

**Wānaka-Upper Clutha Community Board**

**2 April 2026**

**Report for Agenda Item | Rīpoata moto e Rāraki take [4]**

**Department: Community Services**

**Title | Taitara: Approval of Electrical Services Easement over Criffel Place Reserve in Favour of Aurora Energy**

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to consider recommending to Council to approve an electrical services easement in favour of Aurora Energy over the Criffel Place local purpose (access) reserve, Luggate.

Recommendation | Kā Tūtohuka

That the Wānaka-Upper Clutha Community Board:

1. **Note** the contents of this report;
2. **Recommend to Council** to exercise Minister's consent and approve an electrical services easement over Criffel Place local purpose (access) reserve, Luggate, legally described as Lot 201 DP 361422, in favour of Aroura Energy in accordance with the easement plan at attachment A;
3. **Recommend to Council** to delegate authority to approve final terms and conditions of the easement and execution authority, to the General Manager, Community Services.

**Prepared by:**



**Name:** Matthew Judd  
**Title:** Parks Property Planner

9 March 2026

**Endorsed by:**



**Name:** Briana Pringle  
**Title:** Parks & Open Spaces  
Planning Manager

11 March 2026

**Reviewed and Authorised by:**



**Name:** Dave Winterburn  
**Title:** Acting General Manager -  
Community Services

12 March 2026

Context | Horopaki

1. Criffel Place local purpose (access) reserve (the Reserve) is a long narrow connection running between the cul-de-sac heads of Criffel Place and Alice Burn Drive. This local purpose reserve is legally described as Lot 201 DP 361422 comprising 1,743 square meters contained within certificate of title 249814. The Reserve is outlined in blue on image 1, below. The location of the easement area is identified at the end of the red arrow.



*Image 1 - Criffel Place local purpose (access) reserve*

2. Aurora Energy currently holds easements to convey and transform electricity within this reserve.
3. In mid-2025, Aurora Energy identified that the Ring Main Unit (RMU) located within the Reserve, was outdated and in need of replacement. The replacement RMU needed to be located adjacent to the existing RMU to avoid interruption to supply, thus requiring an extension to their existing easement.

4. Aurora originally applied to extend their easement area in late 2025. The area of the existing easement and the extension, are shown on the plan in attachment A. The proposed extension covers an additional area of 6.7 square meters.
5. Subsequent to the application, Aurora identified that the outdated equipment posed a risk to continuity of supply to the Luggate community. Aurora upgraded the RMU in December 2025 under the powers afforded to them under Part 3 of the Electricity Act 1992. This enables urgent /emergency work to be completed by electrical suppliers.
6. Under section 48(1)(d) the Reserves Act 1977 (the Act), Queenstown Lakes District Council (QLDC) has the authority to grant an easement over any part of a reserve for an electrical installation.
7. Easements over reserve land must be approved by full Council, as QLDC holds this delegated authority.

#### Analysis and Advice | Tatāritaka me kā Tohutohu

---

8. As the easement extension is for replacement of an existing electrical installation that is already located on the Reserve, it has been assessed that this will not permanently damage the Reserve or permanently affect the rights of the public. As such public notification is not required under the Act.
9. The overall impact on the Reserve has been assessed as negligible, as there is no additional above ground infrastructure and the additional easement area is small (6.7sqm) and located against the boundary.
10. Any easement will be subject to the fees specified with QLDC's Easement Policy 2008. In this instance the small size of the easement extension and low value of the local purpose reserve will result in a nominal fee (\$18.50). Reserve land is valued significantly lower than freehold land due to the restrictions on use and inability to develop.
11. This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002.
12. Option 1: Recommend to Council to grant the easement in favour of Aroura Energy

#### *Advantages:*

- Legalises the electrical installation already existing on the Reserve.
- Provides Aurora Energy with the ability to access and maintain the electrical installation.

#### *Disadvantages:*

- Encumbers an additional 6.7sqm of reserve with a restrictive easement.

13. Option 2: Decline the application for an easement in favour of Aroua Energy

*Advantages:*

- Doesn't perpetually encumber the Reserve.

*Disadvantages:*

- Leaves Aroua Energy without the appropriate property rights over their already installed equipment.

14. This report recommends **Option 1** for addressing the matter because it allows Aroua Energy certainty over the electrical installation, providing power to part of Luggate. Impact on the Reserve is minimal with no change to the utility of the Reserve for users.

Consultation Process | Hātepe Matapaki

---

**Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka**

15. This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy 2024 because it involves a Council Reserve.

16. The persons who are affected by or interested in this matter are users of the Reserve.

17. The Council has not consulted on this matter as the work has already been undertaken using emergency powers and the impact of the easement on the Reserve is negligible.

**Māori Consultation | Iwi Rūnaka**

18. The Council has not consulted with iwi on this matter as the work has already been undertaken and the impact of the easement on the Reserve is negligible.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

---

19. This matter relates to the Community & Wellbeing risk category. It is associated with RISK10009 Strategy for growth fails to meet objectives within the QLDC Risk Register. This risk has been assessed as having a high residual risk rating.

20. The approval of the recommended option will allow Council to avoid the risk. This will be achieved by enabling access and improved electrical services for part of Luggate.

Financial Implications | Kā Riteka ā-Pūtea

---

21. Council will receive a nominal easement fee, and costs associated with the easement will be met by the applicant.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

---

22. The following Council policies, strategies and bylaws were considered:

- This aligns with QLDC’s vision beyond 2050, specifically Disaster Defying Resilience
- Council’s Easement Policy 2008
- Reserves Act 1977
- Instrument of Delegation for Territorial Authorities 12 June 2013

23. The recommended option is consistent with the principles set out in the named policies.

24. This matter is not included in the Long Term Plan/Annual Plan.

Legal Considerations and Statutory Responsibilities | Ka Ture Whaiwhakaaro me kā Takohaka Waeture

---

25. In order to grant an easement of reserve land, Council must follow the required process set out under the Reserves Act 1977.

Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kiaka

---

26. Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. This item will allow for more resilient electrical supply for the community of Luggate. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act.

27. The recommended option:

- Can be implemented through current funding under the Long Term Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not significantly alter the intended level of service provision for any significant activity undertaken by or on behalf of the Council or transfer the ownership or control of a strategic asset to or from the Council.

Attachments | Kā Tāpirihaka

---

A	Easement Extension Plan
---	-------------------------

