

FORM 18

NOTICE OF REQUIREMENT FOR A DESIGNATION UNDER SECTION 168 (1), (2) AND CLAUSE
4 OF FIRST SCHEDULE OF 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. Aurora Energy Limited ("Aurora") gives notice of a requirement for a designation for a public work, for the purpose of which is the reception, transformation from subtransformation voltage to distribution voltage and distribution of electrical power and energy and ancillary purposes and land uses.
2. The designation notation shall be "*Electrical Zone Substation and Ancillary Purposes*".
3. Aurora applied for and was approved as a Requiring Authority by the Minister for the Environment for "line function services¹" on 26th April 2006 – Gazette Notice Number 2006-GO2993, page 1112 (refer **Appendix A**).
4. This activity is generally known as Remarkables Substation.
5. The site to which the requirement applies is as follows:
 - 5.1 The site at Remarkables Substation:
 - a) Is located approximately 135 meters to the south of Kawarau Road. A copy of a Site Plan and photograph of the site is attached as **Appendix B**.
 - b) Is approximately 170 square metres more or less in area, and is legally described as Lot 4 DP 349682 being land comprised in Certificate of Title (CT) 203506.
 - c) The land is held under easement and the assets are owned and operated by Aurora and managed by Delta Utility Services ("Delta") under the Energy Companies Act 1992.
 - d) Is located within the Rural General Zone as identified on Planning Map 30 of the District Plan.
 - 5.2 A copy of the Certificate of Title is attached as **Appendix C**.

¹ Electricity Act 1992 – Section 2 (1): Line Function Services means –

- (a) The provision and maintenance of works for the conveyance of electricity;
- (b) The operation of such works, including the control of voltage and assumption of responsibility for losses of electricity.

6. The nature of the work is:

- 6.1 The work is the continuation of the existing use of the site which originally commenced in December 2010. The work includes the operation, erection, installation, maintenance, replacement, alteration, improvement and removal of poles, support structures, transformers, regulators, buildings, switchgear, cables and conductors, associated equipment² and other land use activities incidental thereto. No structures (excluding overhead line support structures/poles) on the site extend beyond 7 metres in height. The overhead line support structures and electrical equipment extend to 9 metres.
- 6.2 This Notice of Requirement is for a designation to continue the existing use of the site and any Outline Plan procedures as set out in Section 176A of the Resource Management Act 1991 (the Act).

7. Proposed conditions

- 7.1 The designation purpose sought for this site is *Electricity Zone Substation and Ancillary Purposes* as defined in Section 5 above. This is consistent with the designation purpose sought by Aurora throughout the Otago Region. This will allow for existing works and facilities on the site, as well as any future upgrades.
- 7.2 This Notice seeks to establish conditions on the new designation which have been designed to:
- Provide a level of consistency for Aurora's operational needs and for the neighbours of its facilities; and
 - Balance managing potential environmental effects with the operational requirements to distribute electricity.
- 7.3 These conditions cover the following:
- Height of Structures; and
 - Building Appearance.
- 7.4 Please refer to the table in **Appendix D** for the designation conditions that are proposed to be included with this Designation.

8. The effects that the work will have on the environment, and ways in which any adverse effects will be managed are:

- 8.1 The work will have no additional effect on the environment, as it is a continuation of the existing use of the site which has been established since 2010.
- 8.2 In addition, the effects of any future changes to the facilities at the site and any mitigation measures would be addressed, as necessary, under any applicable Outline Plan procedures provided under the Act.

² Electricity Act 1992 – Section 2 (1): **Associated Equipment** means any equipment that is used, or designed or intended for use, in connection with any works or electrical installation, where such use is for construction, maintenance, or safety purposes and not for purposes that relate directly to the generation, conversion, transformation, conveyance, or use of electricity.

9. Alternative sites, routes and methods have been considered to the following extent:

9.1 In considering the effects on the environment of allowing the requirement, Section 171 (1) of the Act requires the Council to have particular regard to whether adequate consideration has been given to alternative sites, routes, methods of undertaking the work, only if:

- (a) The Requiring authority does not have an interest in the land sufficient for undertaking the work; or
- (b) It is likely that the work will have significant adverse effects on the environment.

9.2 In the case of Aurora's work at the Remarkables Substation, no alternative sites are required to be, or have been considered, as there will be no significant adverse effects on the environment, as the infrastructure already exists on the site, and has been established and operating in this location since 2010.

10. The work and designation are reasonably necessary for achieving the objectives of the requiring authority because:

10.1 The site is currently, and in future will be, needed and used for the reception, transformation from subtransmission voltage to distribution voltage and distribution of electrical power and energy and ancillary purposes and land uses.

10.2 The existing facilities on the site sought to be designated are an integral and important part of Aurora's network. The facilities have been long established, having been serving the Lake Hayes and surrounding community and wider public with electricity since 2010.

10.3 The continued operation, maintenance and improvement of Aurora's network are vital and it is important that this apparatus is correctly designated under the RMA to ensure that the range of operations required at the substation are appropriately provided for in the District Plan.

10.4 It is important to ensure that the Queenstown Lakes District Council continues to recognise these needs, and gives a clear indication to the public of the location and use of the site through the designation of this site in the District Plan.

11. The following consultation has been undertaken with parties that are likely to be affected:

11.1 Aurora has undertaken preliminary discussions with the Queenstown Lakes District Council in relation to the designation process and it is understood that the Notice of Requirement will be notified as part of the District Plan review process. No further consultation is considered necessary as:

- (a) The designation being sought is for an existing substation which has been located on the site at Kawarau Road since 2010;
- (b) The designation will not alter the use of the site which is for reception, transformation from subtransformation voltage to distribution voltage and distribution of electrical power and energy and ancillary purposes and land uses; and
- (c) No additional environmental effects will occur as a result of the Notice of Requirement being confirmed as no changes are proposed at the site.

12. Aurora attached the following information:

12.1 No further information is required by the Queenstown Lakes District Plan.

12.2 Attached to this Notice of Requirement are the following:

- Appendix A –** A copy of the Requiring Authority Gazette Notice
- Appendix B –** A site Plan and Photograph showing the location of the site
-
- Appendix C –** A copy of the Certificate of Title
- Appendix D –** Proposed Conditions
- Appendix E –** Designation Plan
- Appendix F –** The relevant planning map from the Queenstown Lakes District Plan, showing the area to be designated



Alec Findlater

Commercial Manager (Delta)

For **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

APPENDIX A

Environment

Interpretation Act 1999 Resource Management Act 1991

Revocation of Resource Management (Approval of Powerco Limited as Requiring Authority) Notice 1997

Pursuant to section 167 of the Resource Management Act 1991 and section 15 of the Interpretation Act 1999, the Minister for the Environment hereby revokes the notice entitled the Resource Management (Approval of Powerco Limited as Requiring Authority) Notice 1997, dated the 3rd day of March 1997 and published in the *New Zealand Gazette*, 20 March 1997, No. 25, page 644.

This notice takes effect the day after the date of publication. Dated at Wellington this 26th day of April 2006.

DAVID BENSON-POPE, Minister for the Environment.

go2977

Amendment of Resource Management (Approval of Dunedin Airport Limited as Requiring Authority) Notice 1996

Pursuant to section 167 of the Resource Management Act 1991 and section 15 of the Interpretation Act 1999, the Minister for the Environment hereby amends the notice entitled The Resource Management (Approval of Dunedin Airport Limited as Requiring Authority) Notice 1996, dated the 9th day of December 1996 and published in the *New Zealand Gazette*, 12 December 1996, No. 180, page 4726, as follows:

The name "Dunedin Airport Limited" is changed to "Dunedin International Airport Limited".

This notice takes effect the day after the date of publication. Dated at Wellington this 26th day of April 2006.

DAVID BENSON-POPE, Minister for the Environment.

go2986

Amendment of Resource Management (Approval of Hawkes Bay Power Distribution Limited as Requiring Authority) Notice 1994

Pursuant to section 167 of the Resource Management Act 1991 and section 15 of the Interpretation Act 1999, the Minister for the Environment hereby amends the notice entitled The Resource Management (Approval of Hawkes Bay Power Distribution Limited as Requiring Authority) Notice 1994, dated the 9th day of May 1994 and published in the *New Zealand Gazette*, 19 May 1994, No. 48, page 1705, as follows:

The name "Hawkes Bay Power Distribution Limited" is changed to "Unison Networks Limited".

This notice takes effect the day after the date of publication. Dated at Wellington this 26th day of April 2006.

DAVID BENSON-POPE, Minister for the Environment.

go2989

Amendment of Resource Management (Approval of Southpower Limited as Requiring Authority) Notice 1994

Pursuant to section 167 of the Resource Management Act 1991 and section 15 of the Interpretation Act 1999, the Minister for the Environment hereby amends the notice

entitled The Resource Management (Approval of Southpower Limited as Requiring Authority) Notice 1993, dated the 14th day of December 1993 and published in the *New Zealand Gazette*, 13 January 1994, No. 1, page 56, as follows:

The name "Southpower Limited" is changed to "Orion New Zealand Limited".

This notice takes effect the day after the date of publication. Dated at Wellington this 26th day of April 2006.

DAVID BENSON-POPE, Minister for the Environment.

go2991

Amendment of Resource Management (Approval of Dunedin Electricity Limited as Requiring Authority) Notice 1994

Pursuant to section 167 of the Resource Management Act 1991 and section 15 of the Interpretation Act 1999, the Minister for the Environment hereby amends the notice entitled The Resource Management (Approval of Dunedin Electricity Limited as Requiring Authority) Notice 1993, dated the 14th day of December 1993 and published in the *New Zealand Gazette*, 13 January 1994, No. 1, page 55, as follows:

The name "Dunedin Electricity Limited" is changed to "Aurora Energy Limited".

This notice takes effect the day after the date of publication. Dated at Wellington this 26th day of April 2006.

DAVID BENSON-POPE, Minister for the Environment.

go2993

Amendment of Resource Management (Approval of Tasman Energy Limited as Requiring Authority) Notice 1995

Pursuant to section 167 of the Resource Management Act 1991 and section 15 of the Interpretation Act 1999, the Minister for the Environment hereby amends the notice entitled The Resource Management (Approval of Tasman Energy Limited as Requiring Authority) Notice 1995, dated the 24th day of January 1995 and published in the *New Zealand Gazette*, 9 February 1995, No. 12, page 391, as follows:

The name "Tasman Energy Limited" is changed to "Network Tasman Limited".

This notice takes effect the day after the date of publication. Dated at Wellington this 26th day of April 2006.

DAVID BENSON-POPE, Minister for the Environment.

go2998

Amendment of Resource Management (Approval of Marlborough Electric Limited as Requiring Authority) Notice 1994

Pursuant to section 167 of the Resource Management Act 1991 and section 15 of the Interpretation Act 1999, the Minister for the Environment hereby amends the notice entitled The Resource Management (Approval of Marlborough Electric Limited as Requiring Authority) Notice 1994, dated the 4th day of July 1994 and published in the *New Zealand Gazette*, 14 July 1994, No. 70, page 2288, as follows:

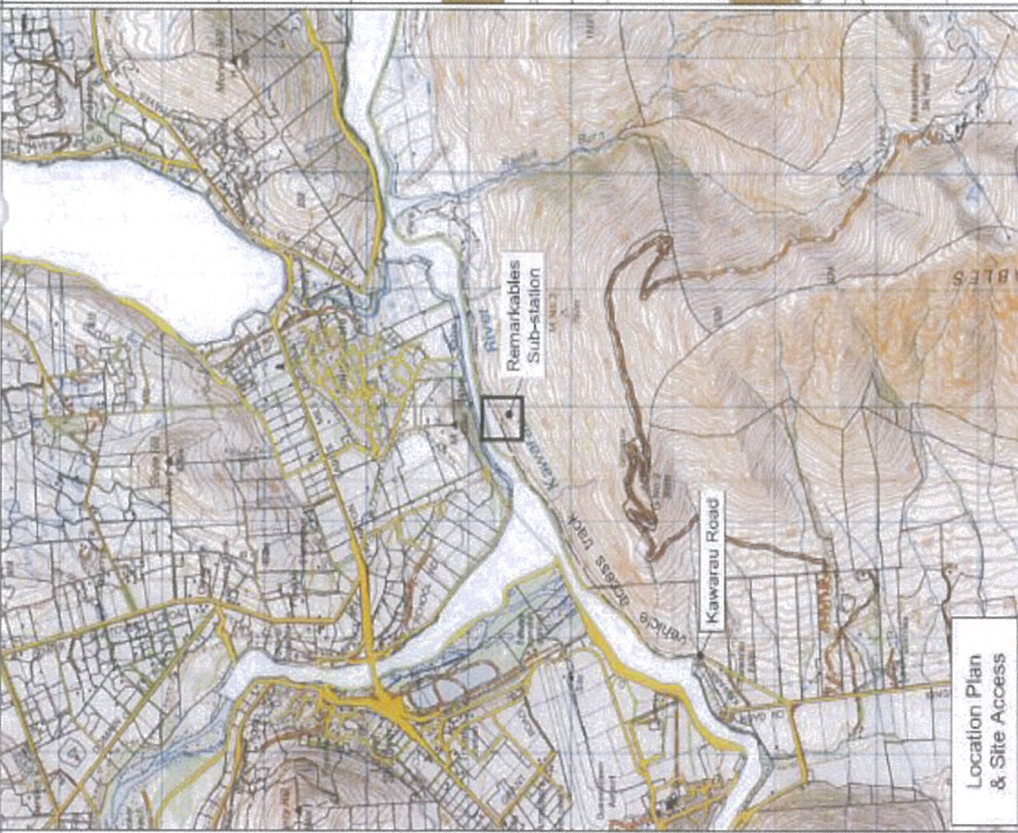
The name "Marlborough Electric Limited" is changed to "Marlborough Lines Limited".

This notice takes effect the day after the date of publication. Dated at Wellington this 26th day of April 2006.

DAVID BENSON-POPE, Minister for the Environment.

go2999

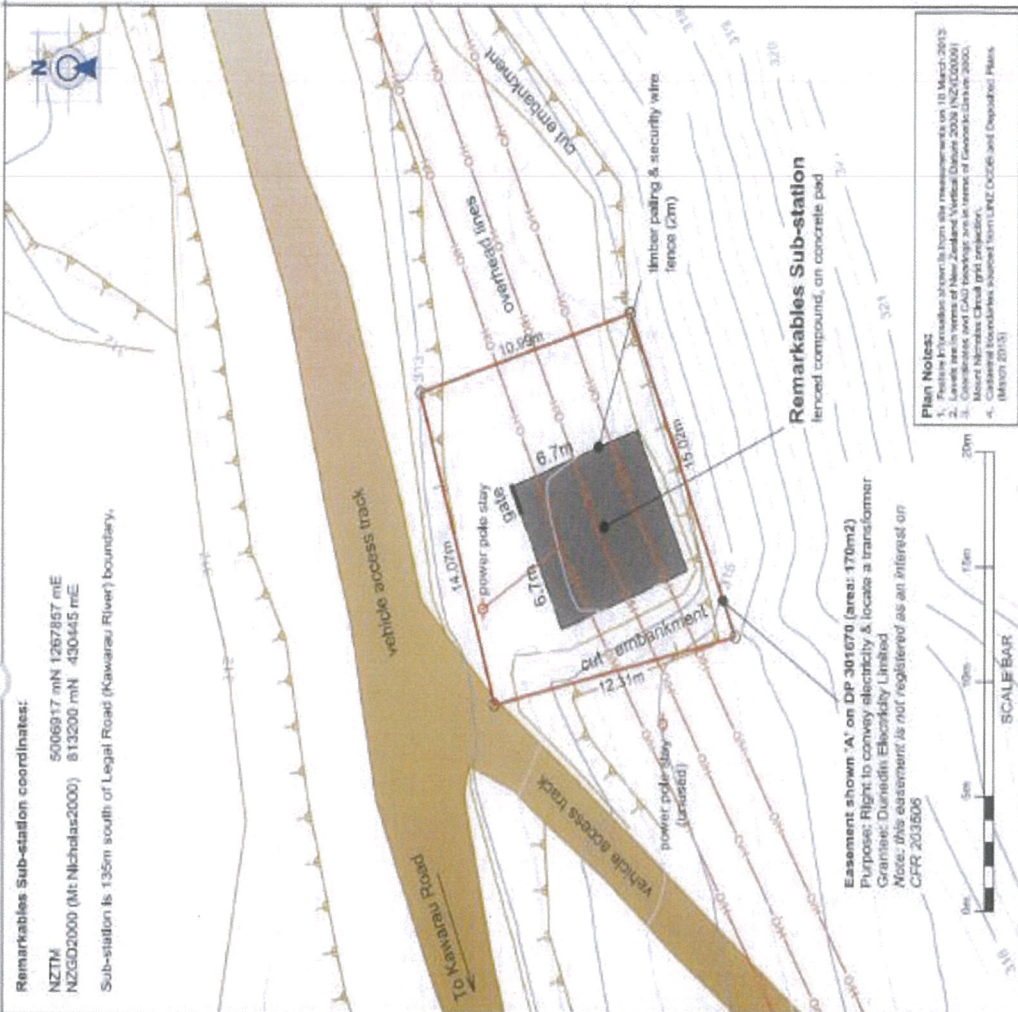
APPENDIX B



Location Plan & Site Access



**Aurora Energy Limited
Remarkables Sub-station**



Remarkables Sub-station coordinates:
NZTM 50069017 mN 1267857 mE
NZGD2000 (Mt.Nicholas2000) 813200 mN 430445 mE
Sub-station is 135m south of Legal Road (Kawarau River) boundary.

Easement shown 'A' on DP 301670 (area: 170m²)
Purpose: Right to convey electricity & locate a transformer
Owner: Dunedin Electricity Limited
Note: this easement is not registered as an interest in CPR 203B06



- Plan Notes:**
1. Position of Sub-station shown by from site measurements on 10 March 2013
 2. Levelled area in terms of New Zealand Vertical Datum 2000 (NZVD2000)
 3. Most of the site is in terms of Geomatics Class 2000.
 4. Contour lines are spaced from 10m to 20m and Deposition: 1:1000 (MAY 2013)

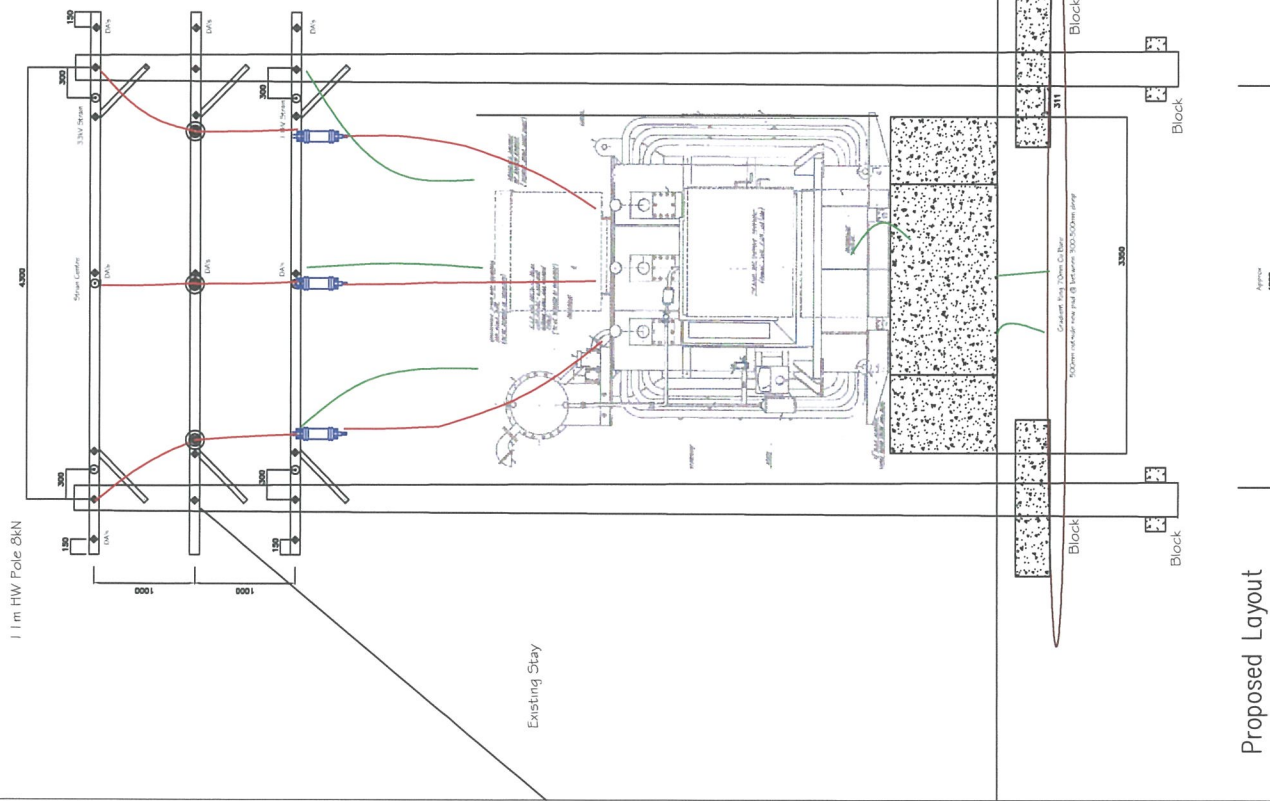
Project No:	0155008-12	Scale:	1:200
Client:	AJ	Drawn by:	DO NOT SCALE
Project Name:	0155008-12	Checked by:	21/03/2013
Project No:	0155008-12	Scale:	1:200

11m Poles

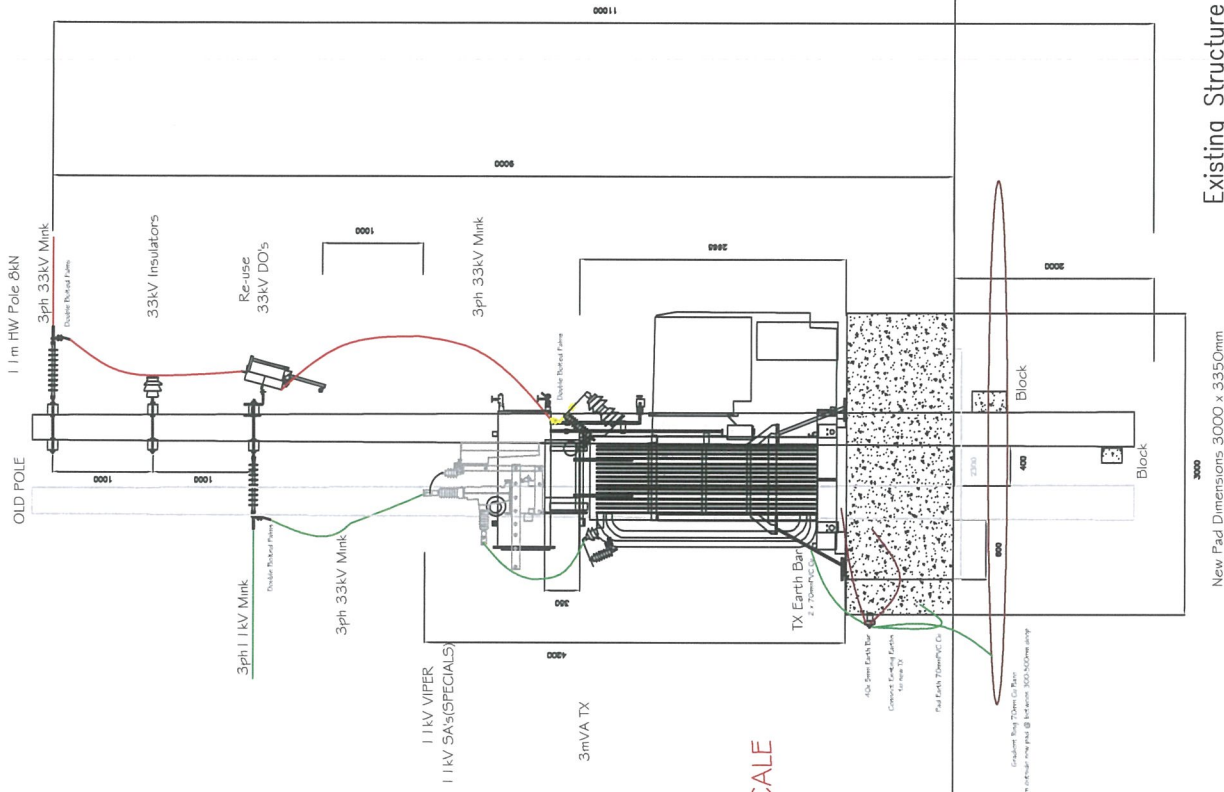
Double arm, 5.4m 100 x 100

Double arm, 5.4m 100 x 100

Double arm, 5.4m 100 x 100



Proposed Layout



Existing Structure

TX NOT TO SCALE



Issue	Amendment	References & Associated Drawings	Issued By	Issue	Date	Drawn	NF
						Date	Dec 09
						Sheet	polestructure
						Scale (at A1)	NTS
						Job Ref	012690
						Issue	1

Remarkables Transformer Upgrade
3mVA
Queenstown

Produced by...

P0 Box 17 Cromwell — 08004DELTA

APPENDIX C



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



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier 203506
Land Registration District Otago
Date Issued 27 June 2005

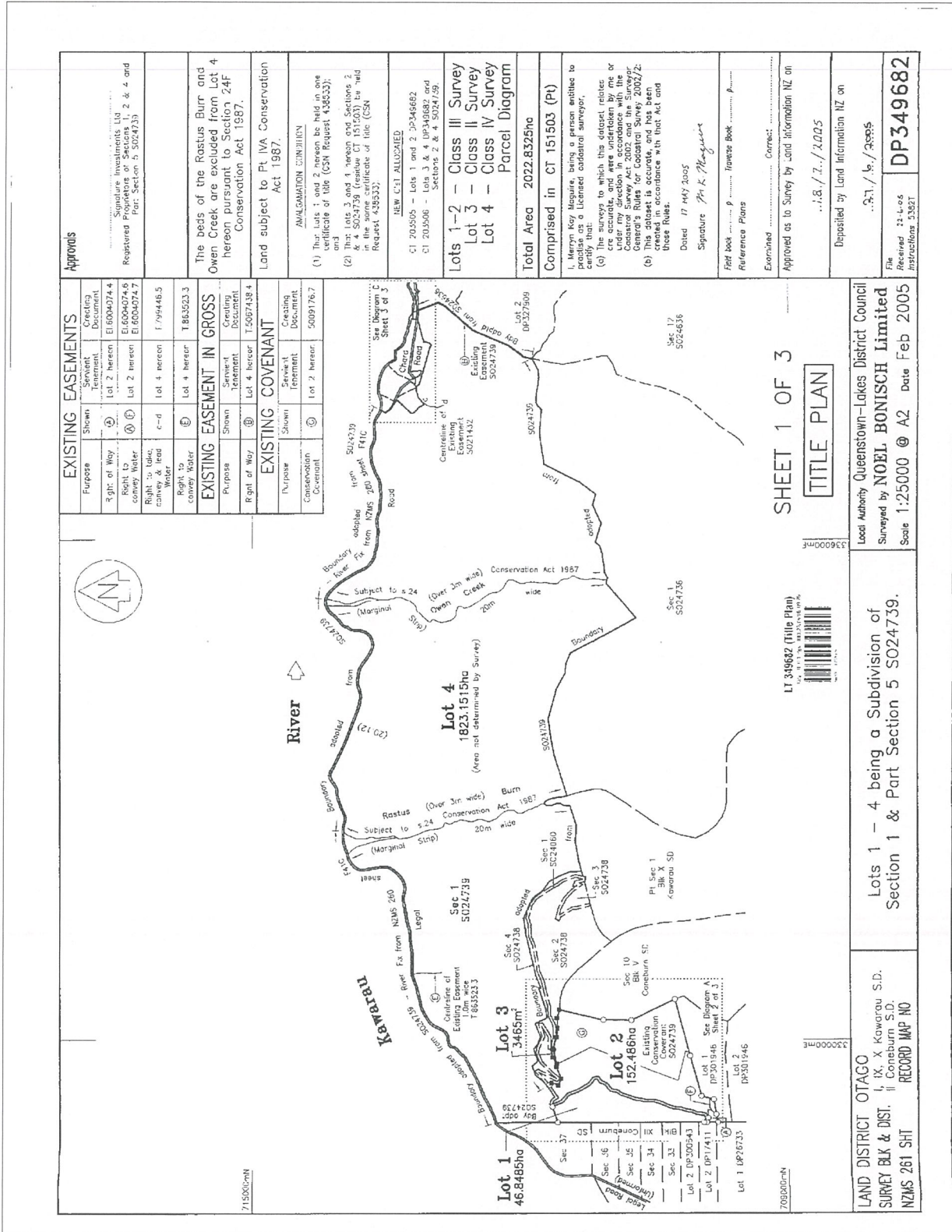
Prior References
151503

Estate Fee Simple
Area 1825.7230 hectares more or less
Legal Description Lot 3-4 Deposited Plan 349682 and
Section 2, 4 Survey Office Plan 24739

Proprietors
QTN Farm Limited

Interests

Subject to Part IVA Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
Appurtenant hereto is a right of way with stock created by Transfer 799446.4 - 2.3.1992 at 10:36 am
Subject to a right to take, convey and lead water over part Lot 4 on DP 349682 marked c-d on DP 349682 created by Transfer 799446.5 - 2.3.1992 at 10:36 am
Subject to a right to convey water over part Lot 4 on DP 349682 marked E on DP 349682 created by Transfer 863523.3 - 25.8.1994 at 10:03 am
Appurtenant hereto is a right of way created by Deed of Easement 5009176.8 - 19.9.2000 at 2:50 pm
5067438.3 Land Agreement (affects Lot 4 on DP 349682) - 3.8.2001 at 3:42 pm
5067438.3 Fencing Agreement (affects Lot 4 on DP 349682) - 3.8.2001 at 3:42 pm
Subject to a right of way over part Lot 4 on DP 349682 marked B on DP 349682 created by Transfer 5067438.4 - 3.8.2001 at 3:42 pm
Appurtenant hereto is a right of way created by Transfer 5067438.5 - 3.8.2001 at 3:42 pm
The easement created by Transfer 5067438.5 is subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right of way created by Easement Instrument 5882936.2 - 2.2.2004 at 9:00 am
Land Covenant in Easement Instrument 5882936.3 - 2.2.2004 at 9:00 am
Appurtenant hereto is a right to convey electricity and telecommunications and to take and convey water created by Easement Instrument 6004074.4 - 14.5.2004 at 9:00 am
Some of the easements created by Easement Instrument 6004074.4 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right to convey electricity and telecommunications created by Easement Instrument 6004074.5 - 14.5.2004 at 9:00 am
Subject to Section 241(2) Resource Management Act 1991 (affects DP 349682)
Land Covenant in Transfer 6898764.2 - 9.6.2006 at 9:00 am
8908023.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 8.11.2011 at 7:00 am
9798821.5 Mortgage to ASB Bank Limited - 1.8.2014 at 4:34 pm



EXISTING EASEMENTS	
Shown	Creating Document
① Lot 2 hereto	E16004074.4
② Lot 2 hereto	E16004074.6
③ Lot 2 hereto	E16004074.7
c-d	f.795448.5
④ Lot 4 hereto	1863523.3

EXISTING EASEMENT IN GROSS	
Shown	Creating Document
⑧ Lot 4 hereto	T.50577438.4

EXISTING COVENANT	
Shown	Creating Document
⑨ Lot 2 hereto	5009776.7

Approvals

Signature Investments Ltd
Registered Proprietors of Sections 1, 2, 4 and Part Section 5 5024735

The beds of the Restus Burn and Owen Creek are excluded from Lot 4 hereon pursuant to Section 24F Conservation Act 1987.

Land subject to Pt IVA Conservation Act 1987.

ANALYSATION COMMENT

(1) That Lots 1 and 2 be held in one certificate of title (CSN Request 438533); and

(2) That Lots 3 and 4 be held in one certificate of title (CSN Request 438533).

NEW C.V.I. ALLOCATED

CT 203505 - Lots 1 and 2 - DP245662
CT 203506 - Lots 3 & 4 - DP340682 and Sections 2 & 4 5024759

Lots 1-2 - Class III Survey
Lot 3 - Class II Survey
Lot 4 - Class IV Survey
Parcel Diagram

Total Area 2022.8325ha
Comprised in CT 151503 (Pt)

I, Mervyn Kay, being a person entitled to practice as a licensed cadastral surveyor, do hereby certify that the foregoing are accurate, and were undertaken by me or under my direction in accordance with the Conservation Act 1987 and the Survey Act 2002, and that this document has been created in accordance with that Act and these Rules.

Dated 17 MAY 2005

Signature *M. K. Mervyn Kay*

Print back P Reverse Book P.....
Reference Plans
Examined Connect
Approved as to Survey by Land Information NZ on
..i.B./z./x005
Deposited by Land Information NZ on
..5.7./6./2005

File Received 22.4.05
Instructions 23821

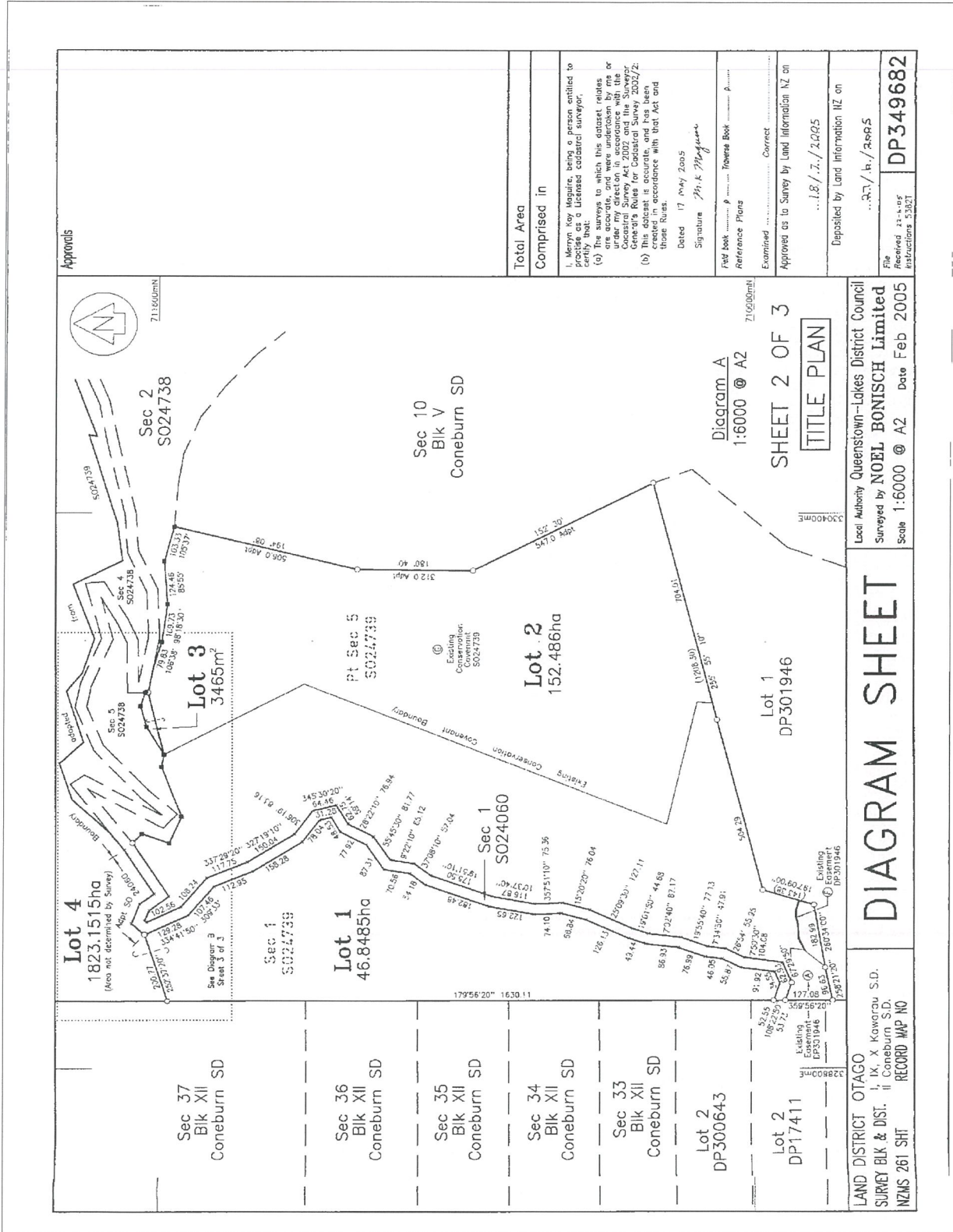
SHEET 1 OF 3

TITLE PLAN

Local Authority Queenstown-Lakes District Council
Surveyed by NOBL BONISCH Limited
Scale 1:25000 @ A2 Date Feb 2005

Lots 1 - 4 being a Subdivision of Section 1 & Part Section 5 5024739.

LAND DISTRICT OTAGO
IX, X Kowarau S.D.
II Coneburn S.D.
NZMS 261 SH1 RECORD MAP NO



Approvals

Total Area Comprised in	1. Merlyn Roy Maguire, being a person entitled to the benefit of a Licensed cadastral surveyor, hereby certifies that:
	(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction, in accordance with the provisions of the Survey Act 2000 and the General's Rules for Cadastral Survey 2002/2;
	(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.
	Dated 17 May 2005
	Signature <i>M. Roy Maguire</i>
Field Book	Reference Plans
Examined	Correct
Approved as to Survey by Land Information NZ on	...18 / 7 / 2005
Deposited by Land Information NZ on	...17 / 8 / 2005
File Received	Instructions 53807
	DP349682

Local Authority Queenstown-Lakes District Council
 Surveyed by NOEL BONISCH Limited
 Scale 1:6000 @ A2 Date Feb 2005

DIAGRAM SHEET

LAND DISTRICT OTAGO
 I. IX, X Koverou S.D.
 II. Coneburn S.D.
 RECORD MAP NO

Approvals

SHEET 3 OF 3
TITLE PLAN

Total Area Comprised in	1. Maps by Machines being a person entitled to practice as a Licensed cadastral surveyor.
	(a) The surveys to which this document relates are accurate and were undertaken by me or by a person acting under my direct supervision in accordance with the Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2.
	(b) This document is accurate, and has been prepared in accordance with that Act and these Rules.
	Dated 17 MAY 2005 Signature <i>Phyllis M. Morgan</i>
Field Book P <i>Forward Book</i> P
Reference Plans
Examined Correct
Approved as to Survey by Land Information NZ on 18. / . / 2005
Deposited by Land Information NZ on 18. / . / 2005
File Received Instructions	DP349682

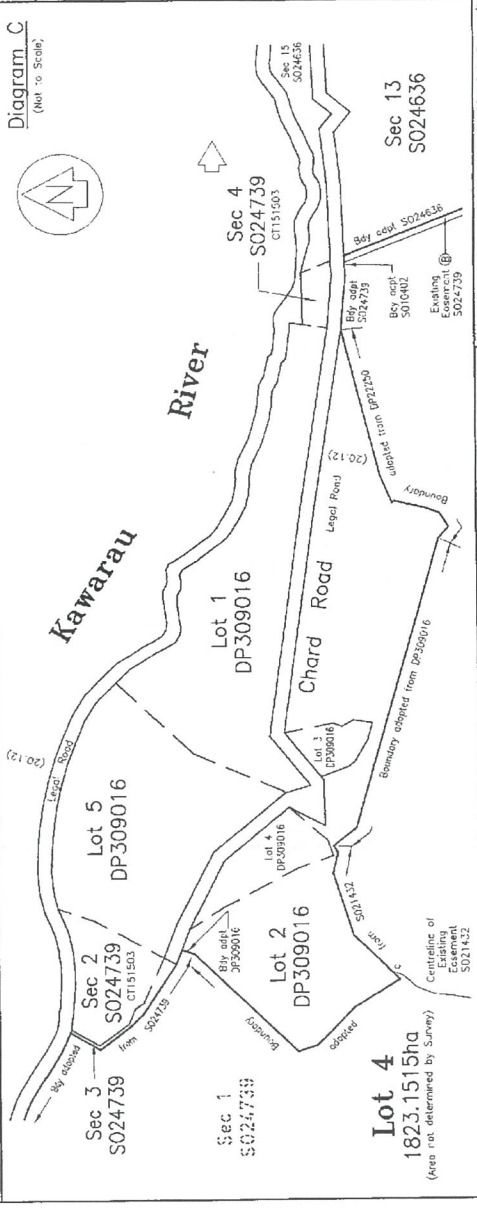
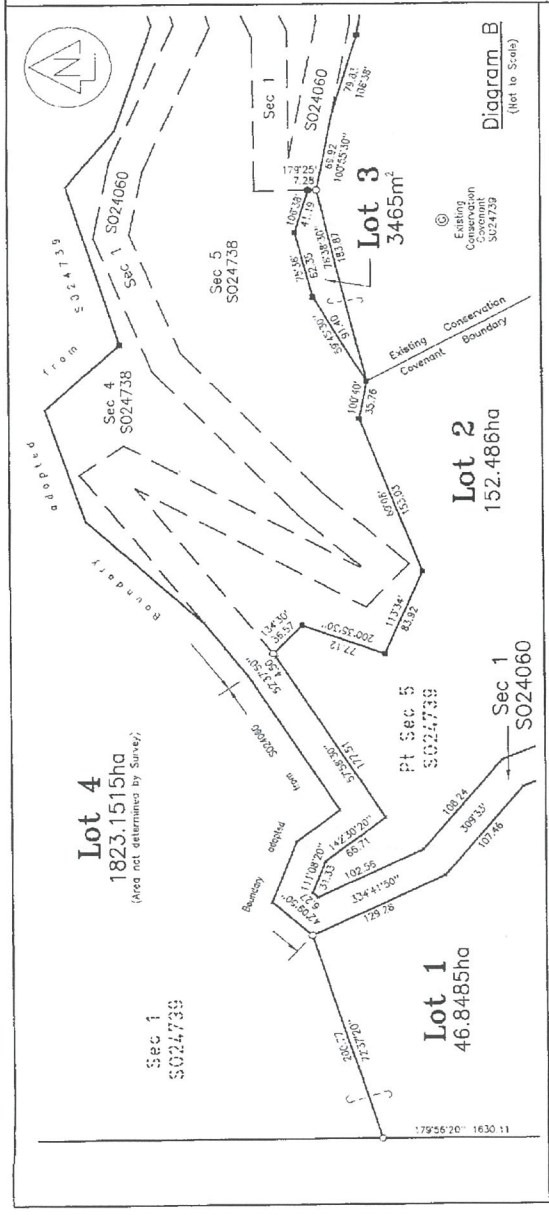


DIAGRAM SHEET

Local Authority Queenstown-Lakes District Council
Surveyed by NOEL BONISCH Limited
Scale Date Feb 2005

LAND DISTRICT OTAGO
SURVEY BLK & DIST. IX, X Kawarau S.D.
i Coneburn S.D.
NZMS 261 SHT RECORD MAP NO

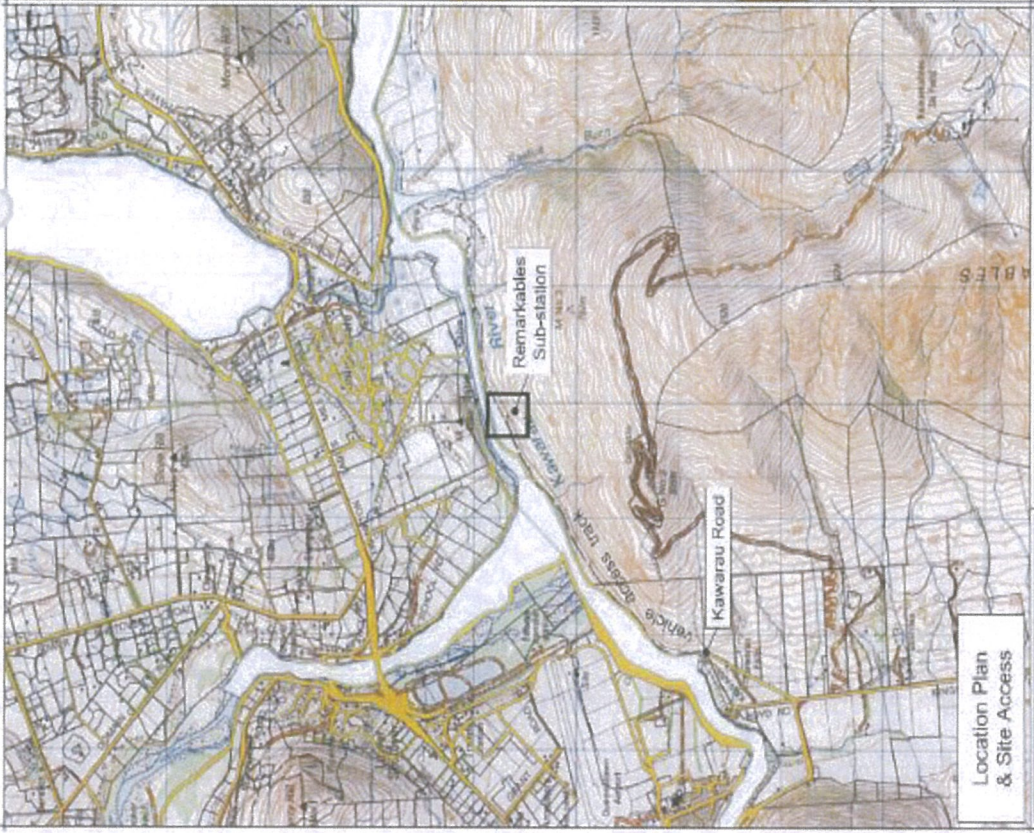
APPENDIX D

PROPOSED CONDITIONS

C. 79 Designation #507 Aurora – Remarkables Substation - Electricity Substation and Ancillary Purposes

1. No electrical equipment shall exceed 11 metres in height.
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%.

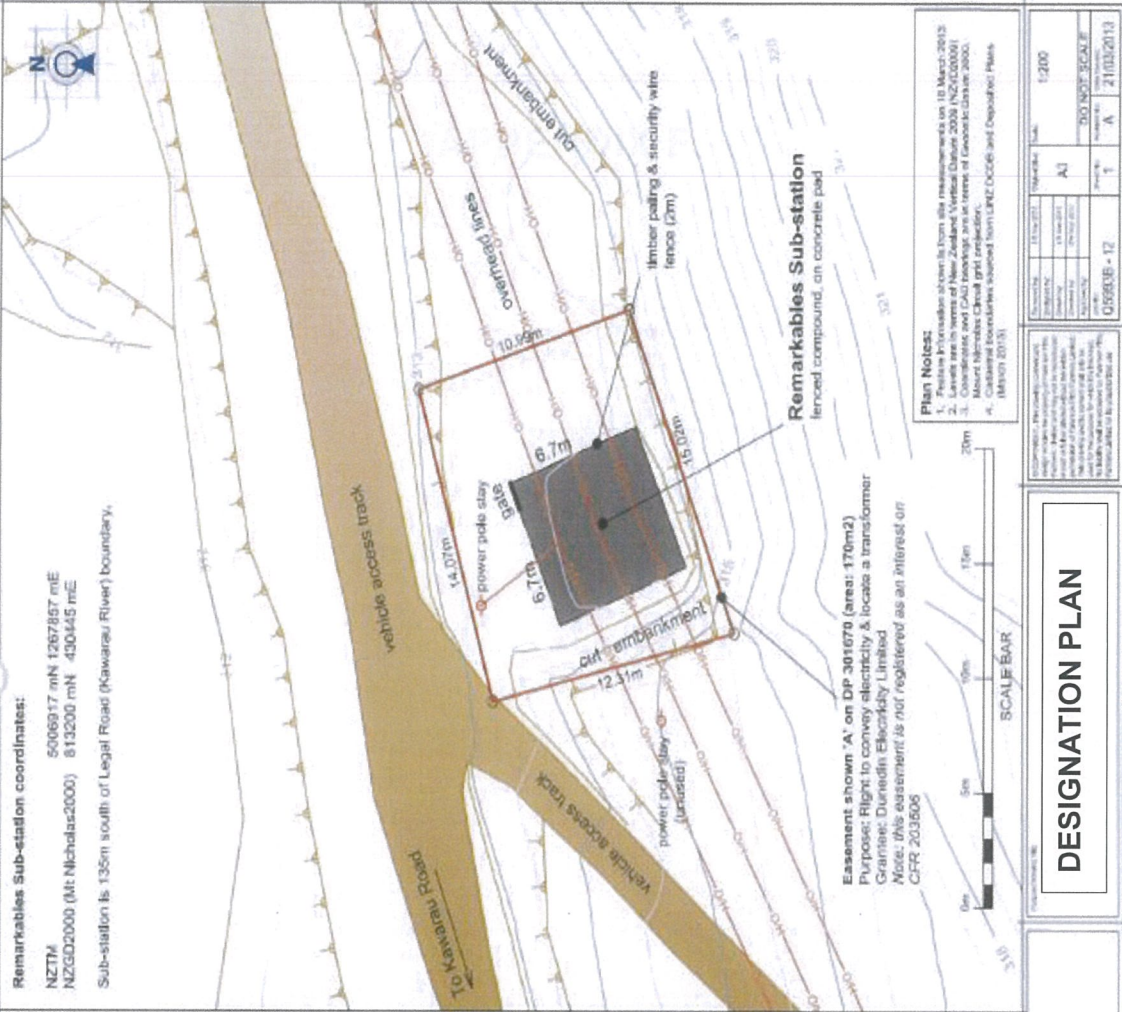
APPENDIX E



Location Plan & Site Access

PATERSONPITTSGROUP
 Consulting Engineers, Architects, Planners and Environmental Engineers
 PateronPittsGroup Ltd
 300 Pitt Street
 Auckland

Aurora Energy Limited
 Remarkables Sub-station



Remarkables Sub-station coordinates:

NZTM 5006917 mN 1287857 mE
 NZGD2000 (Mt Nicholas2000) 813200 mN 430445 mE
 Sub-station is 135m south of Legal Road (Kawarau River) boundary.

Easement shown 'A' on DP 301676 (area: 170m²)
 Purpose: Right to convey electricity & locate a transformer
 Grantee: Dumedin Elekrosky Limited
 Note: this easement is not registered as an interest on CFR 203506

Plan Notes:

1. All dimensions shown are in meters unless otherwise stated.
2. Coordinates and CAU footage are in terms of New Zealand 2000 (NZGD2000).
3. Coordinates and CAU footage are in terms of Leica Locus 2000.
4. Stational boundaries indicated from LINC DCC4 and Deposited Plans (Map 2013).

Project	Remarkables Sub-station
Client	Aurora Energy Limited
Project No.	1200
Drawn By	AO
Checked By	AO
Scale	30:100 SCALE
Date	1/10/2013
Project Manager	A
Designation	05993B-12



**REMARKABLES
SUBSTATION**



Parcel boundaries derived from New Zealand Core Records System Vector Data (Cortek) obtained from LINZ under the LINZ License Agreement