

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 services<sup>1</sup>” on 26<sup>th</sup> April 2006 – Gazette Notice Number 2006-GO2993, page 1112 (refer **Appendix A**).
4. This activity is generally known as Fernhill Substation.
5. The site to which the requirement applies is as follows:
  - 5.1 The site Fernhill Substation:
    - a) Is located adjacent to the Wynyard Crescent, Fernhill. A copy of a Site Plan and photograph of the site is attached as **Appendix B**.
    - b) Is approximately 1494 square metres more or less in area, and is legally described as Section 1 Survey Office Plan 24322 being land comprised in Certificate of Title (CT) OT18A/1161; 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 Low Density Residential Zone (Medium Density Overlay Zone) and covered by Designation 248 Recreation Reserve as identified on Planning Map 34 of the District Plan.
  - 5.2 A copy of the Certificate of Title is attached as **Appendix C**.

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<sup>1</sup> 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 July 1996. 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 equipment<sup>2</sup> 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 1996.
- 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.

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<sup>2</sup> 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 Fernhill, 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 1996.

**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 Fernhill community and wider public with electricity since 1996.

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 Fernhill since 1996;

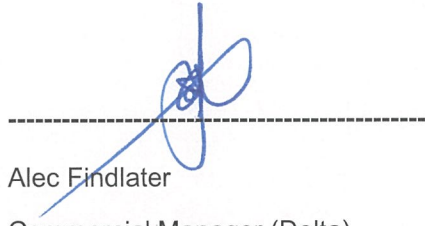
(b) The designation will not alter the use of the site which is for reception, transformation from subtransformation voltage to distribution voltage and distribution of electrical power and energy and ancillary purposes and land uses; and

(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 26<sup>th</sup> 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

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## APPENDIX A

## Environment

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### Interpretation Act 1999 Resource Management Act 1991

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#### 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".

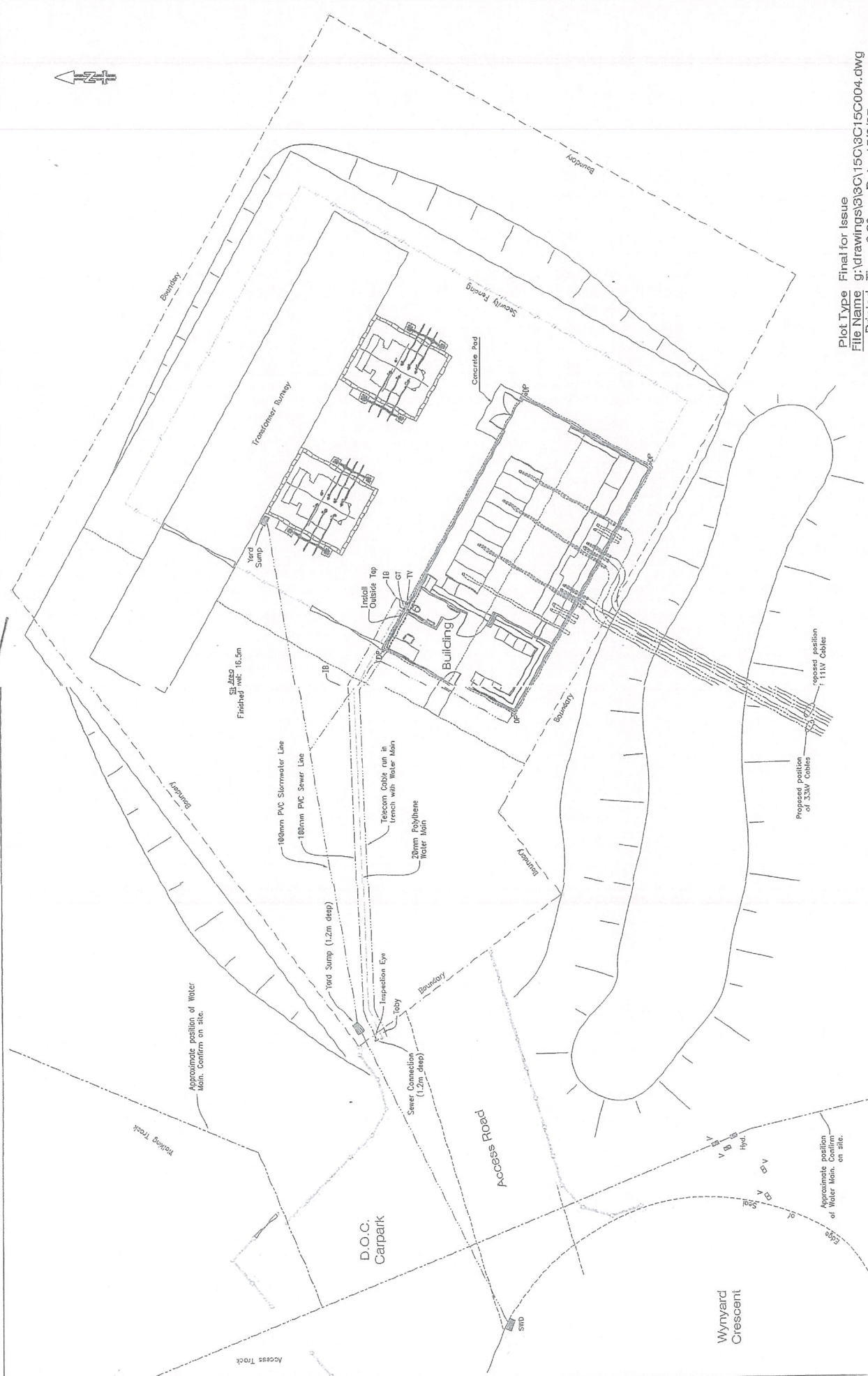
This notice takes effect the day after the date of publication. Dated at Wellington this 26th day of April 2006.

DAVID BENSON-POPE, Minister for the Environment.

go2999

## APPENDIX B

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Plot Type Final for Issue  
 File Name g:\drawings\33C\15C\3C15C004.dwg  
 Printed Time: 2:23pm, Date: 15/9/97

Drawn	G. Tibble	17/6/97
Checked	B.F. from	17/6/97
Designed		
Checked		
Scale (at A1)	1 : 100	
Issue		
3C/15C/004		C

Approved for Issue  
 P Mulvihill  
 17/6/97

FERNHILL 33/11KV SUBSTATION  
 SERVICES LAYOUT  
 (1997)



Notes

- 33kV and 11kV Cables to be buried to minimum depth of 0.75m.
- R.L.'s shown are from an assumed Datum of 14.00 at OIT L11.

Issue	Amendment	By	Chkd.	Appd.	Date	Produced by...
A	Building & Transformers amended. Yard Sump moved accordingly.	G.T.		B.F.E.	10/7/97	
B	Building & Cabling amended. Telecom Cable added.	RWH			20/9/97	
C	As Built				16/8/98	









6 1 2005

## APPENDIX C


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



Search Copy

  
R. W. Muir  
Registrar-General  
of Land

**Identifier** OT18A/1161  
**Land Registration District** Otago  
**Date Issued** 02 April 1997

**Prior References**  
OT109/294

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**Estate** Fee Simple  
**Area** 1494 square metres more or less  
**Legal Description** Section 1 Survey Office Plan 24322

**Proprietors**  
Aurora Energy Limited

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**Interests**

Appurtenant hereto is a right of way and right to convey water, electricity and telephonic communications with incidental rights over part Section 42 Block I Mid Wakatipu Survey District (GN 587029) shown marked A on SO Plan 24322 created by Deed of Easement embodied in the Register as CT OT18A/1162 - 2.4.1997 at 9.05 am

**Blk XX, Shotover S.D.**

**Blk I, Mid Wakatipu S.D.**

**Blk I, Shotover S.D.**

**Blk I, Shotover S.D.**

**SEC 1**  
1494 m<sup>2</sup>

**SEC 42**  
Ben Landon Sentic Reserve  
G.O. 1911, 1933B

**SEC 46**

**SEC 47**  
Comptrol Reserve  
Conservation Commission Reserve  
Management Act 1976  
Sec 3.13 Provisional Reservation  
(G.O. 1911, 1933B)

**SEC 48**

**SEC 49**  
Comptrol Reserve  
Conservation Commission Reserve  
Management Act 1976  
Sec 3.13 Provisional Reservation  
(G.O. 1911, 1933B)

**LOT 1**  
D.P. 24073

LAND DISTRICT OTAGO

SURVEY BLK & DIST. BLK XX, SHOTOVER, BLK I, MID WAKATIPU

NZMS 761 SH. E. 41, RECORD MAP No. 37.17

SEC 1 BEING A SUBDIVISION OF SEC. 195, BLK XX, SHOTOVER S.D. AND EASEMENTS OVER PT SEC 42, BLK I, MID WAKATIPU S.D.

Scale 1:250 Date AUGUST 1995

TERRITORIAL AUTHORITY QUEENSTOWN LAKES DISTRICT

Surveyed by LUCY BORRELL & GREG IG

MEMORANDUM OF EASEMENTS

Name of Easement	Lot	Part Subject to Easement	Lot Number
RIGHT OF WAY	PT SEC 42, BLK I, MID WAKATIPU S.D.	SEC 1	

Approved pursuant to Section 229 of the Resource Management Act 1991, as amended, and the granting or resuming of the assembly set out in the Memorandum hereto.

The Common Seal of the Queenstown Lakes District Council is affixed hereto in the presence of:

*W. McEwen*  
*W. McEwen*

Approved as to Survey by *L. Borrell*  
28.1.1995  
Chief Surveyor

Deposited this ..... day of ..... 19.....

District Land Registrar  
SO 24322  
11/10/95

Approved: *W. McEwen*  
Regional Councillor

Approved pursuant to Section 229 of the Resource Management Act 1991, as amended, and the granting or resuming of the assembly set out in the Memorandum hereto.

The Common Seal of the Queenstown Lakes District Council is affixed hereto in the presence of:

*W. McEwen*  
*W. McEwen*

Approved as to Survey by *L. Borrell*  
28.1.1995  
Chief Surveyor

Deposited this ..... day of ..... 19.....

District Land Registrar  
SO 24322  
11/10/95

Approved pursuant to Section 229 of the Resource Management Act 1991, as amended, and the granting or resuming of the assembly set out in the Memorandum hereto.

The Common Seal of the Queenstown Lakes District Council is affixed hereto in the presence of:

*W. McEwen*  
*W. McEwen*

Approved as to Survey by *L. Borrell*  
28.1.1995  
Chief Surveyor

Deposited this ..... day of ..... 19.....

District Land Registrar  
SO 24322  
11/10/95

Approved pursuant to Section 229 of the Resource Management Act 1991, as amended, and the granting or resuming of the assembly set out in the Memorandum hereto.

The Common Seal of the Queenstown Lakes District Council is affixed hereto in the presence of:

*W. McEwen*  
*W. McEwen*

Approved as to Survey by *L. Borrell*  
28.1.1995  
Chief Surveyor

Deposited this ..... day of ..... 19.....

District Land Registrar  
SO 24322  
11/10/95

## APPENDIX D

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## PROPOSED CONDITIONS

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### **C. 79 Designation #506 Aurora – Fernhill 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

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Plot Type Final for Issue  
 File Name g:\drawings\33\15C\15C\15C004.dwg  
 Printed Time: 2:23pm, Date: 15/9/97

Drawn	G. Isaac	17/9/97
Checked	B. Egan	17/9/97
Checked		
Scale (at A1)	1 : 100	Sheet
	3C/15C/004	C

FERNHILL 33/11KV SUBSTATION  
 SERVICES LAYOUT  
 (1997)

Approved for Issue  
 P. Houghall  
 17/9/97



NOTES	
1.	33KV and 11KV Cables to be buried to minimum depth of 0.75m.
2.	S.L.L. shown are from an general datum of 14.40 at G11 L.L.

## DESIGNATION PLAN

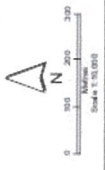
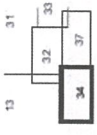
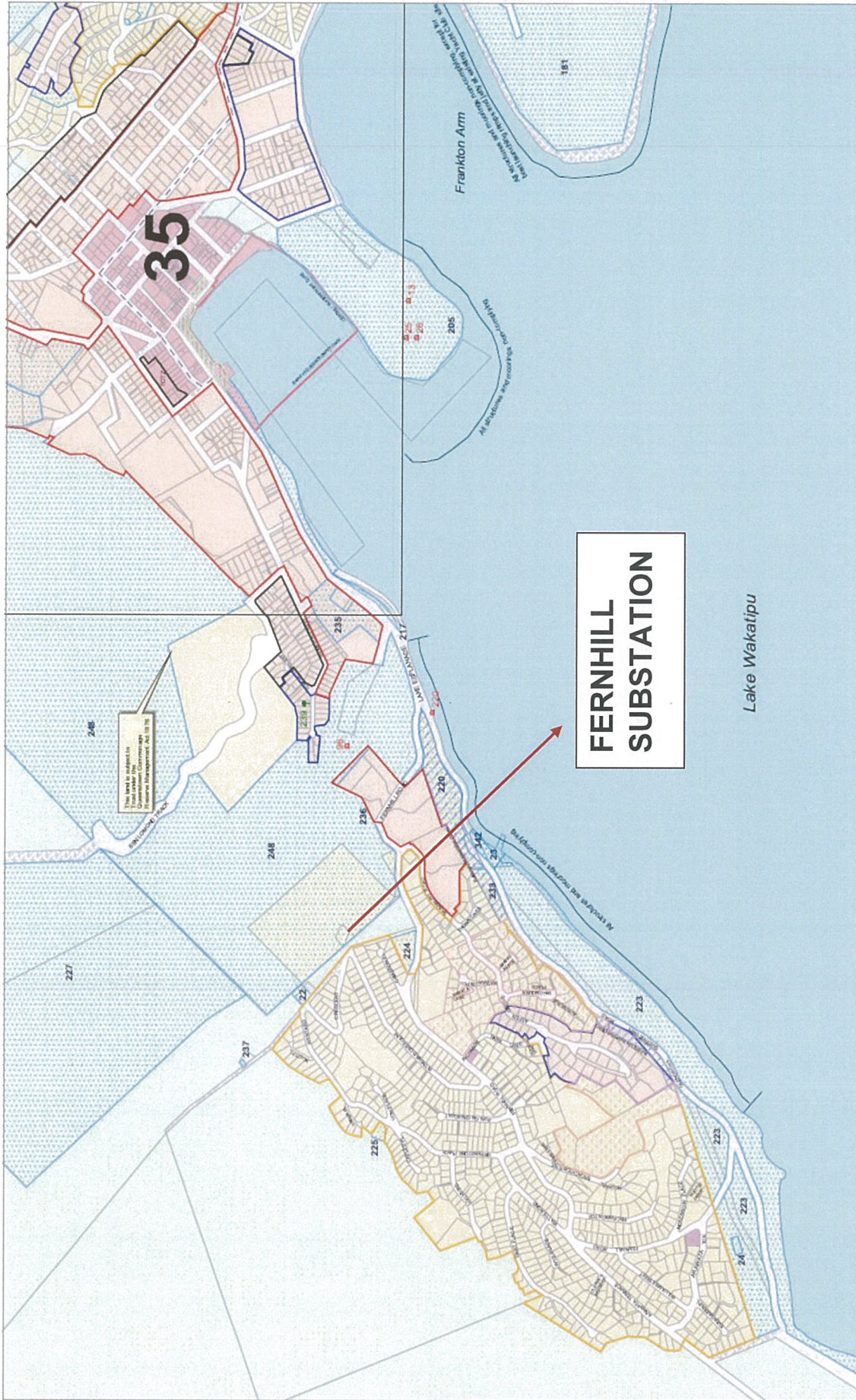
Issue	By	Chkd.	Appd.	Date	Produced by
A	B. Egan			17/9/97	AMNS
B	B. Egan				AMNS
C	B. Egan				AMNS

Amendment:  
 A. Change E. Invert elevations to be shown above ground level.  
 B. Change E. Invert elevations to be shown below ground level.  
 C. No change.

Produced by:  
 AMNS  
 17/9/97

## APPENDIX F

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