

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 Camp Hill Substation.
5. The site to which the requirement applies is as follows:
 - 5.1 The site Camp Hill Substation:
 - a) Is located adjacent to Camp Hill Road, Hawea Flat. A copy of a Site Plan and photograph of the site is attached as **Appendix B**.
 - b) Is approximately 1.4 hectares more or less in area, and is legally described as Lot 1 Deposited Plan 484226 held in Title Plan LT484226.
 - c) Is owned and operated by Aurora and managed by Delta Utility Services ("Delta") under the Energy Companies Act 1992.
 - a) Is located within the Rural General Zone as identified on Planning Map 18 of the District Plan.
 - 5.2 A copy of the LT Plan 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 includes the construction, operation and maintenance of an electricity substation which was approved by virtue of RM141053 and which commenced construction in April 2015. 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. The works will be developed in accordance with the plans and specifications approved under resource consent RM141053.
- 6.2 This Notice of Requirement is for a designation to designate the works approved under resource consent RM141053 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 the construction and operation of the works approved under resource consent RM141053 as well as any future upgrades.
- 7.2 This Notice seeks to establish conditions on the new designation which accord with the conditions of RM141053 which have been designed to balance and manage potential environmental effects with the operational requirements to distribute electricity.
- 7.3 A copy of the proposed designation conditions are attached as **Appendix D**.

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 effects of the proposed works were considered in detail as part of the consenting process for RM141053 and no additional effects on the environment are anticipated as a result of the designation of the site.
- 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.

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 works at Camp Hill, alternative sites were considered as part of the consenting process for RM141053. In addition, the conditions of consent attached to

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.

RM141053 have been designed to ensure that potential adverse effects of the development and operation of a substation in this location will be minimal. As such, no alternative sites are required to be, or have been considered, as there will be no significant adverse effects on the environment beyond those anticipated under RM141053.

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

- 10.1 The site is required 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 facilities being constructed at Camp Hill will form an integral and important part of Aurora's network and will serve the surrounding community and wider public with electricity.
- 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. The area to be designated is shown on the attached Designation Plan (**Appendix E**)
- 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 relates to activities which have been considered appropriate in this location by virtue of resource consent RM141053;
 - (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

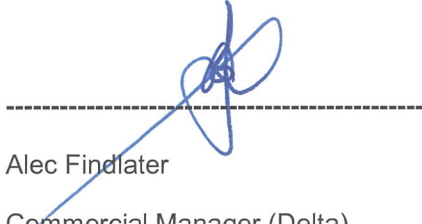
Appendix B – A Site Plan and Photograph showing the location of the site

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

APPENDIX C



Title Plan - LT 484226

Survey Number LT 484226
Surveyor Reference 14423 W4551 Camp Hill Road
Surveyor Kurt Alistair Bowen
Survey Firm Paterson Pitts Partners Ltd (Dunedin)
Surveyor Declaration

Survey Details

Dataset Description Lots 1 and 2 Being a Subdivision of Lot 1 DP 22419
Status Initiated
Land District Otago **Survey Class** Class A
Submitted Date **Survey Approval Date**
Deposit Date

Created Parcels

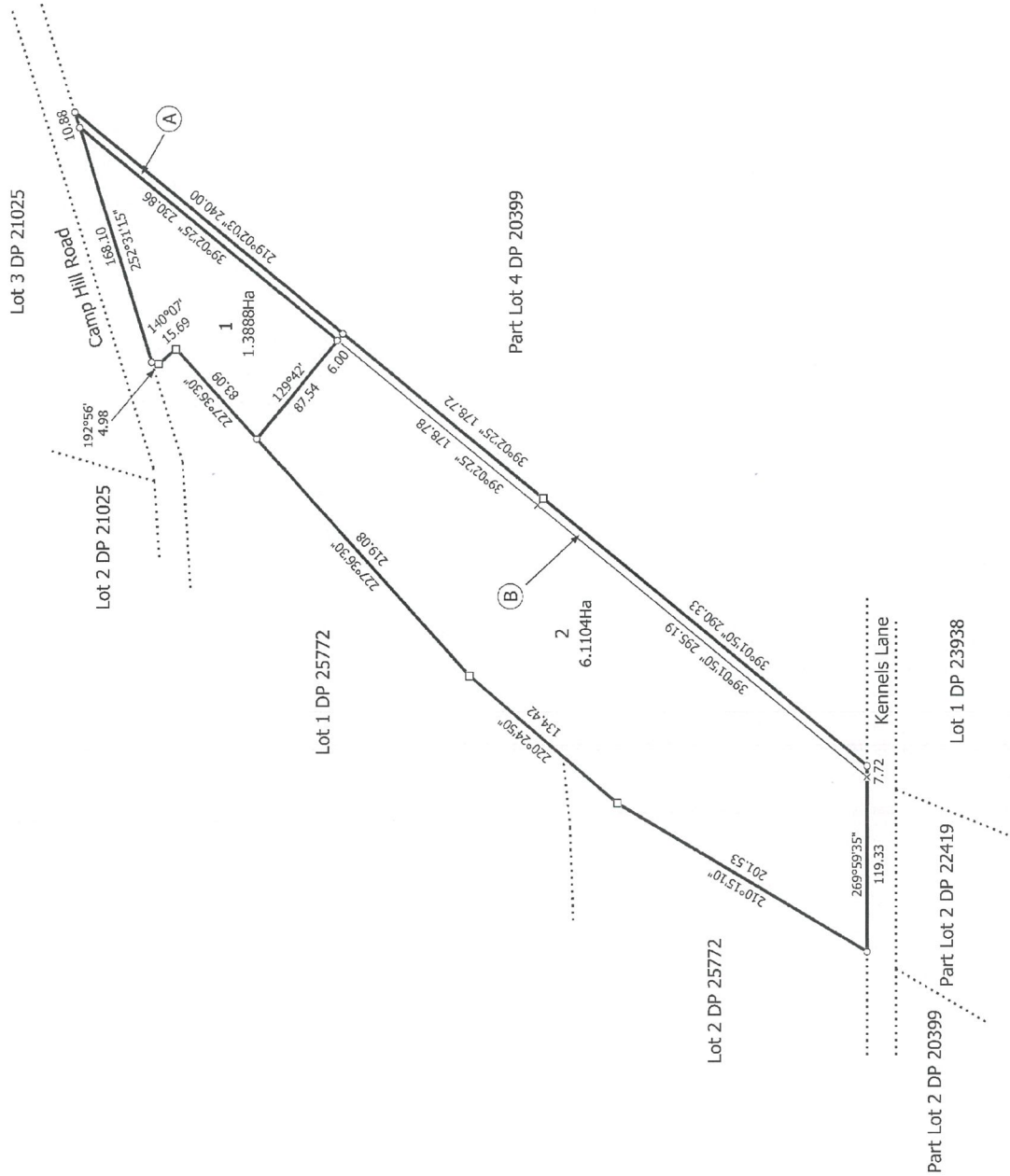
Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 484226	Fee Simple Title	1.3888 Ha	
Lot 2 Deposited Plan 484226	Fee Simple Title	6.1104 Ha	
Area A Deposited Plan 484226	Easement		
Area B Deposited Plan 484226	Easement		
Total Area		<hr/> 7.4992 Ha	

SUPPORTING DOCUMENT

Plan Type & No:	Land Transfer – LT 484226	
Lodging Surveyor:	Kurt Alistair Bowen	
Firm:	Paterson Pitts Partners Ltd (Dunedin)	
Surveyors Reference:	14423	
RMA Reference:		
Survey Description:	Lots 1 & 2 Being a Subdivision of Lot 1 DP 22419	

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
Right of Way	A	Lot 2 Hereon	Lot 1 Hereon

SCHEDULE OF EXISTING EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
Right of Way, Convey Power, Convey Telecommunication.	A	Lot 2 Hereon	EC. 859816.4
Right of Way, Convey Power, Convey Telecommunication.	B	Lot 2 Hereon	EC. 859816.4



T 1/1

Title Plan
 LT 484226
 DRAFT

Surveyor: Kurt Alistair Bowen
 Firm: Paterson Pitts Partners Ltd (Dunedin)

Lots 1 and 2 Being a Subdivision of Lot 1 DP 22419

Land District: Otago
Digitally Generated Plan
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APPENDIX D

C. xx Designation #xxx – Camp Hill Substation - Electricity Substation and Ancillary Purposes (RM141053)

1. That the development must be undertaken/carried out in accordance with the plans:
 - 'Site Layout' (excluding the shelter belt planting)
 - 'Excavation Plan' (excluding the shelter belt planting)
 - 'Switchyard Cross Sections'
 - 'Switchgear and Control Building Floor Plan'
 - 'Switchyard and Control Building Elevations (part 1)'
 - 'Switchyard and Control Building Elevations (part 1)'
 - '66/11kV Overhead'
 - 'Vegetation Plan' Aurora Substation – Camp Hill Road, Wanaka dated 09.12.2014.

stamped as approved on 4 February 2015

Engineering

2. 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.
3. Prior to commencing any work on site the final colours for the buildings and structures (excluding the transformer) shall be submitted to the Planning Department at Council for certification against the following criteria:
 - Colours shall be within the natural tones of grey, brown or green with a light reflectivity value (LRV) of between 8% and 20%. Small items such as brackets, insulators and busbars are excluded from this condition.
 - The transformer shall be coloured 'Goose Grey' or similar.
4. Prior to commencing any work on site a vegetation management plan shall be submitted to the Planning Department at Council for certification. The vegetation management plan shall include details on how:
 - Stock and rabbits will be excluded from areas of approved planting;
 - Weed and other pest species will managed, this shall include mulching within the planted areas;
 - The plants will be automatically irrigated using sprinklers or drippers. Plantings shall be irrigated until such time as a closed canopy has been achieved for areas of mass plantings and trees have successfully established for a period of no less than 5 years and have a reached a height of no less than 3m
 - Any diseased or dead planting will be replaces to ensure adequate vegetation screening is maintained. If any tree or plant shall die or become diseased and/or creates an opening in the mass planting canopy then that area shall be replanted as per the landscape plan at a density no less than 1 plant per metre within 8 months
5. Prior to commencing any work on the site the consent holder shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 10m into the site.

6. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.4 of NZS 4404:2004 and who shall supervise the fill procedure and ensure compliance with NZS 4431:1989 (if required). This engineer shall continually assess the condition of the fill procedure.
7. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and "A Guide to Earthworks in the Queenstown Lakes District" brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
To be monitored throughout construction works
8. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined within the boundary of the property.
9. Hours of operation for earthworks, shall be:
 - Monday to Saturday (inclusive): 8.00am to 6.00pm.
 - Sundays and Public Holidays: No Activity

In addition, no heavy vehicles are to enter or exit the site earlier than 8:00am, and no machinery shall start up or operate earlier than 8.00am. All activity on the site is to cease by 6.00pm.

10. The consent holder shall ensure that all construction work carried out on site shall be designed and conducted to ensure that construction noise from the site does not exceed the noise limits specified in the following table. Noise levels shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics – Construction Noise. The consent holder shall ensure that no construction activities exceed the relevant noise limits in the table below at the notional boundary of any residential dwelling:

Time Period	Weekdays		Saturdays		Sundays and public holidays	
	(dBA)		(dBA)			
	<i>L_{eq}</i>	<i>L_{max}</i>	<i>L_{eq}</i>	<i>L_{max}</i>	<i>L_{eq}</i>	<i>L_{max}</i>
0630 – 0730	55	75	45	75	45	75
0730 – 1800	70	85	70	85	55	85
1800 – 2000	65	80	45	75	45	75
2000 – 2100	45	75	45	75	45	75

11. The existing Right of Way and access point into the site shall remain accessible during the construction and operational phases of the proposed development.

12. If the consent holder:

a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:

(i) notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.

(ii) stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required. Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work shall recommence following consultation with Council, the New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:

(i) stop work within the immediate vicinity of the discovery or disturbance and;

(ii) advise Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the New Zealand Pouhere Taonga Act 2014 and;

(iii) arrange for a suitably qualified archaeologist to undertake a survey of the site. Site work may only recommence following consultation with Council.

On completion of the earthworks

13. On completion of earthworks a suitably qualified engineer experienced in soils investigations shall provide Certification to Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded. Note this will require supervision of the fill compaction by a chartered professional engineer.

14. Any batters slopes shall be formed to have a gradient of no greater than 1 in 10.

To completed prior to the operation of the substation

15. Prior to the substation becoming operational, the consent holder shall complete the following:

a) The existing vehicle crossing from Camp Hill Road to the site shall be sealed in accordance with Diagram 2, Appendix 7 and Rule 14.2.4.2 of the District Plan. This shall

be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes 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.

- b) The existing right of way shall be upgraded up to the southwest corner of the site to comply with the guidelines provided for in Council's development standard NZS 4404:2004 with amendments as adopted by the Council in October 2005. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Provision shall be made for stormwater disposal from the carriageway and any necessary road widening.
- c) All earthworked and/or exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- d) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Following construction

- 16. Within two months of the substation becoming operational, the consent holder shall supply the Council with evidence that all mechanical plant (including transformers and cooling fans) do not exceed 25dB LAeq (15 minutes) at any point at or within the notional boundary of any residential dwelling existing at 23 December 2014, and any building platform consented but not constructed at 23 December 2014. Evidence is to be in a form of certification by an experienced and qualified Acoustic Consultant. Noise levels shall be measured in accordance with NZS 6801:2008

Note: This may be achieved by ensuring that noise levels do not exceed 35dBA LAeq (15 minutes) at any point on or beyond a line 20m from the site boundary.

- 17. All planting as shown on the certified landscape plan (stamped approved under condition 1) shall be planted within 6 months of completion of the construction works and thereafter be maintained in accordance with the vegetation management plan approved under condition 5.
- 18. Signage shall be limited to not more than a 2m² sign along the road frontage. Lettering shall consist of a light colour on a dark background.
- 19. 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.

APPENDIX E

APPENDIX F



**CAMP HILL
SUBSTATION**

18

QUEENSTOWN
LAKES DISTRICT
COUNCIL

Maps created by QLDC GIS Department

0 375 750 1,500
metres

Scale: 1:50,000

Wanaka Rural, Hawea Flat

Map Printed: September 2013

Queenstown Lakes District Council
District Plan Maps