

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 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 Closeburn Substation.
5. The site to which the requirement applies is as follows:
 - 5.1 The site Closeburn Substation:
 - a) Is located adjacent to the Glenorchy Queenstown Road at Bobs Cove. A copy of a Site Plan and photograph of the site is attached as **Appendix B**.
 - b) Is approximately 972 square metres more or less in area, and is legally described as Section 1 Survey Office Plan 24959 being land comprised in Certificate of Title (CT) 87453; and
 - c) Is 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 38 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 August 2006. The work includes the operation, erection, installation, maintenance, replacement, alteration, improvement and removal of poles, support structures, regulators, switchgear, cables and conductors, associated equipment² and other land use activities incidental thereto. No structures (excluding overhead line support structures) shall extend beyond 7metres in height. The overhead line support structures and electrical equipment extend to 9metres.
- 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 2006.
- 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, conversation, 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 Closeburn, 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 2006.

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 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 Closeburn and Bob's Cove community and wider public with electricity since 2006.

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 Closeburn since 2006;

(b) The designation will not alter the use of the site which is for reception and distribution of electrical power and energy and ancillary purposes and land uses; and

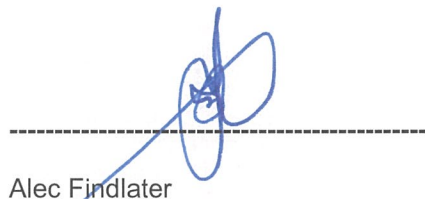
(c) No additional environmental effects will occur as a result of the Notice of Requirement being confirmed as no changes are proposed at the site.

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
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- 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 26 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

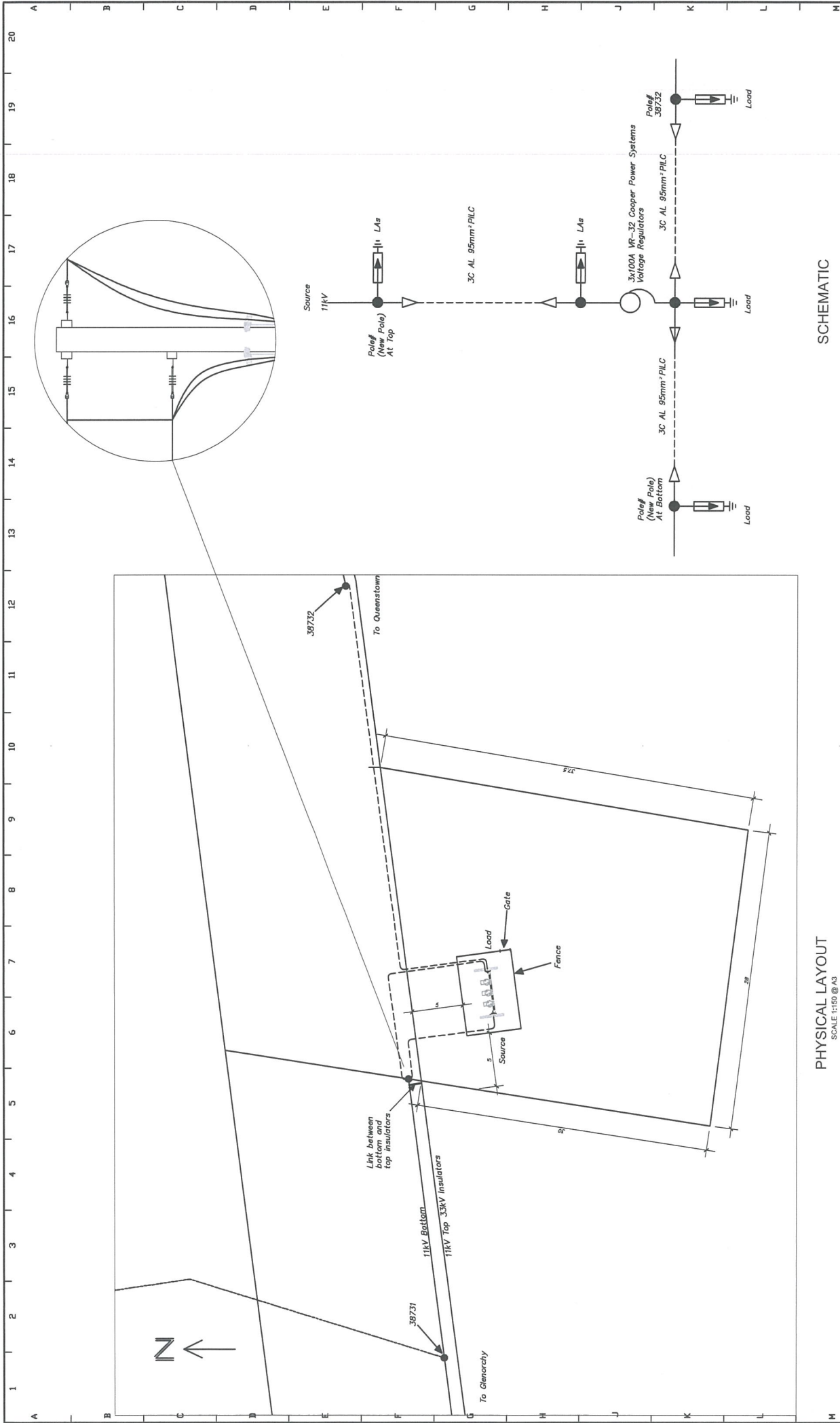
Pursuant to section 167 of the Resource Management Act 1991 and section 15 of the Interpretation Act 1999, the Minister for the Environment hereby amends the notice entitled The Resource Management (Approval of Marlborough Electric Limited as Requiring Authority) Notice 1994, dated the 4th day of July 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



SCHEMATIC

PHYSICAL LAYOUT
SCALE 1:150 @ A3

AMENDMENT		DRN	CKD	DATE	DESIGNED	DM	1/06	REFERENCES
					DRAWN	DPS	1/06	
					CHECKED	DM	11/06	
					APPROVED	DM	11/06	
					FILE	3C25S002.Dwg		

CLOSEBURN SUBSTATION		SCALE	N/A
CLOSEBURN VOLTAGE REGULATOR SITE LAYOUT		3C/25S/002	
Aurora NETWORK		SHEET	1 OF 1
		ISSUE	A



Aurora
CLOSEBURN
SUBSTATION
This Substation is a
Priority 1 (P1) Area
and is
a
Priority 1 (P1) Area
and is
a
Priority 1 (P1) Area

DANGER
ELECTRICITY
DEATH

100000

APPENDIX C



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



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier 87453
Land Registration District Otago
Date Registered 15 April 2003 09:00 am

Prior References
87452

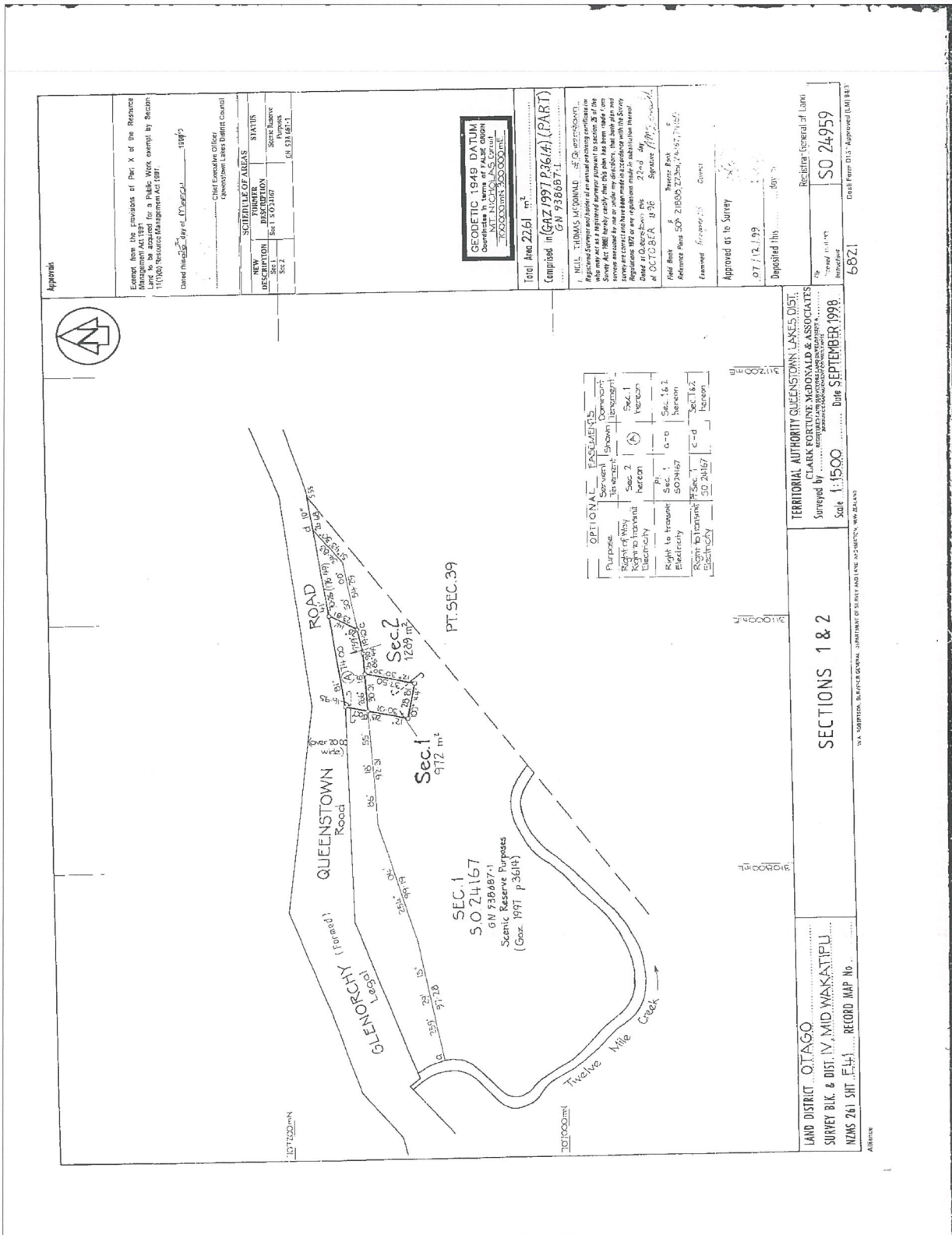
Type	Fee Simple	Instrument	GN 5556482.2
Area	972 square metres more or less		
Legal Description	Section 1 Survey Office Plan 24959		
Purpose	public utility reserve (site for a sub-station)		

Proprietors
Aurora Energy Limited

Interests

Subject to the Reserves Act 1977

Appurtenant hereto is a right of way created by Transfer 5689231.1 - 11.8.2003 at 9:00 am



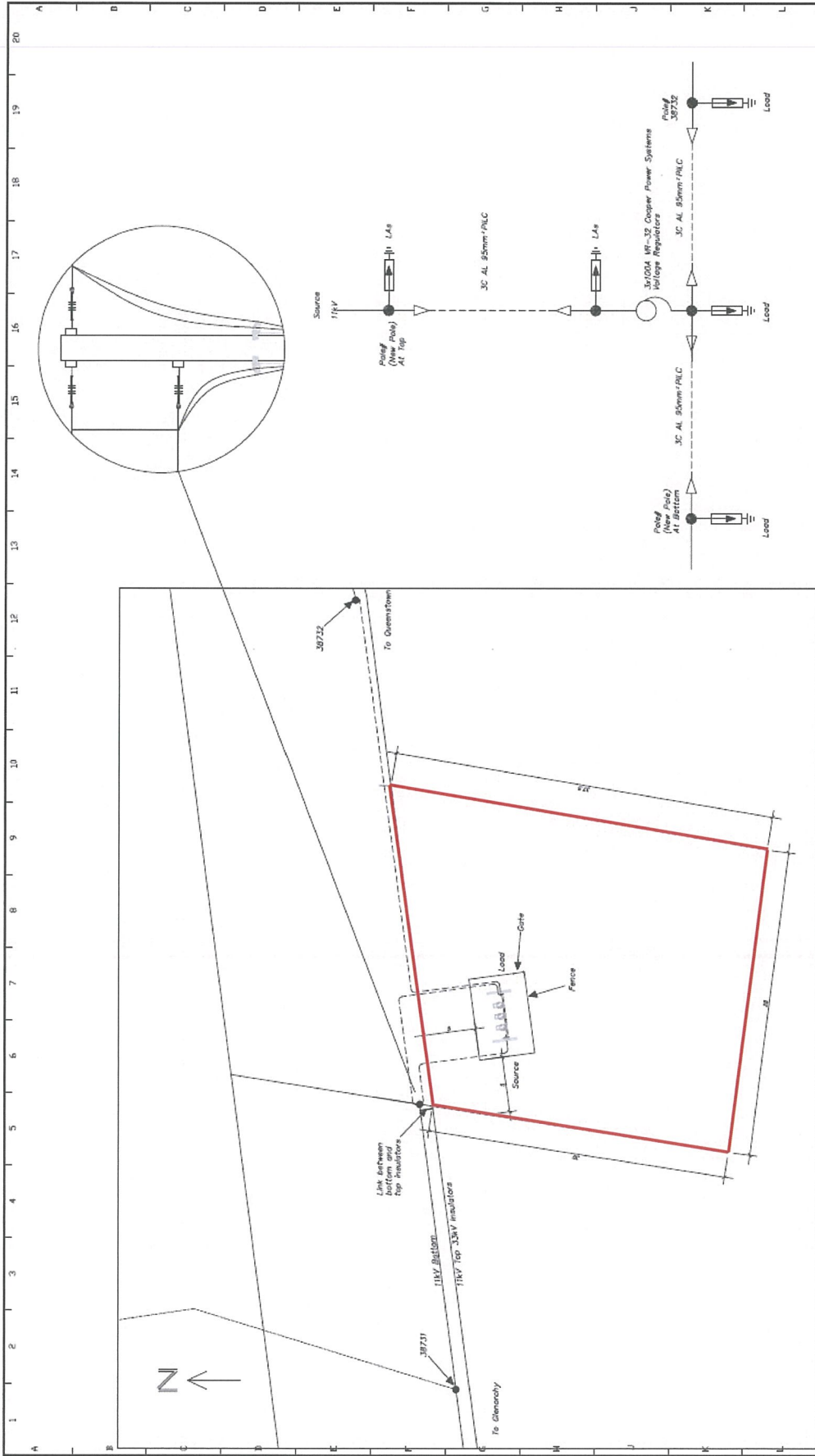
APPENDIX D

PROPOSED CONDITIONS

C. 79 Designation #505 Aurora – Closeburn Substation - Electricity Substation and Ancillary Purposes

1. No electrical equipment shall exceed 9 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



DESIGNATION PLAN

SCHEMATIC

AMENDMENT		DRN	CKD	DATE	DESIGNED	DM	1/06	REFERENCES
					DRAWN	DPS	1/06	
					CHECKED	DM	11/06	
					APPROVED	DM	11/06	
					FILE	8C255002.Dwg		
NETWORK								
CLOSEBURN SUBSTATION								SCALE N/A
CLOSEBURN VOLTAGE REGULATOR								3C/255/002
SITE LAYOUT								SHEET 1 OF 1 ISSUE A



APPENDIX F



Point boundaries derived from New Zealand Core Records System Vector Data (Coast) obtained from LINZ under the LINZ License Agreement.