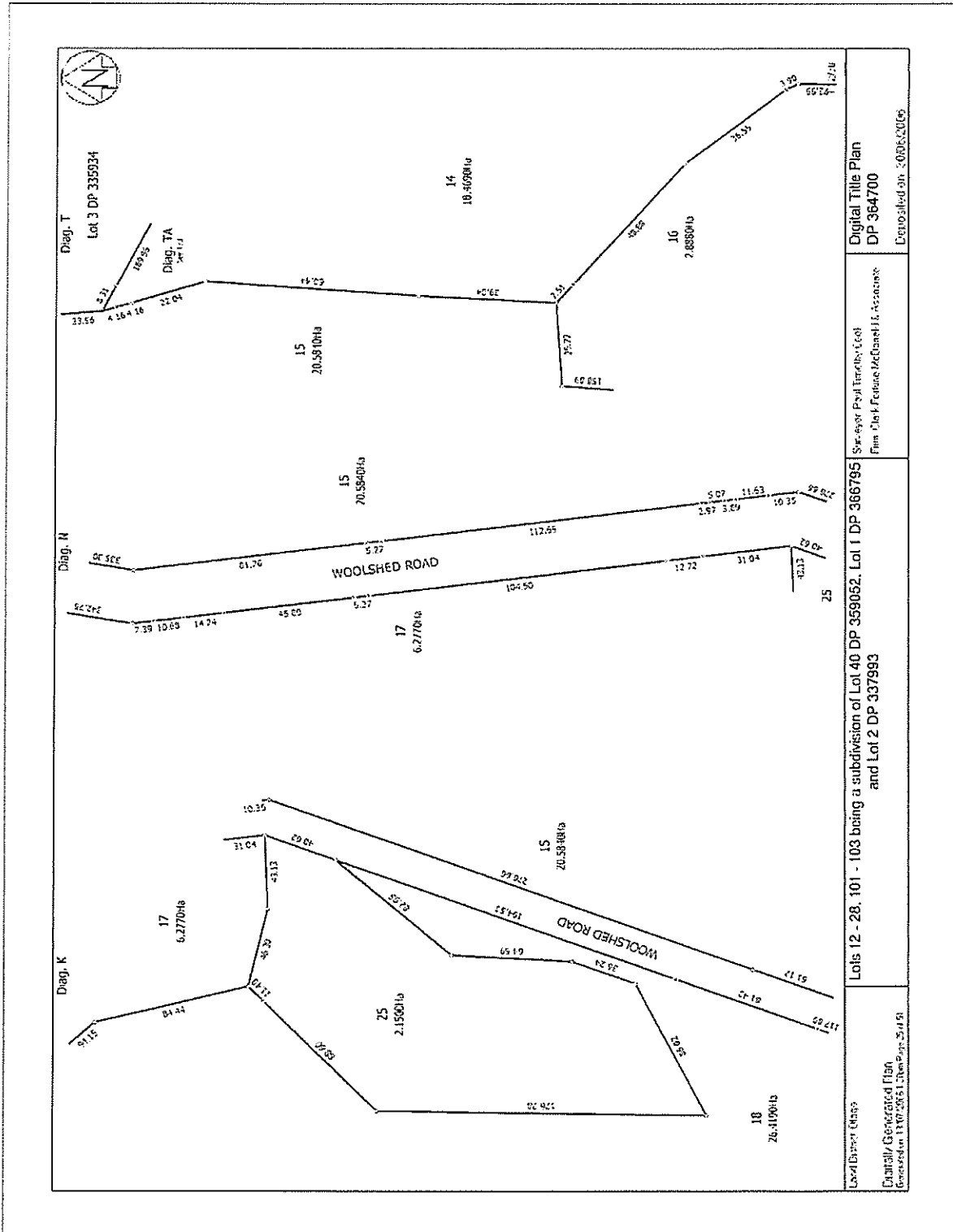
1 of 33

LandSurvey Corp	Lot 12 - 28, 101 - 103 being a subdivision of Lot 40 DP 359052, Lot 1 DP 366795 and Lot 2 DP 337993	Digital Title Plan DP 364700
Digitally Generated Plan Generated 13/10/2021 12:46:19 PM Page 13 of 31	Surveyor Paul Hencher L101 Firm Tick Feature McConchie & Associates	Deposited on 3/06/2005

Identifier

262752





Diag. T
lot 3 DP 335934

Diag. TA
24° 1' 1"

Diag. N

Diag. K

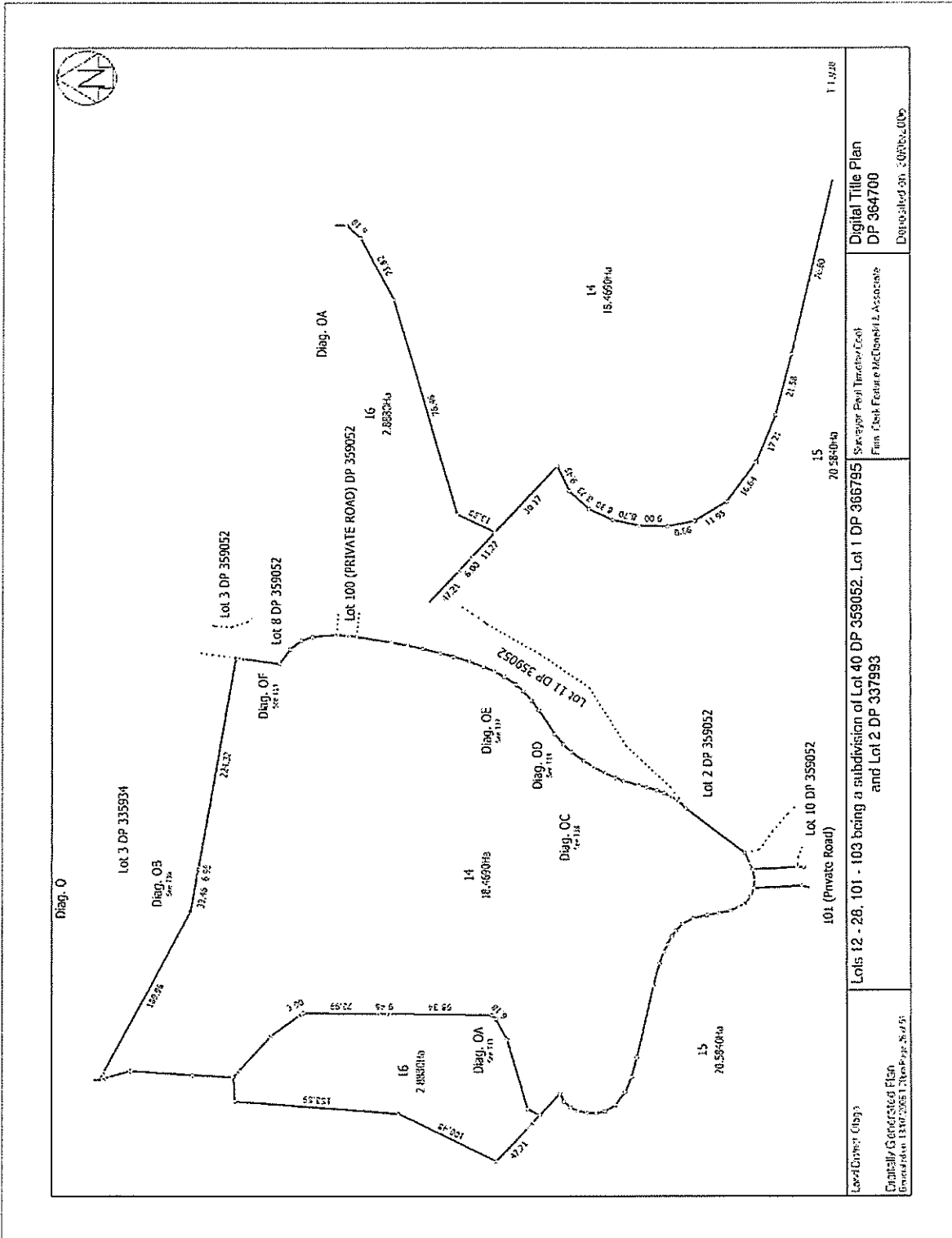
Lot 12 - 28, 101 - 103 being a subdivision of Lot 40 DP 359052, Lot 1 DP 366795 and Lot 2 DP 337993

Level 1/2000 Class

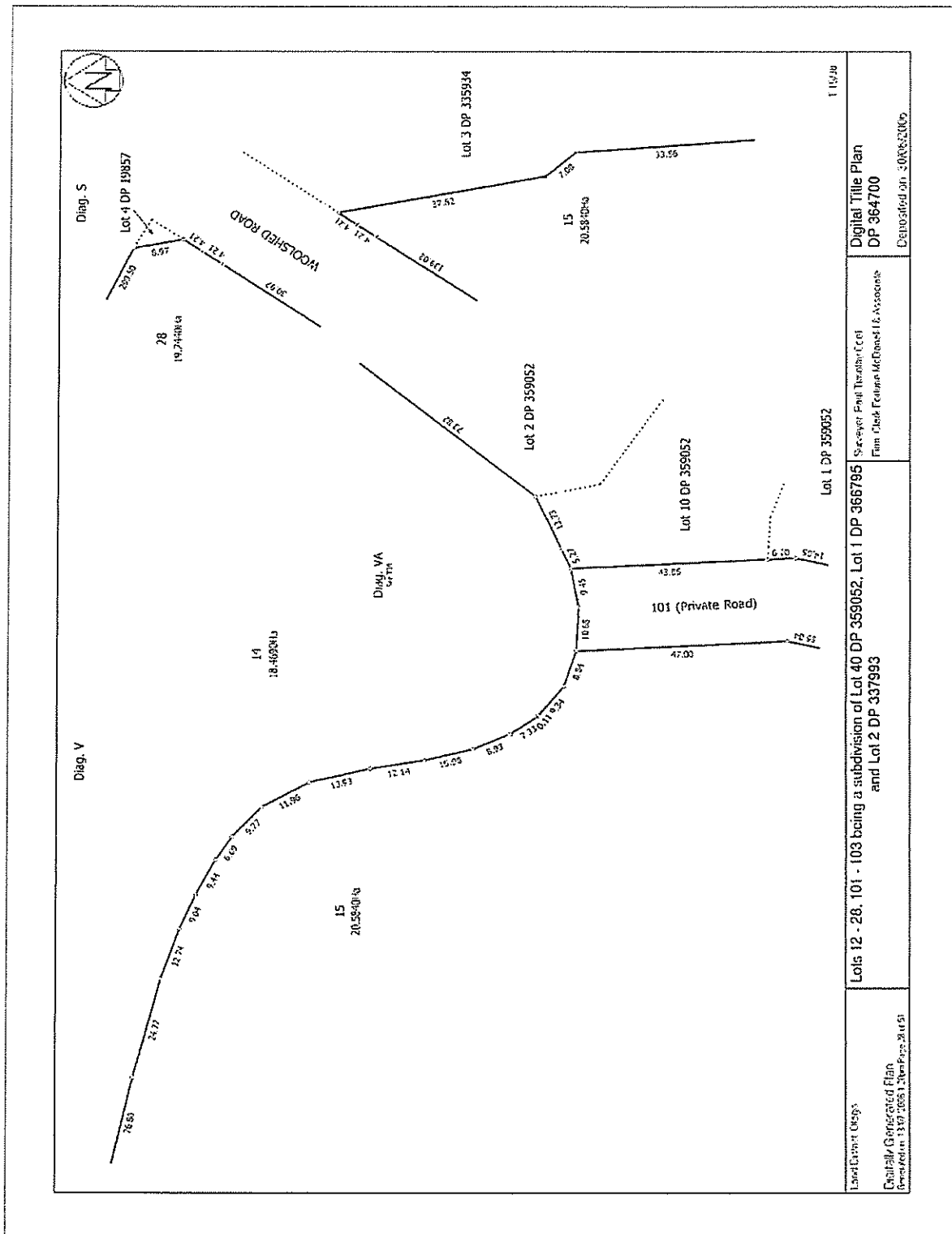
Digitally Generated Plan
Generated on 11/07/2015 11:06:45 AM

Surveyor Paul Terribile, Lic 68
Firm Dick Terribile McDaniel & Associates

Digital Title Plan
DP 364700
Deposited on 2/06/2016



Local Government Ordnance 1310/2005 (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)	Lots 12 - 28, 101 - 103 being a subdivision of Lot 40 DP 359052, Lot 1 DP 366795 and Lot 2 DP 337993	Digital Title Plan DP 364700	Deposited on: 08/06/2009
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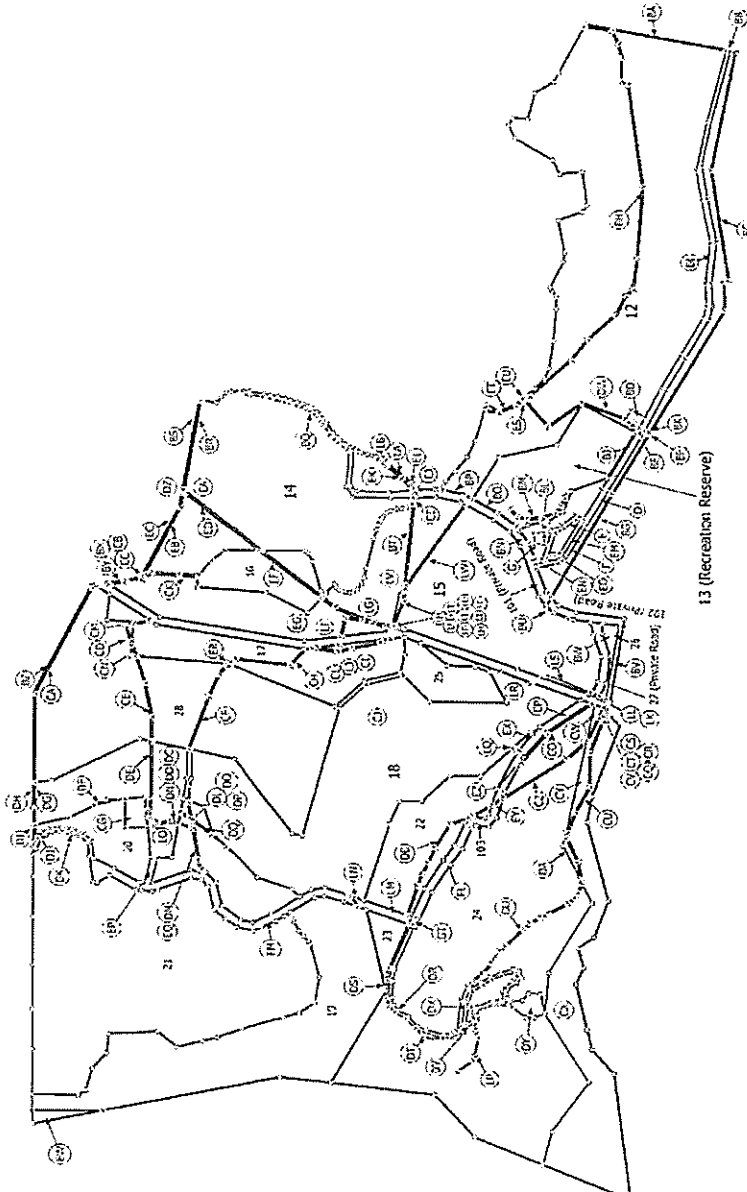
Landmark Design Charlyl G. Gonsky, P.E. 1307 205th Street, Suite 201 Chesapeake, VA 23041	Survey: Paul Thomas, CofE Firm: Clark Regional McDaniel & Associates 11/12/08	Digital Title Plan DP 364700 DEN05164301-30R0632005
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Identifier

262752



West Property

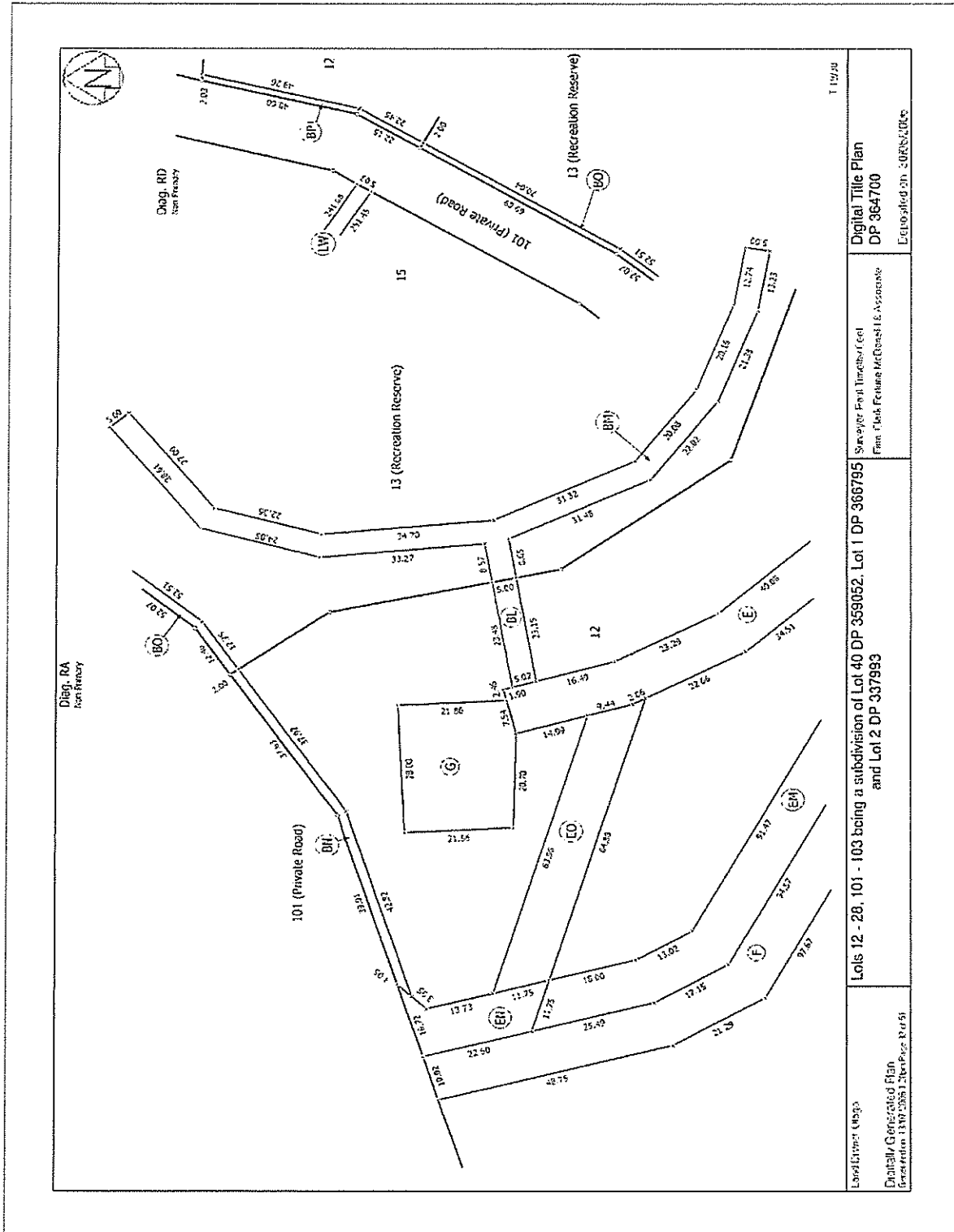


110039

Land Owner: Ullah Digitally/Geometrically Placed Generated on 11/27/2013 10:45:24 AM	Lots 12 - 28, 101 - 103 being a subdivision of Lot 40 DP 359052, Lot 1 DP 366795 and Lot 2 DP 337993	Surveyor: Paul Terrence Croft Firm: Chris Terrence McPherson & Associates	Digital Title Plan DP 364700 Digitally Placed on 10/28/2009
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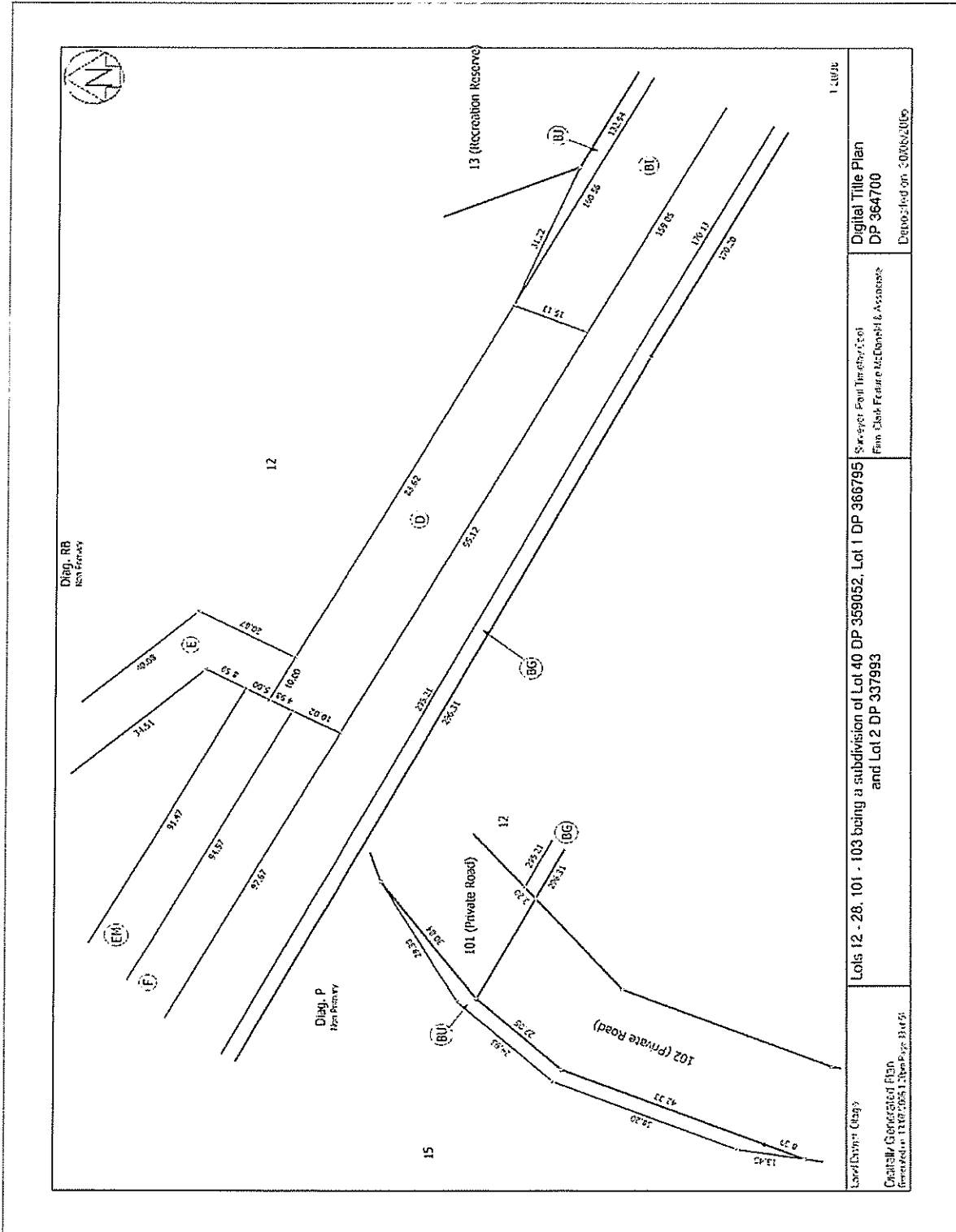
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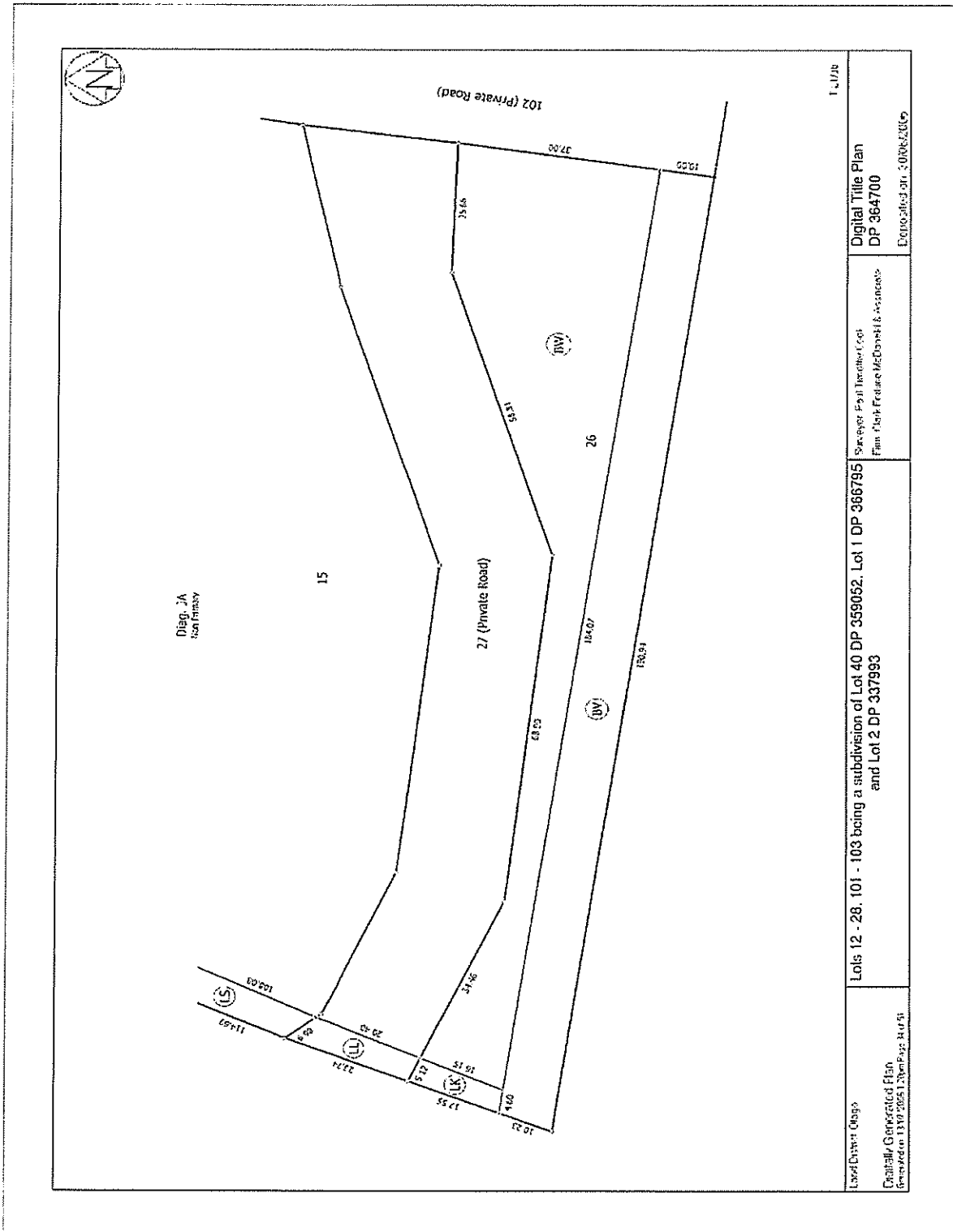
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Identifier

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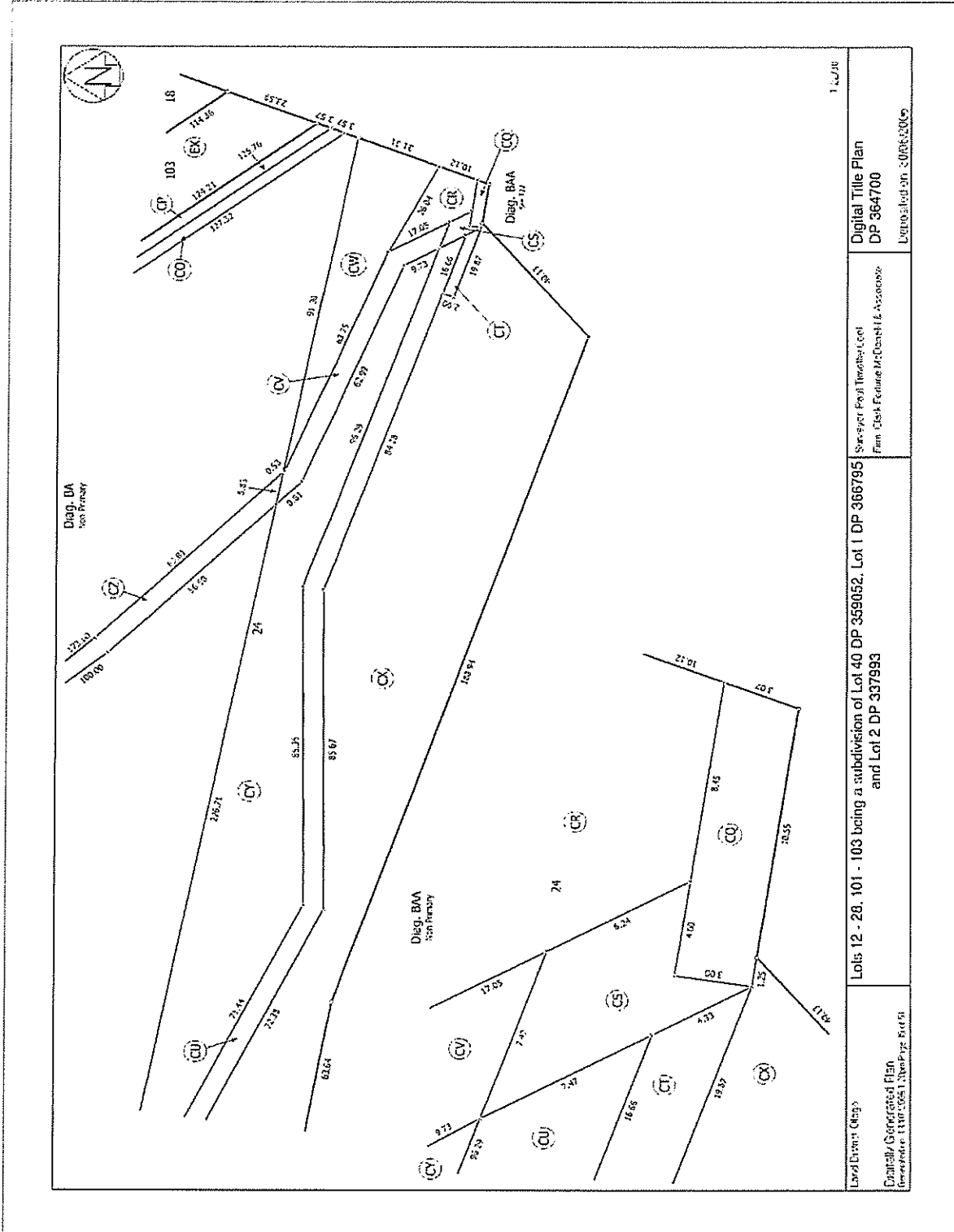
1.11.18

Law Office Drafting Computer Files (revised 11/10/2011)	Lots 12 - 28, 101 - 103 being a subdivision of Lot 40 DP 359052, Lot 1 DP 366795 and Lot 2 DP 337993	Surveyor's Seal Plan: Frank McDonnell & Associates	Digital Title Plan DP 364700
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Digitized by: 30063305

Identifier

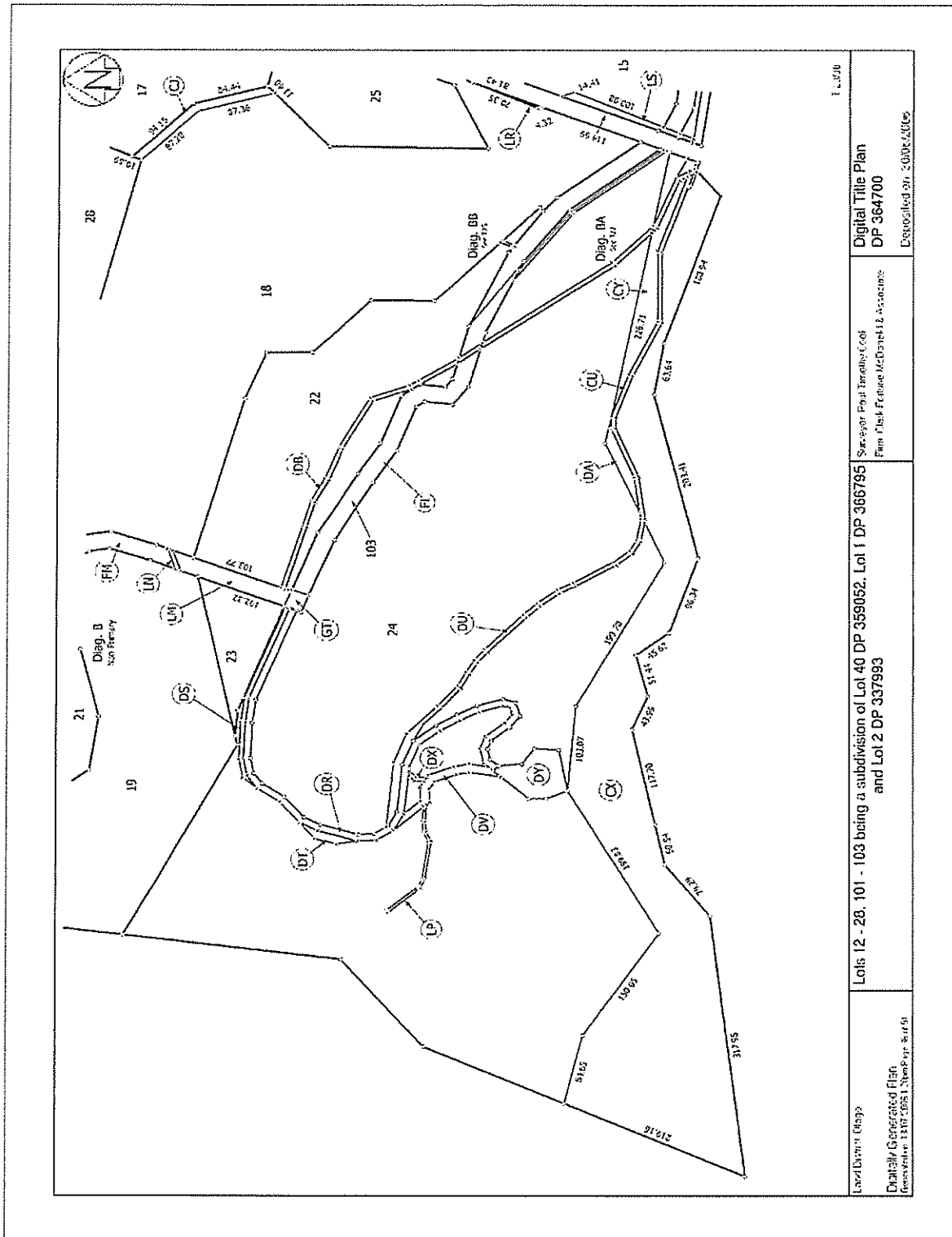
262752



1.02/18	Digital Title Plan DP 364700 Ltr 05/18/01-01-2006/2306	Sweeney Paul Theobald Col Firm Clerk Terrence McDaniel Assoc	Lots 12 - 28, 101 - 103 being a subdivision of Lot 40 DP 359052, Lot 1 DP 366795 and Lot 2 DP 337993	Lavel Lavelle Odego County/City/State of Miss. Certificate 11012051, Expiration 01/01/01
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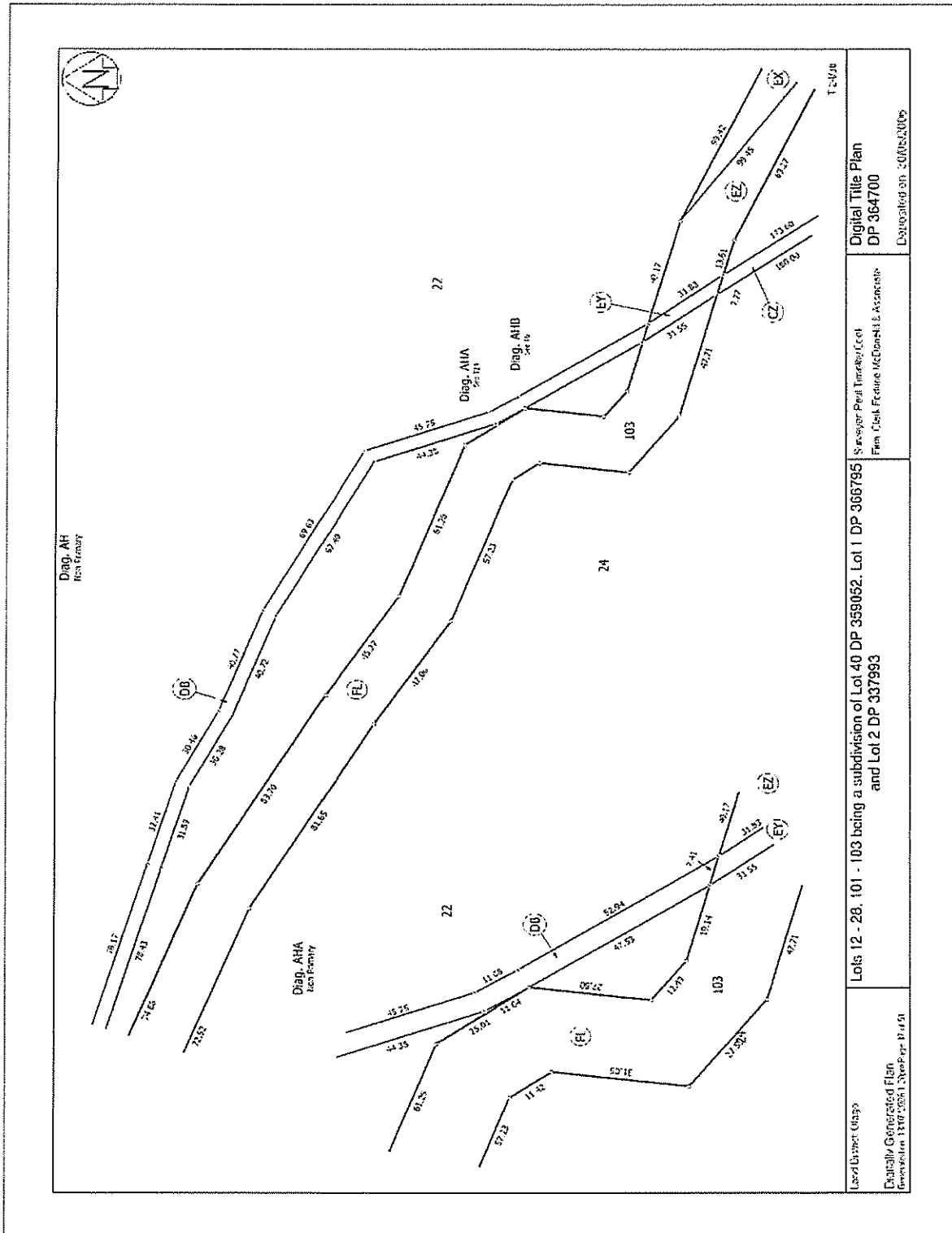
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262752



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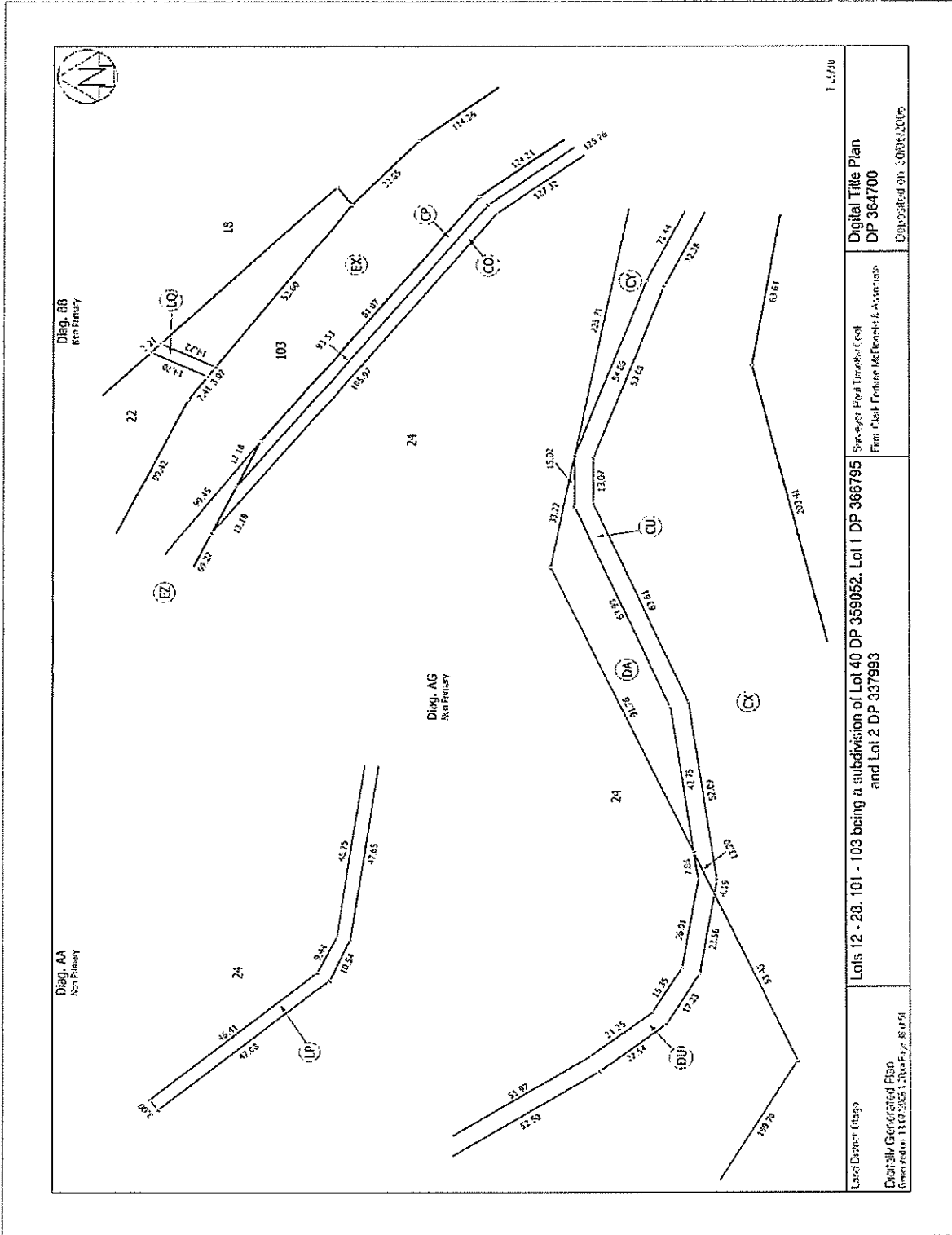
Layer: D:\map\103.dwg Drawing: G:\projects\103.dwg Generated: 11/01/2005 1:10:00 PM	Lots 12 - 28, 101 - 103 being a subdivision of Lot 40 DP 359052, Lot 1 DP 366795 and Lot 2 DP 337993 Surveyor: Paul Imrethy, Esq. Firm: Clark, Feltner, McDermott & Associates	Digital Title Plan DP 364700 Description: 01 - 0300-0105
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Digitally Generated Plan Generated by AutoCAD 2006	Lots 12 - 28, 101 - 103 being a subdivision of Lot 40 DP 359052, Lot 1 DP 366785 and Lot 2 DP 337993	Surveyor Paul Timbery Esq Firm Clerk Felicia McDonald & Associates	Digital Title Plan DP 364700
			Dated 25/06/15

Identifier

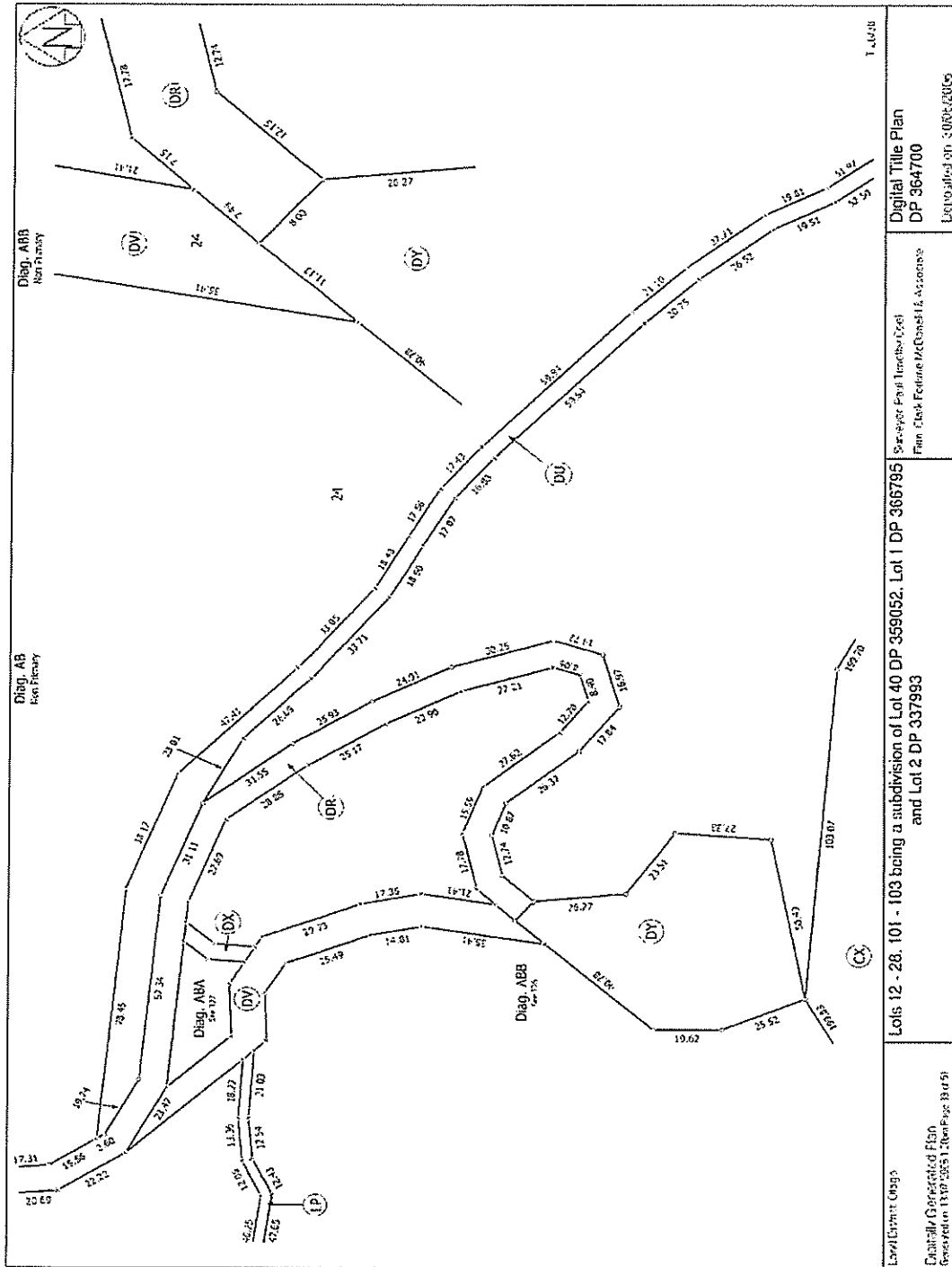
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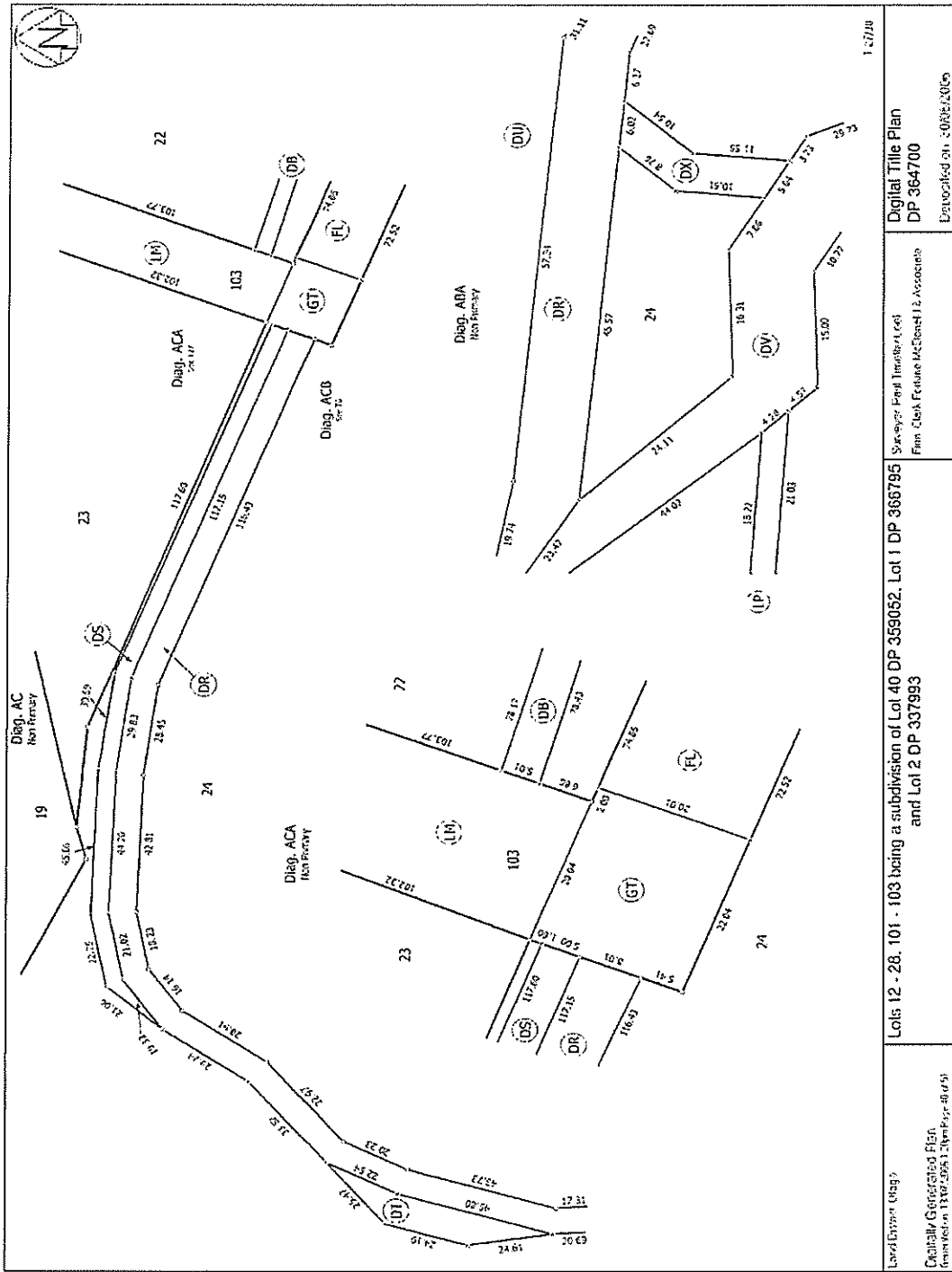


Level/Drawn: City?	Diag. AA Non Primary	Diag. AG Non Primary	Diag. BB Non Primary
Draftsm: Generated Map Emerald 11/01/2015 1:28:17 PM by: s.a.c.	Lots 12 - 28, 101 - 103 being a subdivision of Lot 40 DP 359052, Lot 1 DP 366795 and Lot 2 DP 337993		Digital Title Plan DP 364700
		Survey: Fred Trumbull Co. Ltd. From: Dale Fermane McPherson, L.A. 10/20/2015	Deposited on: 20/08/2016

Identifier

262752

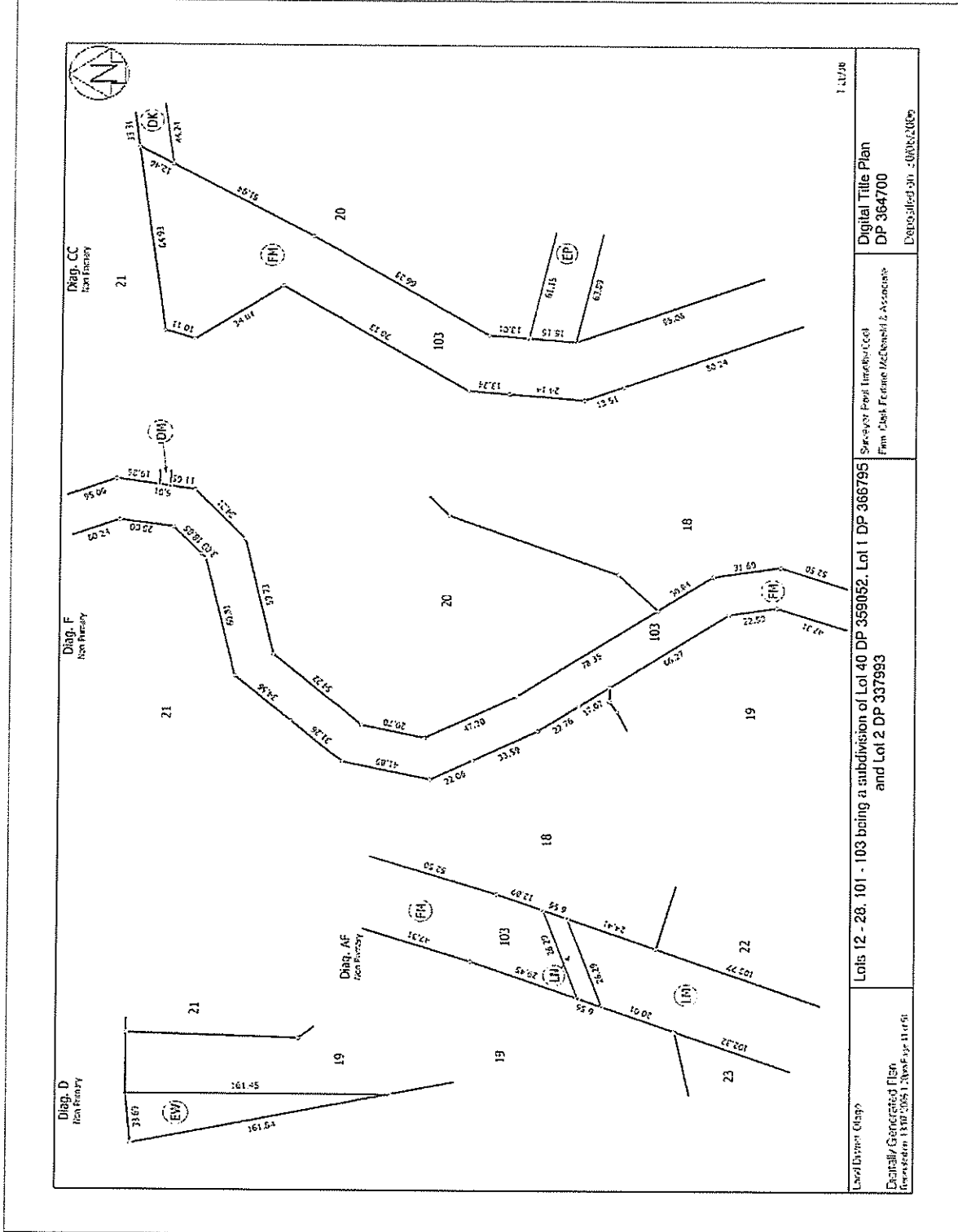




Laysan Island, Hawaii County of Hawaii, Hawaii (Reference: 11/18/2013, 11/18/2013)	Lots 12 - 28, 101 - 103 being a subdivision of Lot 40 DP 359052, Lot 1 DP 366795 and Lot 2 DP 337993	Surveyor Fred H. Hanks, Ltd. Fred H. Hanks, Ltd., Associate	Digital Title Plan DP 364700 Date of Issue: 01/20/2013
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Identifier

262752



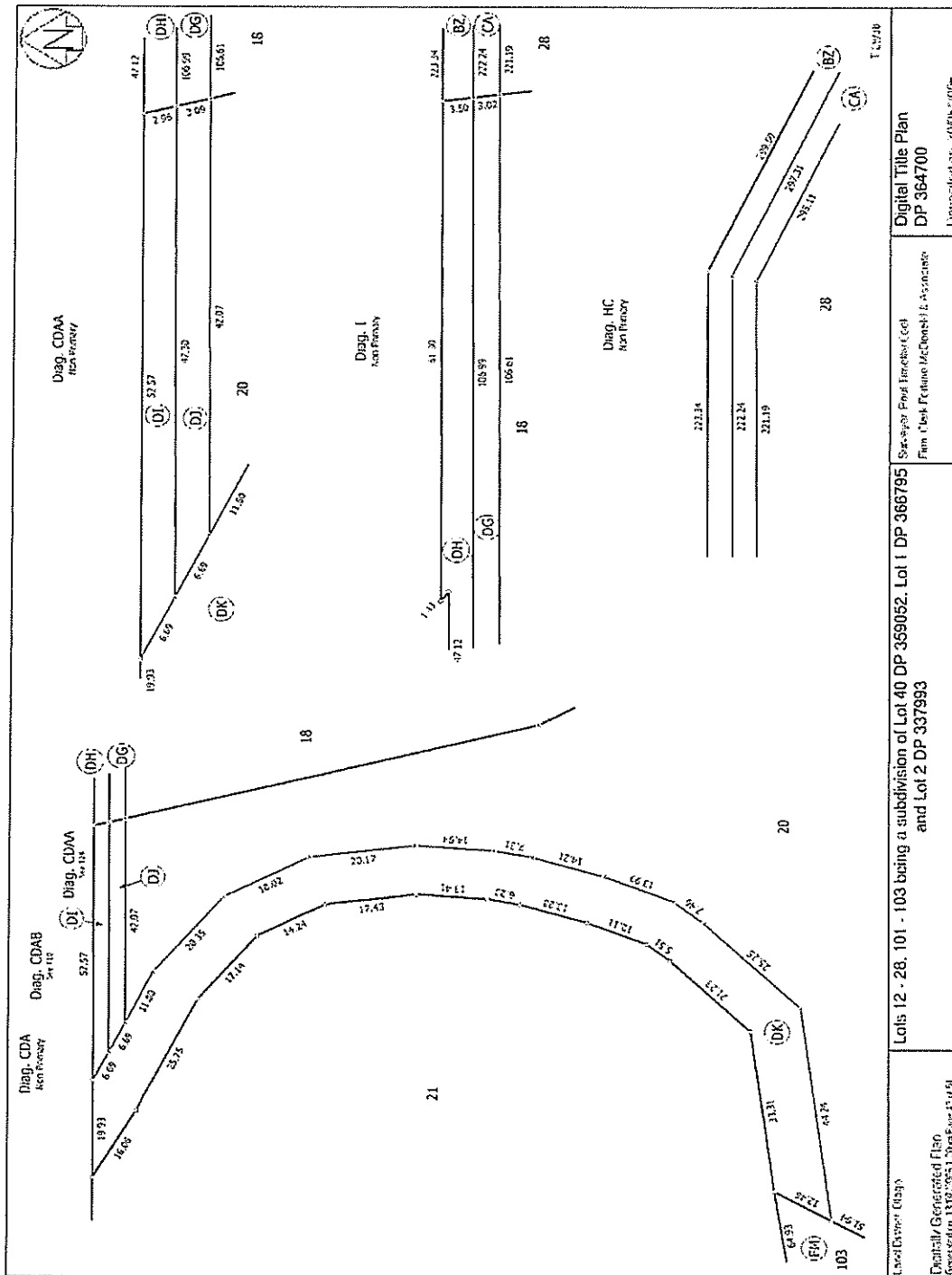
1.11.08

Digital Title Plan
DP 364700
Deposited 20.08.2008

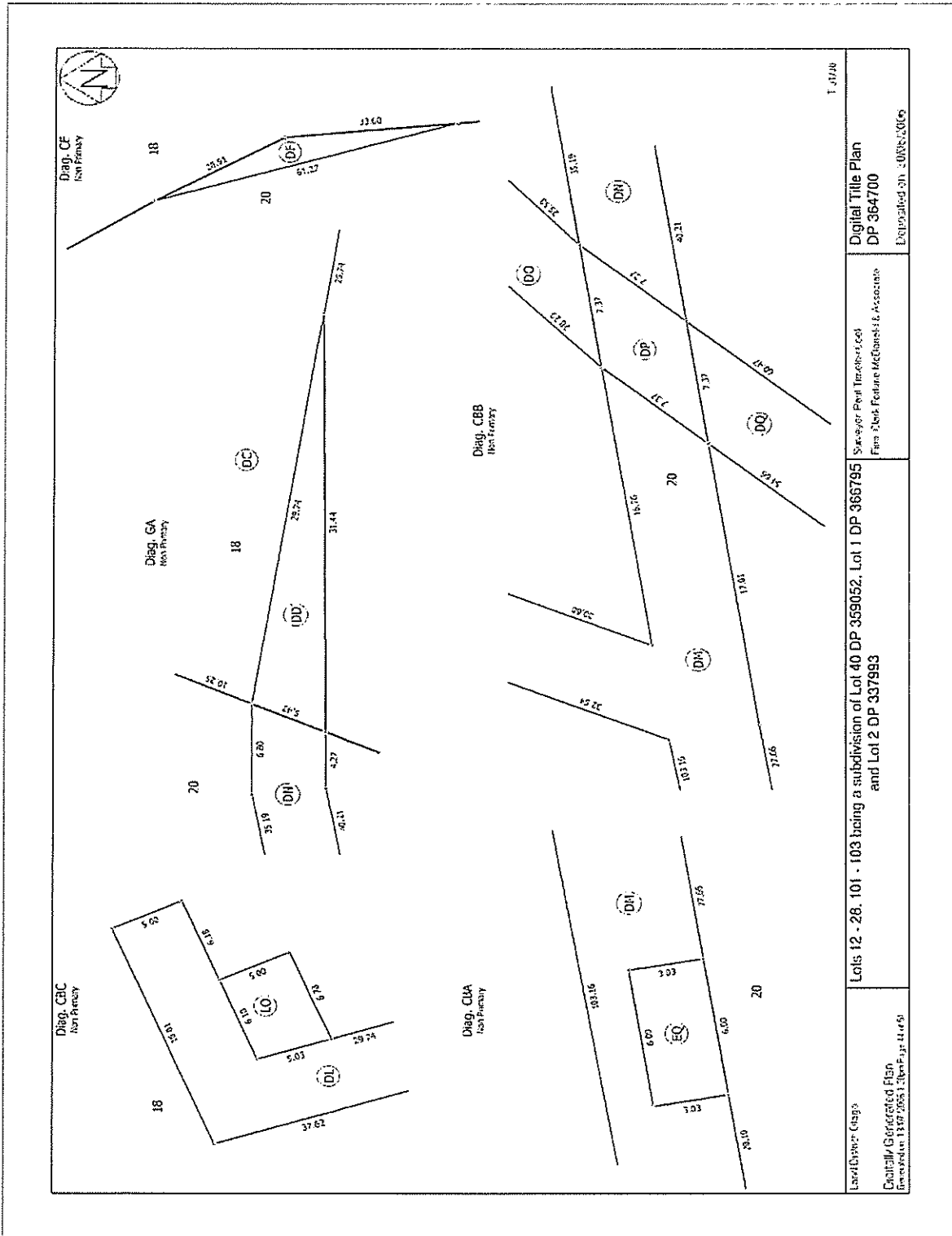
Surveyor Paul Imeholu-Cole
Firm Clark Pearce McDermid & Associates

Lots 12 - 28, 101 - 103 being a subdivision of Lot 40 DP 359052, Lot 1 DP 366795
and Lot 2 DP 337993

Land Information Group
Digitally Generated Plan
Commenced 13.07.2005 1.30pm F.S.P. 11.11.01

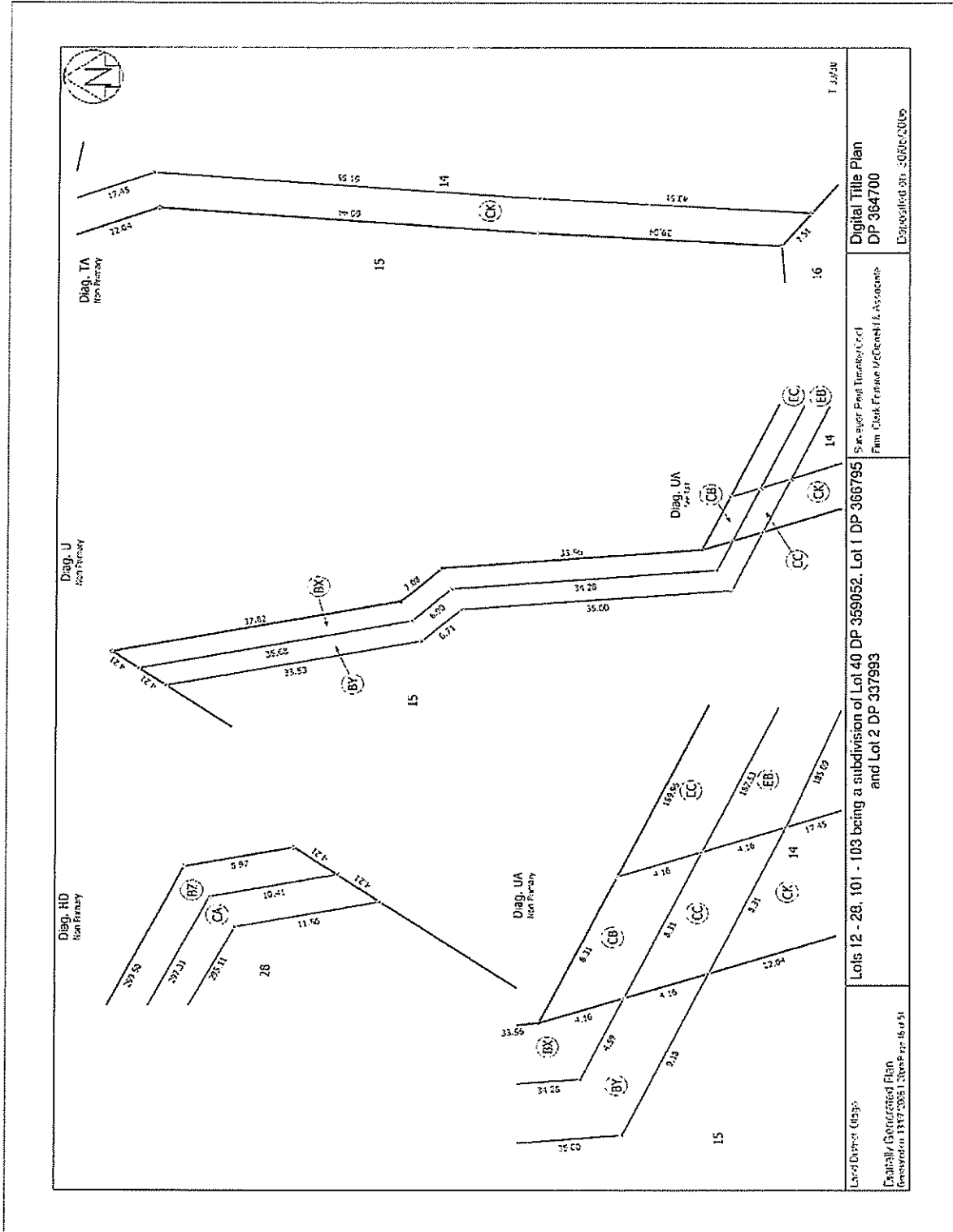


Lot 12 - 28, 101 - 103 being a subdivision of Lot 40 DP 359052, Lot 1 DP 368795 and Lot 2 DP 337993	Digital Title Plan DP 364700 Prepared on: 08/06/2009
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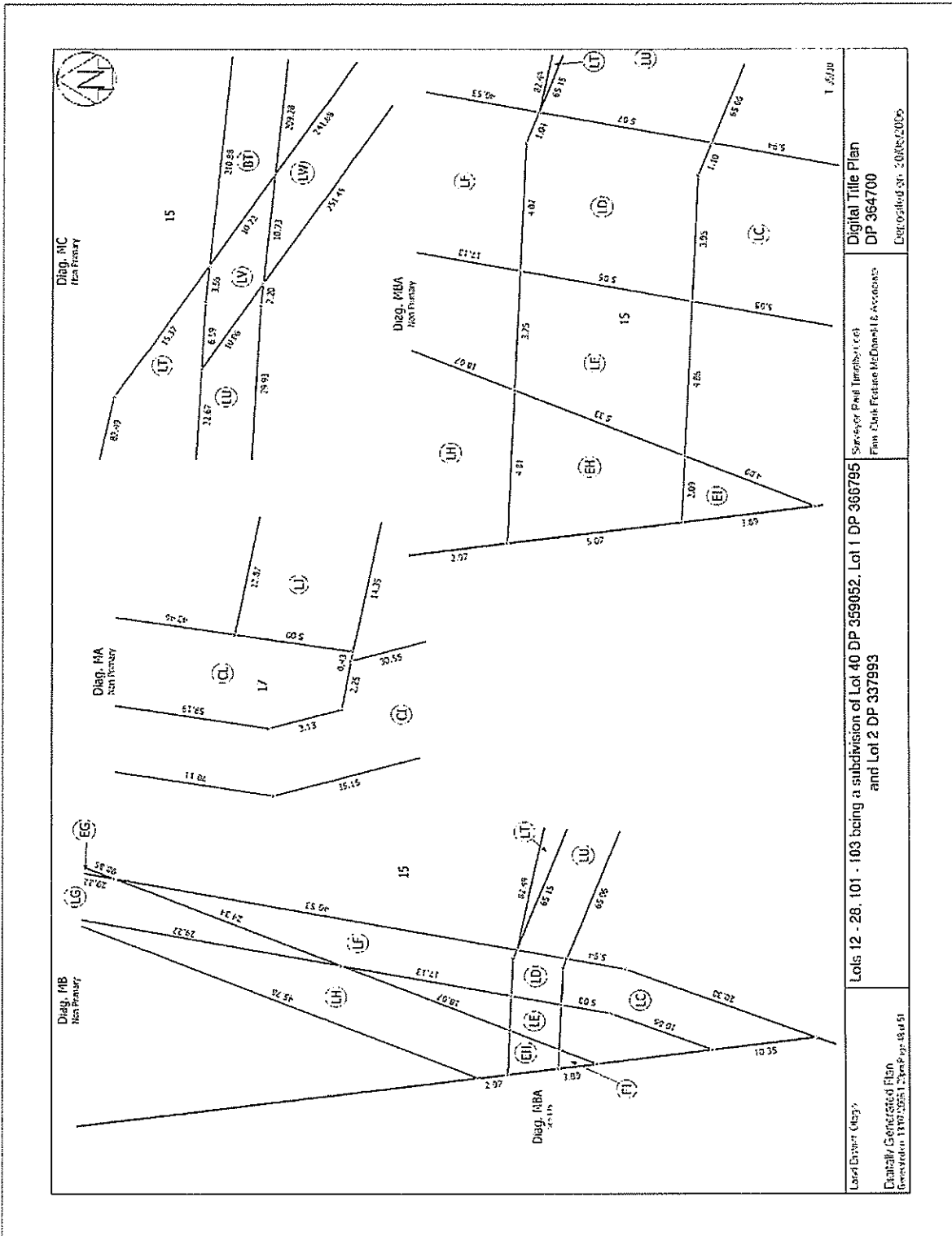
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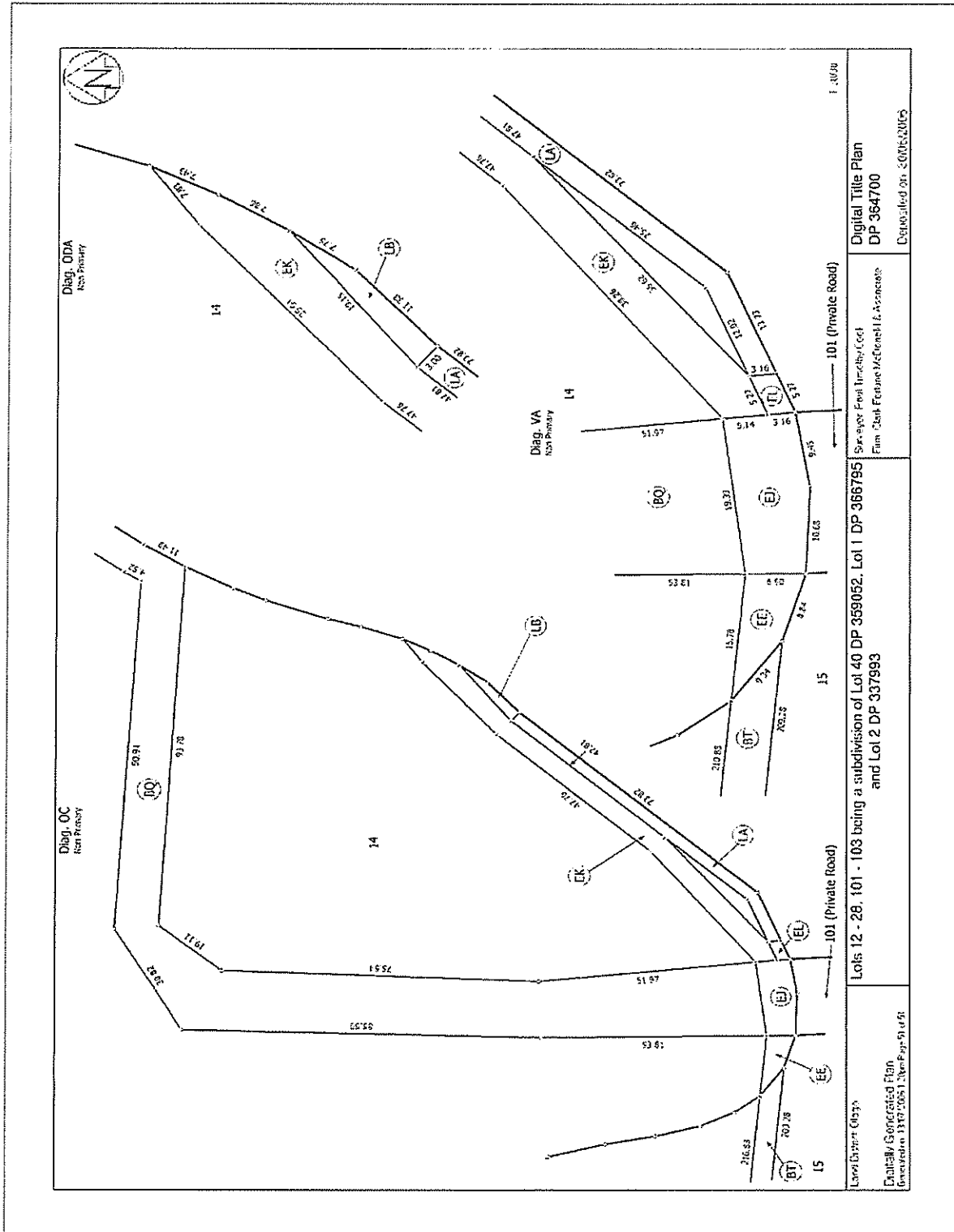
262752



Identifier

262752





Diag. ODA
Non-Primary

Diag. VA
Non-Primary

101 (Private Road)

101 (Private Road)

14

15

1.0000

Lots 12 - 28, 101 - 103 being a subdivision of Lot 40 DP 339052, Lot 1 DP 366795 and Lot 2 DP 337993

Lands of the City of Fairfax

Digitally Generated Plan
Generated on 11/07/2006 12:06:59 PM Page 51 of 51

Surveyed from the City of Fairfax
From Clark Estate/McCormick & Associates

Digital Title Plan
DP 364700

Deposited on: 06/05/2005

APPENDIX F

**PLANS AND CERTIFICATES OF TITLE FOR
QUEENSTOWN SUBSTATION**



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy


R.W. Muir
Registrar-General
of Land

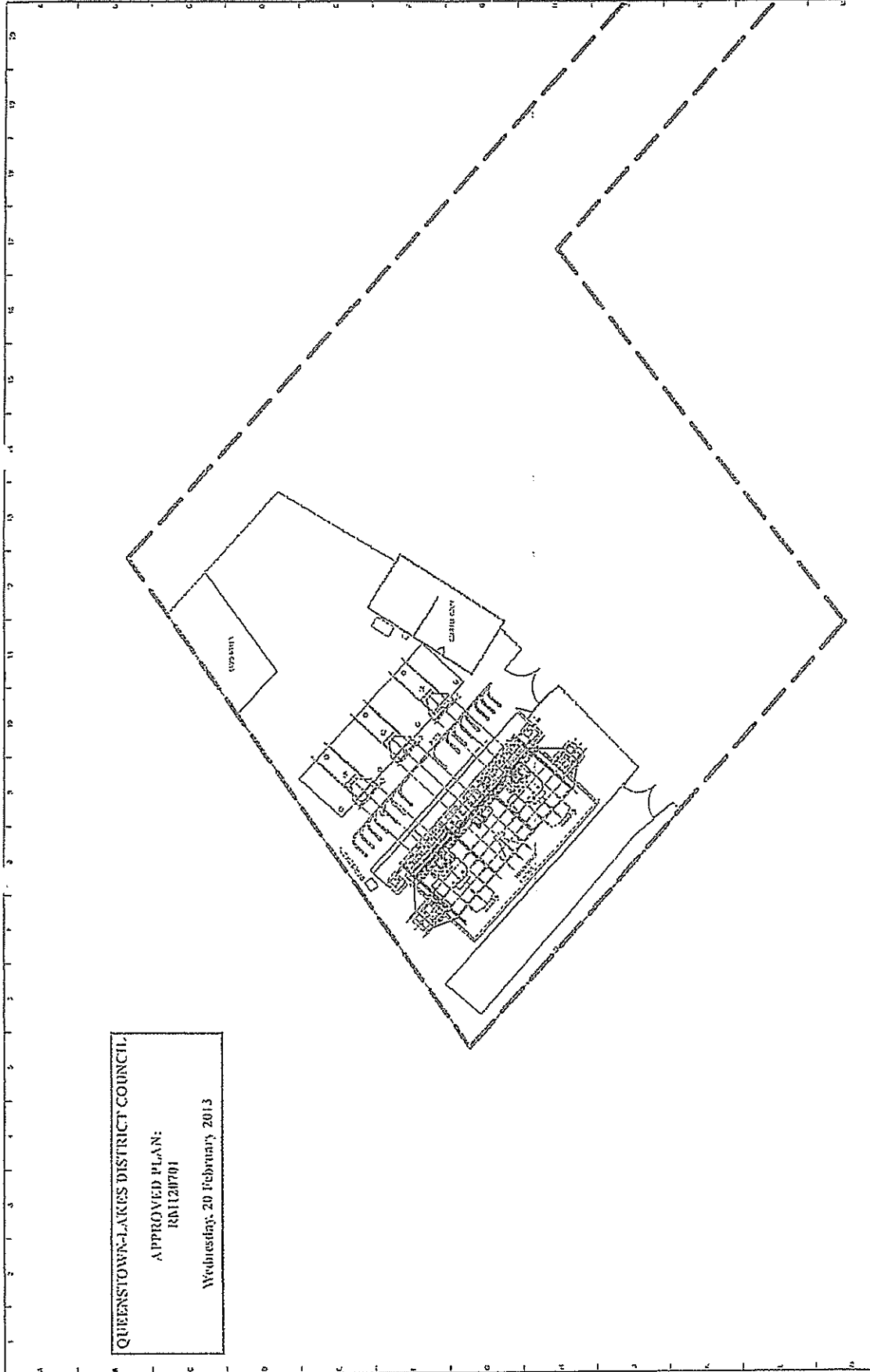
Identifier **577331**
Land Registration District **Otago**
Date Issued 13 February 2012

Prior References
OT5C/306

Estate	Fee Simple
Area	2388 square metres more or less
Legal Description	Section 1 Block LV Town of Queenstown and Part Lot 1 DP 12924

Proprietors
Aurora Energy Limited

Interests
Subject to Section 8 Mining Act 1971 (affects Section 1 Block LV Town of Queenstown herein)
Subject to Section 168A Coal Mines Act 1925 (affects Section 1 Block LV Town of Queenstown herein)



QUEENSTOWN-LAKES DISTRICT COUNCIL
 APPROVED PLAN:
 RN1121701
 Websteing: 20 February 2013

33kV SUBSTATION - QUEENSTOWN		SCALE: 1:500																	
SITE SURVEY AND LAPPING		3C/04S/002																	
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APPENDIX G

**PLANS AND CERTIFICATES OF TITLE FOR
RIVERBANK ROAD SUBSTATION**



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier **24140**
Land Registration District **Otago**
Date Issued 08 April 2002

Prior References
3821

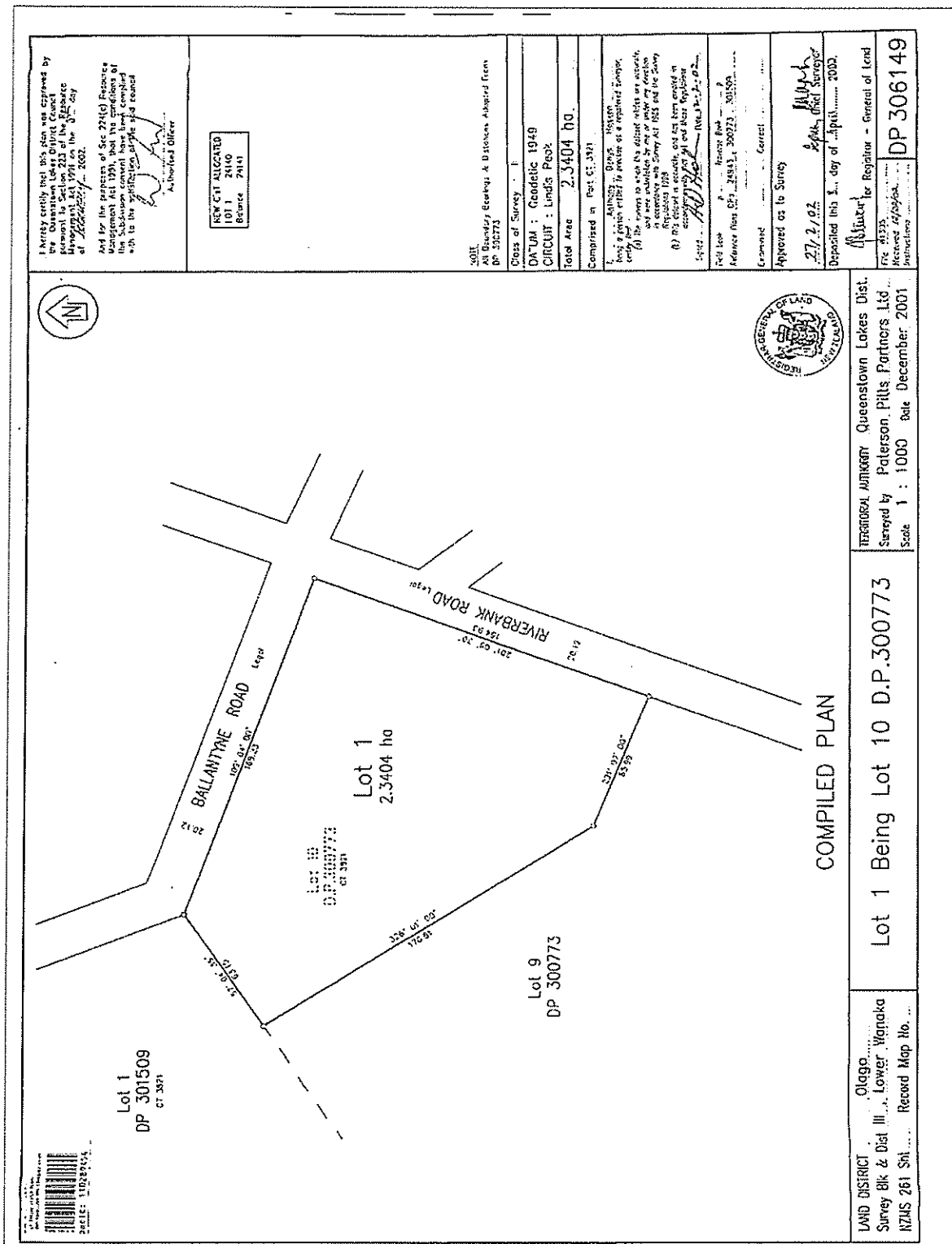
Estate Fee Simple
Area 2.3404 hectares more or less
Legal Description Lot 1 Deposited Plan 306149

Proprietors
Queenstown Lakes District Council

Interests
950686.1 Certificate under Section 417(2) Resource Management Act 1991 - 8.7.1998 at 9.02 am

Identifier

24140



I hereby certify that this plan was approved by the Registrar-General of Land under the provisions of Section 223 of the Resource Management Act 1991 on the 27th day of April 2001.

And for the purposes of Section 224(c) Resource Management Act 1991, that the conditions of the Subdivision consent have been complied with to the satisfaction of the Registrar-General.

[Signature]
Authorized Officer

NEW CT ALLOCATED
LOT 1 24140
Balance 74141

CLASS OF SURVEY : I

DATE : Geodetic 1949
CIRCUIT : LINDS PEOP

Total Area 2.3404 ha

Comprised in Part of: 3171

Notes
1. This plan is a plan of subdivision of a registered block.
2. The survey is a geodetic survey.
3. The survey is a plan of subdivision of a registered block.
4. The survey is a plan of subdivision of a registered block.
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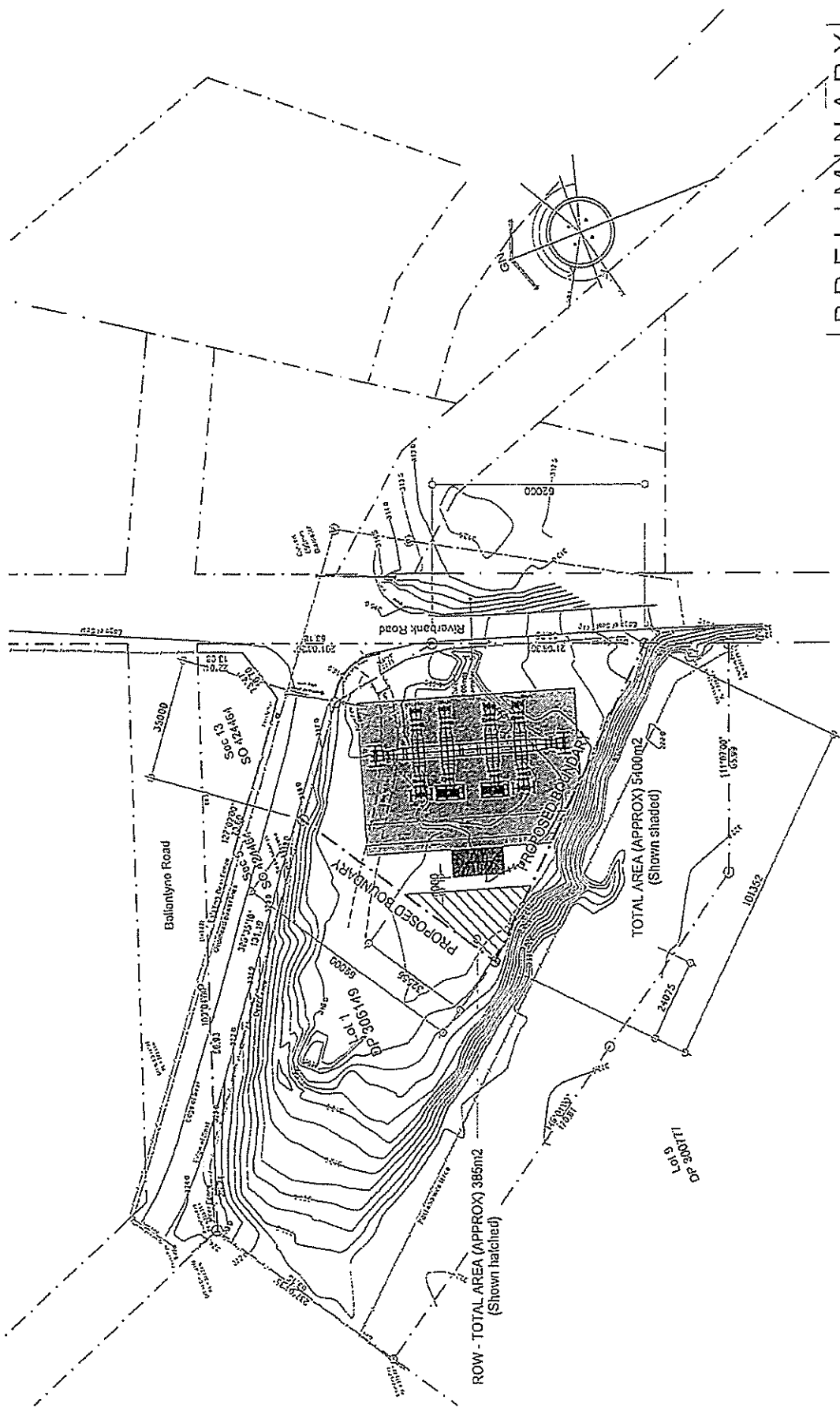
APPROVED AS TO SURVEY

27/2/01
Deposited this 27th day of April 2001.

[Signature]
Registrar-General of Land

REGISTRAR-GENERAL OF LAND
Survey Blk & Dist III, A, Lower Waiwaka
NZGIS 261 SH
Record Map No. ...

DP 306149



PRELIMINARY

Do not scale off this drawing. Confirm all dimensions on site.

Sheet Title:
SITE PLAN

Date: 23.05.11
Revision: 2
Sheet No: A0.01

Project No: 4345
CAD File no: S:\15\4345\A0.01\0223
Scale A3: 1:1000

Delta
RIVERBANK SUBSTATION

Consultants
architectural ecology

PO Box 614 Dunfermline
71 Lord Street Dundee
T: 01392 474 025
F: 01392 477 815
www.architectural-ecology.co.uk



ROW - TOTAL AREA (APPROX) 385m²
(Shown hatched)

TOTAL AREA (APPROX) 5400m²
(Shown shaded)

Dr 300/171
Lot 9