

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 "*Electricity Regulators and Ancillary Purposes*".
3. Aurora applied for and was approved as a Requiring Authority by the Minister for the Environment for "line function services"¹ on 26th April 2006 – Gazette Notice Number 2006-GO2993, page 1112 (refer **Appendix A**).
4. This activity is generally known as Glenorchy Regulators.
5. The site to which the requirement applies is as follows:
 - 5.1 The site at Glenorchy:
 - a) Is located adjacent to the Glenorchy/Queenstown Road. A copy of a Site Location Plan and photograph of the site is attached as **Appendix B**.
 - b) Is approximately 2200 square metres more or less in area, and is legally described as Section 15 Survey Office 369025 being land comprised in Certificate of Title (CT) 625336.
 - c) The land is currently owned by Cabo Limited, while 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 25 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 Jan 1981. 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. 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 Regulators and Ancillary Purposes* as defined in Section 5 above. This is consistent with the designation purpose sought by Aurora throughout the Otago Region for such equipment. 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 January 1981.
- 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:

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.

- (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 Glenorchy, 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 1981.

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 Glenorchy community and wider public with electricity since 1981.

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 Glenorchy since 1981;
- (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

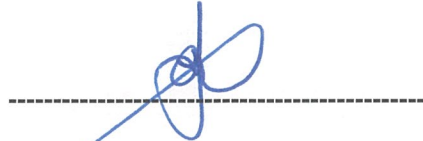
Appendix B – A Site Plan and Photograph showing the location of the site

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 OF GLENORCHY REGULATORS





APPENDIX C



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier **625336**
Land Registration District **Otago**
Date Issued 25 June 2013

Prior References

382562 9438543.1

Estate Fee Simple
Area 551.5556 hectares more or less
Legal Description Lot 1 Deposited Plan 395851 and Section
4, 15, 30 Survey Office Plan 369025 and
Section 3 Survey Office Plan 443869

Proprietors

Cabo Limited

Interests

Subject to Part IVA Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Subject to a right of way over Section 15 SO 369025 marked F on SO 369025 created by Transfer 943573.2 -
13.2.1998 at 9.05 am

Subject to a vehicles for management purposes right (in gross) over Section 4 SO 369025 marked A on SO
369025 in favour of Her Majesty the Queen created by Easement Instrument 7190957.8 -produced 16.1.2007 at
9.00 am and entered 15.2.2007 at 9:02 am

Subject to a public access & for management purposes right (in gross) over Section 15 SO 369025 marked G on
SO 369025 in favour of Her Majesty the Queen created by Easement Instrument 7190957.9 -produced 16.1.2007 at
9.00 am and entered 15.2.2007 at 9:02 am

Subject to a public foot access and for management purposes right (in gross) over part Section 4 SO 369025
marked R & S on SO 369025 in favour of Her Majesty the Queen created by Easement Instrument 7190957.10
-produced 16.1.2007 at 9.00 am and entered 15.2.2007 at 9:02 am

Subject to a public access and vehicles for management purposes right (in gross) over Section 4 SO 369025
marked B, C & D on SO 369025 in favour of Her Majesty the Queen created by Easement Instrument 7190957.11 -
produced 16.1.2007 at 9.00 am and entered 15.2.2007 at 9:02 am

7190957.13 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - produced 16.1.2007 at 9.00 am
and entered 15.2.2007 at 9:02 am (affects Section 4 SO 369025)

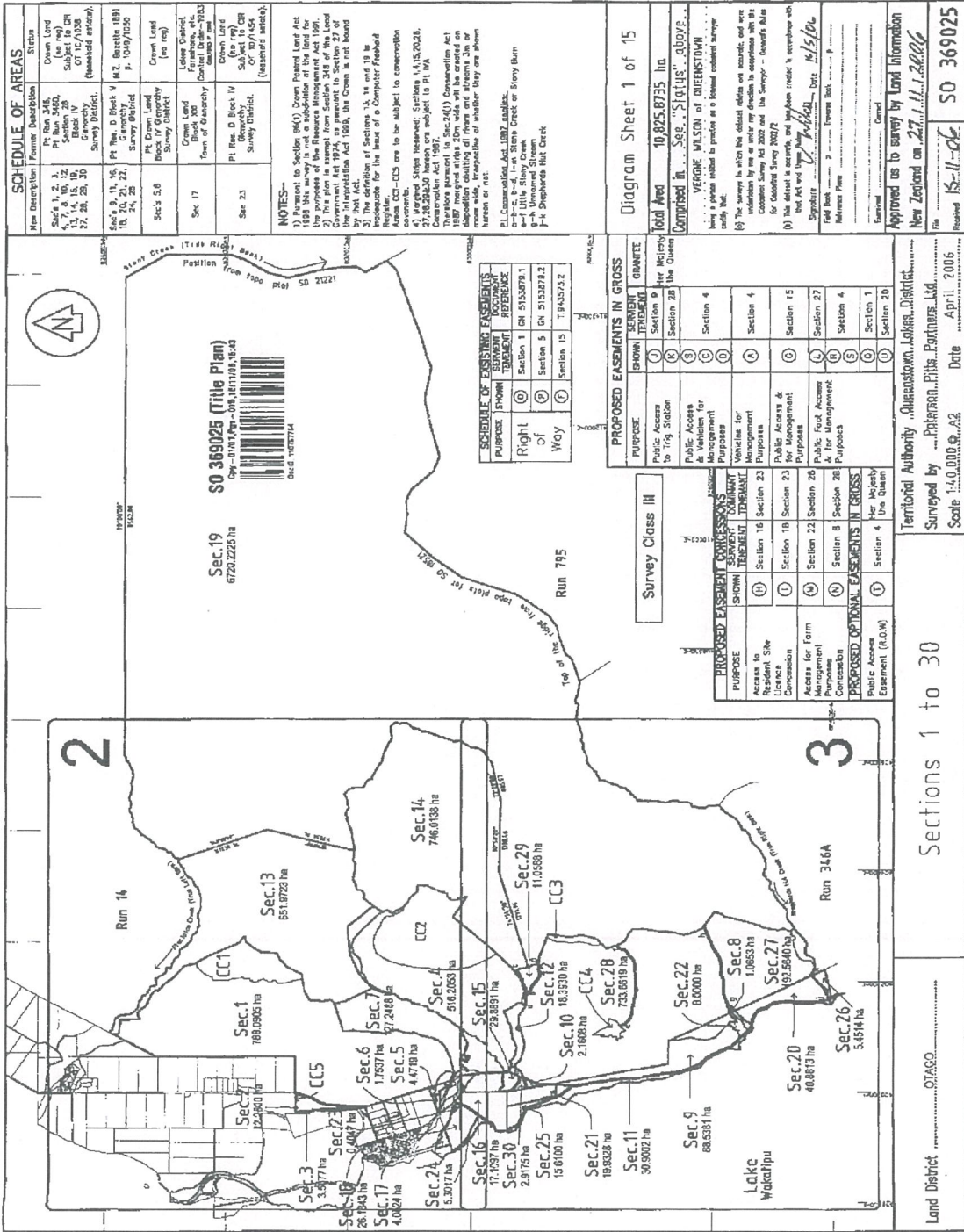
8178554.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 5.8.2009 at 9:04 am (affects
lot 1 DP 395851 and Sections 4, 15 and 30 SO 369025)

Subject to Section 241(2) Resource Management Act 1991 (see DP 395851)

Land Covenant in Easement Instrument 9059261.2 - 21.2.2013 at 3:48 pm (affects Lot 1 DP 395851 and Sections 4,
15 and 30 SO 369025)

Subject to a pedestrian right of way (in gross) over Section 30 SO 369025 marked A on SO 443869 in favour of
Queenstown Lakes District Council created by Gazette Notice 9438543.1 - 25.6.2013 at 7:00 am

Subject to Section 120 (9) Public Works Act 1981 (affects SO 443869)



SCHEDULE OF AREAS

No	Description	Former Description	Station
1	Sec 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30	Open Land (see reg) Pt Blk 3415 Subject to CR 07/10/1958 (revised survey) Survey District	
2	Sec 9, 11, 16, 18, 20, 21, 22, 24, 25	Sec 9, 11, 16, 18, 20, 21, 22, 24, 25 Pt Blk. D Block V Survey District	
3	Sec 5, 6	Sec 5, 6 Pt Blk. D Block V Survey District	
4	Sec 17	Sec 17 Pt Blk. D Block V Survey District	
5	Sec 23	Sec 23 Pt Blk. D Block V Survey District	

NOTES

- 1) Pursuant to Section 16(1) Crown Prized Land Act 1988 this survey is not a subdivision of the land for the purposes of the Resource Management Act 1991.
- 2) The survey is not a subdivision of the land for the purposes of the Resource Management Act 1991.
- 3) The definition of Sections 13, 14 and 19 is responsible for the issue of a Computer Filehold Register. CC2 are to be subject to computer filehold.
- 4) Marginal Strip Reserved: Sections 1, 13, 20, 23, 24, 25, 26, 27, 28, 29, 30 are subject to Pt 19A.
- 5) The survey is not a subdivision of the land for the purposes of the Resource Management Act 1991.
- 6) The survey is not a subdivision of the land for the purposes of the Resource Management Act 1991.
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- 29) The survey is not a subdivision of the land for the purposes of the Resource Management Act 1991.
- 30) The survey is not a subdivision of the land for the purposes of the Resource Management Act 1991.

SCHEDULE OF PROPOSED EASEMENTS

PURPOSE	SHOWN	TERMINANT	GRANTEE
Right of Way	(C)	Section 1	ON 51538791
	(D)	Section 5	ON 51329742
	(E)	Section 15	TRANS2522

PROPOSED EASEMENTS IN GROSS

PURPOSE	SHOWN	TERMINANT	GRANTEE
Public Access to Trg Station	(J)	Section 9	for the Queen
Public Access & Vehicles for Management Purposes	(K)	Section 28	for the Queen
Vehicle for Management Purposes	(L)	Section 4	
Public Access & Vehicles for Management Purposes	(M)	Section 4	
Public Access & Vehicles for Management Purposes	(N)	Section 15	
Public Access & Vehicles for Management Purposes	(O)	Section 27	
Public Access & Vehicles for Management Purposes	(P)	Section 4	
Public Access & Vehicles for Management Purposes	(Q)	Section 1	
Public Access & Vehicles for Management Purposes	(R)	Section 20	

PROPOSED EASEMENTS IN NET

PURPOSE	SHOWN	TERMINANT	GRANTEE
Access to Resident Site Licence	(U)	Section 16	Section 23
Access for Farm Management Purposes	(V)	Section 18	Section 23
Access for Farm Management Purposes	(W)	Section 22	Section 26
Access for Farm Management Purposes	(X)	Section 6	Section 28
Access for Farm Management Purposes	(Y)	Section 8	Section 28

PROPOSED OPTIONAL EASEMENTS IN GROSS

PURPOSE	SHOWN	TERMINANT	GRANTEE
Public Access & Vehicles for Management Purposes	(S)	Section 4	
Public Access & Vehicles for Management Purposes	(T)	Section 4	

Diagram Sheet 1 of 15
 Total Area 10,825,8735 ha
 Comprised in... SEC... ST... O...
 VERGENE WILSON OF QUEENSTOWN
 being a person entitled in practice as a licensed contract surveyor.
 (3) The survey is not a subdivision of the land for the purposes of the Resource Management Act 1991.
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 (29) The survey is not a subdivision of the land for the purposes of the Resource Management Act 1991.
 (30) The survey is not a subdivision of the land for the purposes of the Resource Management Act 1991.

Sections 1 to 30
 Land District 07A60
 Territorial Authority, Queenstown Lakes District
 Surveyed by ... PARTNER, PITA PARTNER, L.D.
 Scale 1:40,000 @ A2
 Date April 2006
 SO 369025



Diagram Sheet 7 of 15

Total Area

Compared to
VERONE WILSON of QUEENSTOWN
being a person entitled to practice as a licensed cadastral surveyor.

(d) The survey to which this instrument relates was carried out in accordance with the provisions of the Survey Act 2002 and the Survey Regulations 2002.

(e) The survey to which this instrument relates was carried out in accordance with the provisions of the Survey Act 2002 and the Survey Regulations 2002.

Signature *[Handwritten Signature]* Date 16/5/06

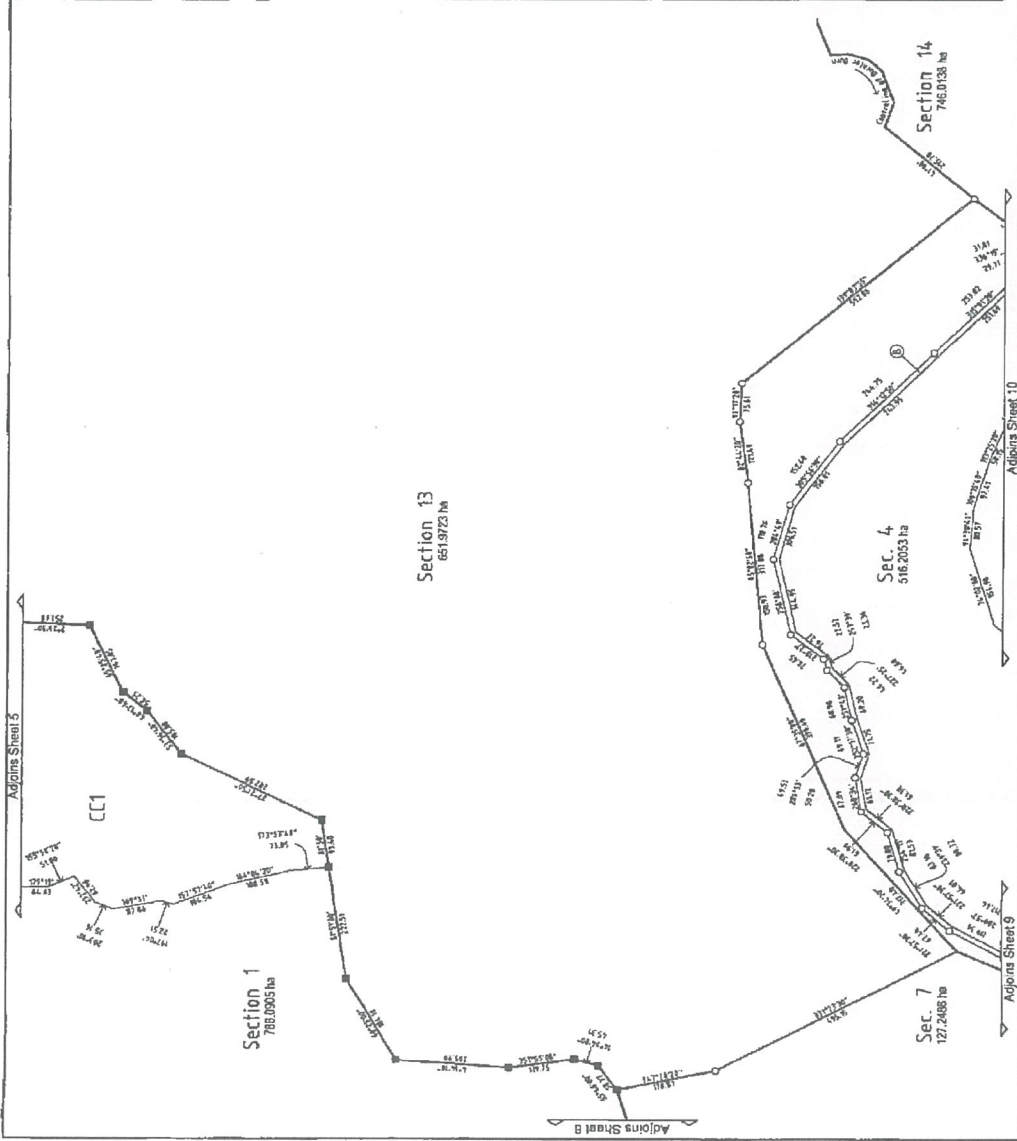
Field Book Reference Page

Approved as to survey by Land Information New Zealand on 22/11/2006

Deposited by Land Information New Zealand on

File No SO 369025

Received 15-11-06



Territorial Authority Queenstown-Lakes District
Surveyed by Paterson Pits Partners Ltd
Scale 1:5,000 @ A2 Date April 2006

Sections 1 to 30

Land District Otago

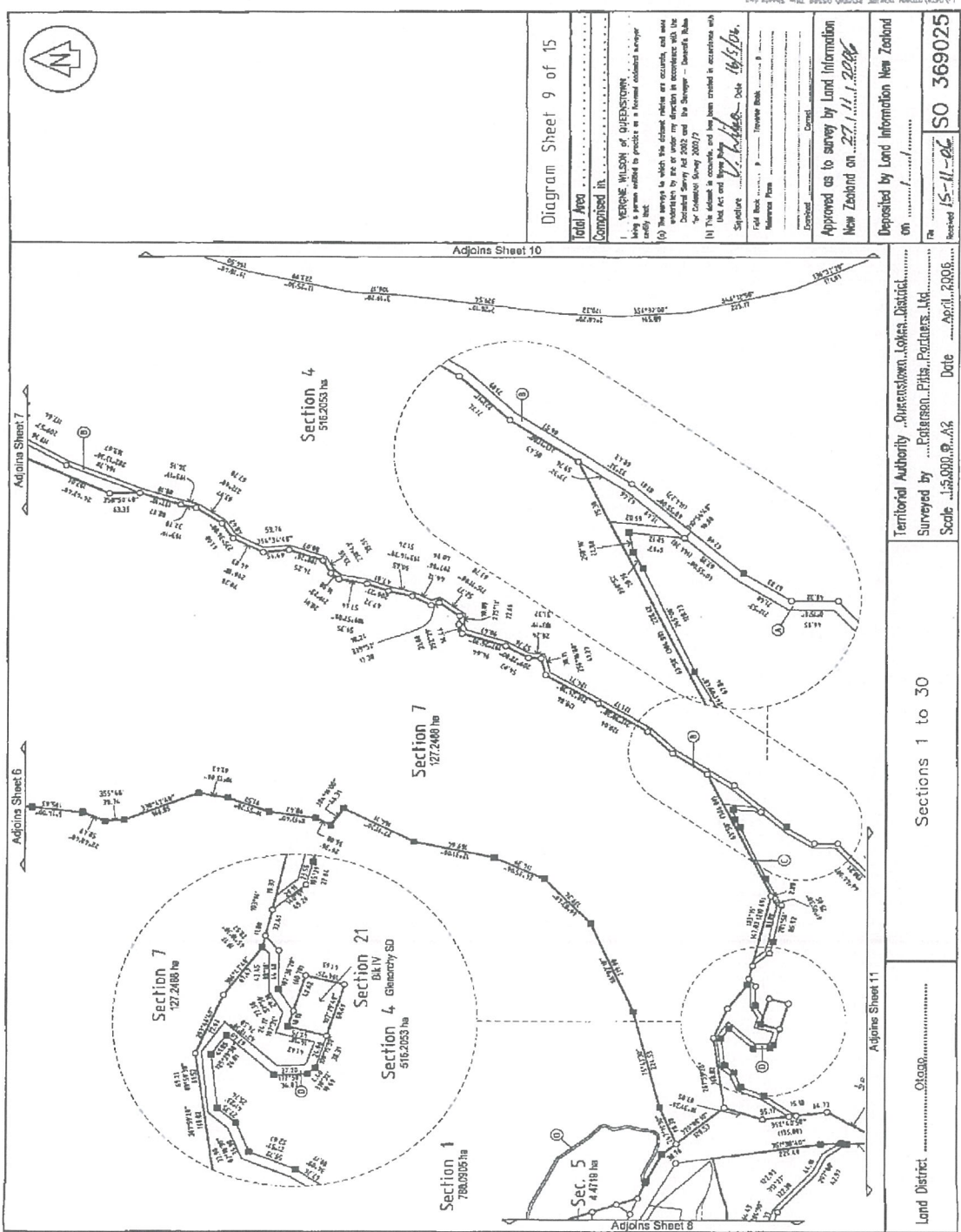


Diagram Sheet 9 of 15

Total Area
Composed in

VERONE WILSON of QUEENSTOWN
being a person entitled to practice as a formal qualified surveyor

(i) The surveys to which this document relates are accurate, and were conducted by me or under my direction in accordance with the provisions of the Survey Act 2002 and the Survey Regulations 2007.

(ii) This document is correct, and has been created in accordance with the Act and I sign my name to it.

Signature: *V. Wilson* Date: 16/5/08

Full Name: P. ... Title: ...
Numerical Print: ...
Email: ...

Approved as to survey by Land Information New Zealand on 27.11.2008

Deposited by Land Information New Zealand on ...

Scale 1:5,000 @ A2 Date April 2006

SO 369025

Territorial Authority: Queenstown Lakes District
 Surveyed by: P. Wilson
 Scale: 1:5,000 @ A2 Date: April 2006

Sections 1 to 30

Land District: Otago

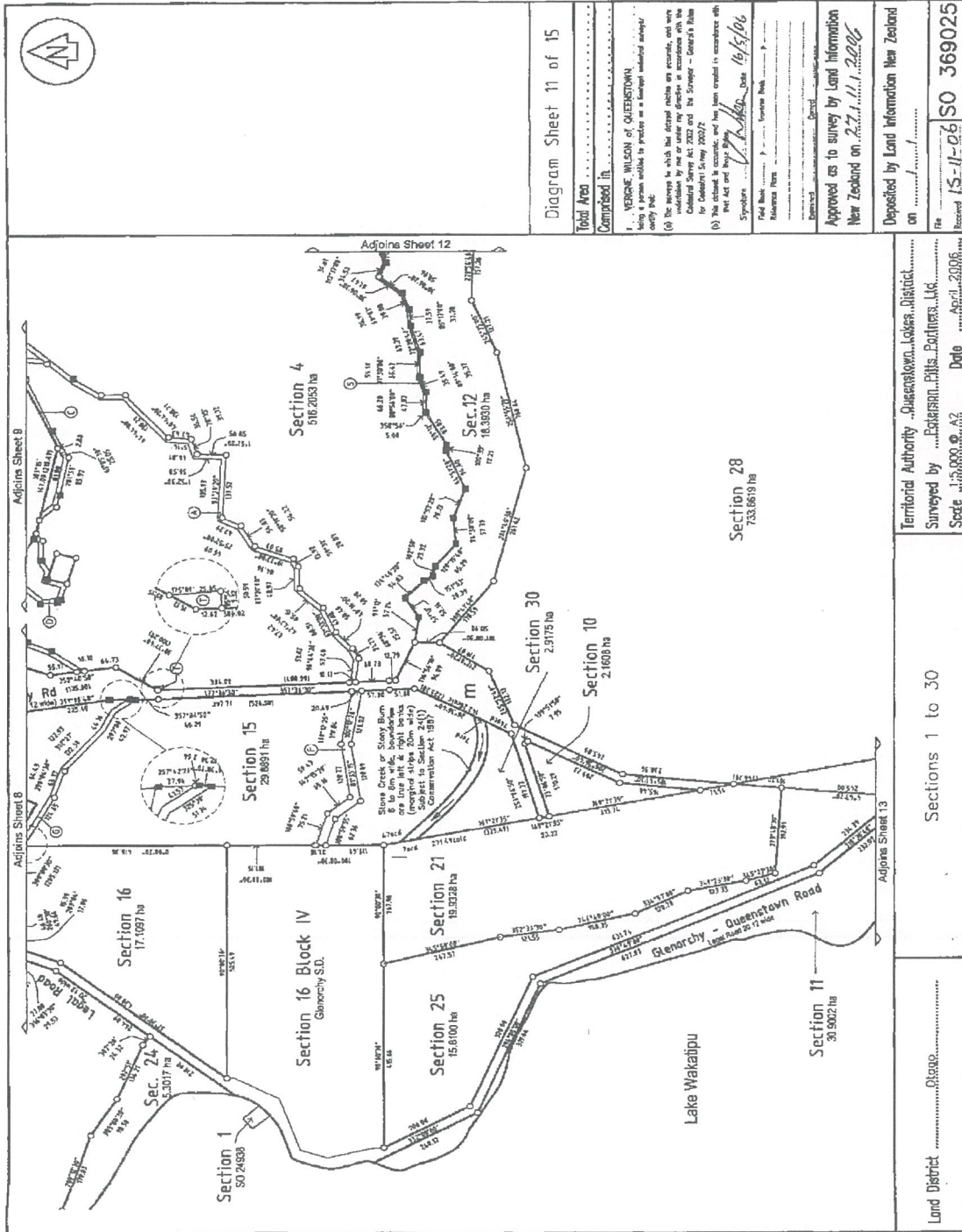


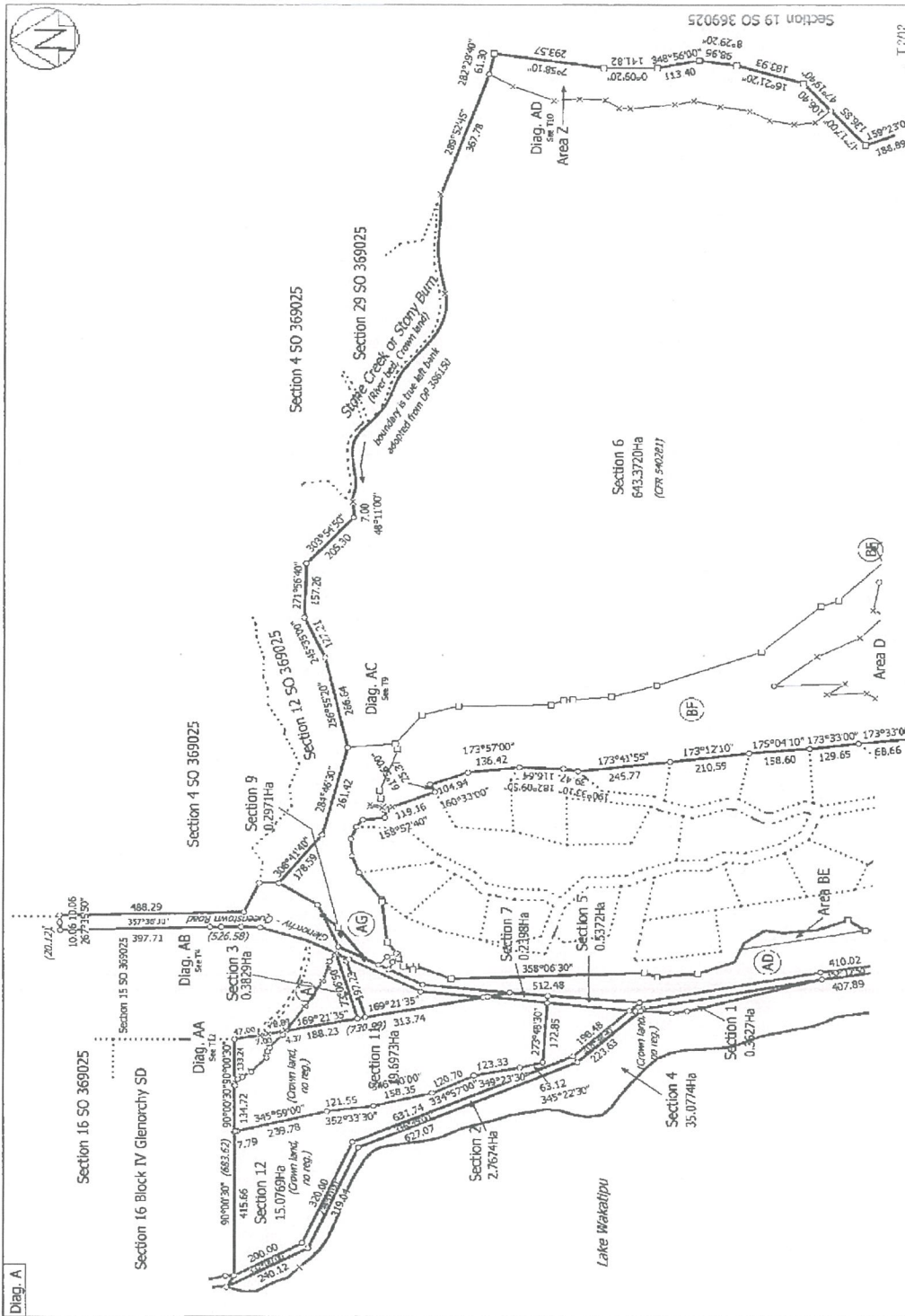
Diagram Sheet 11 of 15

Total Area
 Comprised in
 1. VERGENE WILSON of QUEENSTOWN
 being a person entitled to practice as a licensed cadastral surveyor
 certify that:
 (a) The surveys to which this diagram relates are accurate, and were
 conducted by me or under my direction in accordance with the
 Cadastral Survey Act 2002 and the Survey Regulations 2002.
 (b) The extent of the surveys and the area of the sections have
 been calculated in accordance with the Survey Act 2002.
 (c) The extent of the surveys and the area of the sections have
 been calculated in accordance with the Survey Act 2002.
 Signature: *V. Wilson* Date: 16/10/06
 Field Book:
 Historical Plans:
 Estimated:
 Approved as to survey by Land Information
 New Zealand on 22/11/2006
 Deposited by Land Information New Zealand
 on
 File No: 15-1-06 SO 369025
 Received 15-1-06

Territorial Authority: Queenstown Lakes District
 Surveyed by: Robinson, P.H.S., Partners, Ltd.
 Scale: 1:50,000 @ A2 Date: April 2006

Sections 1 to 30

Land District:
 District:

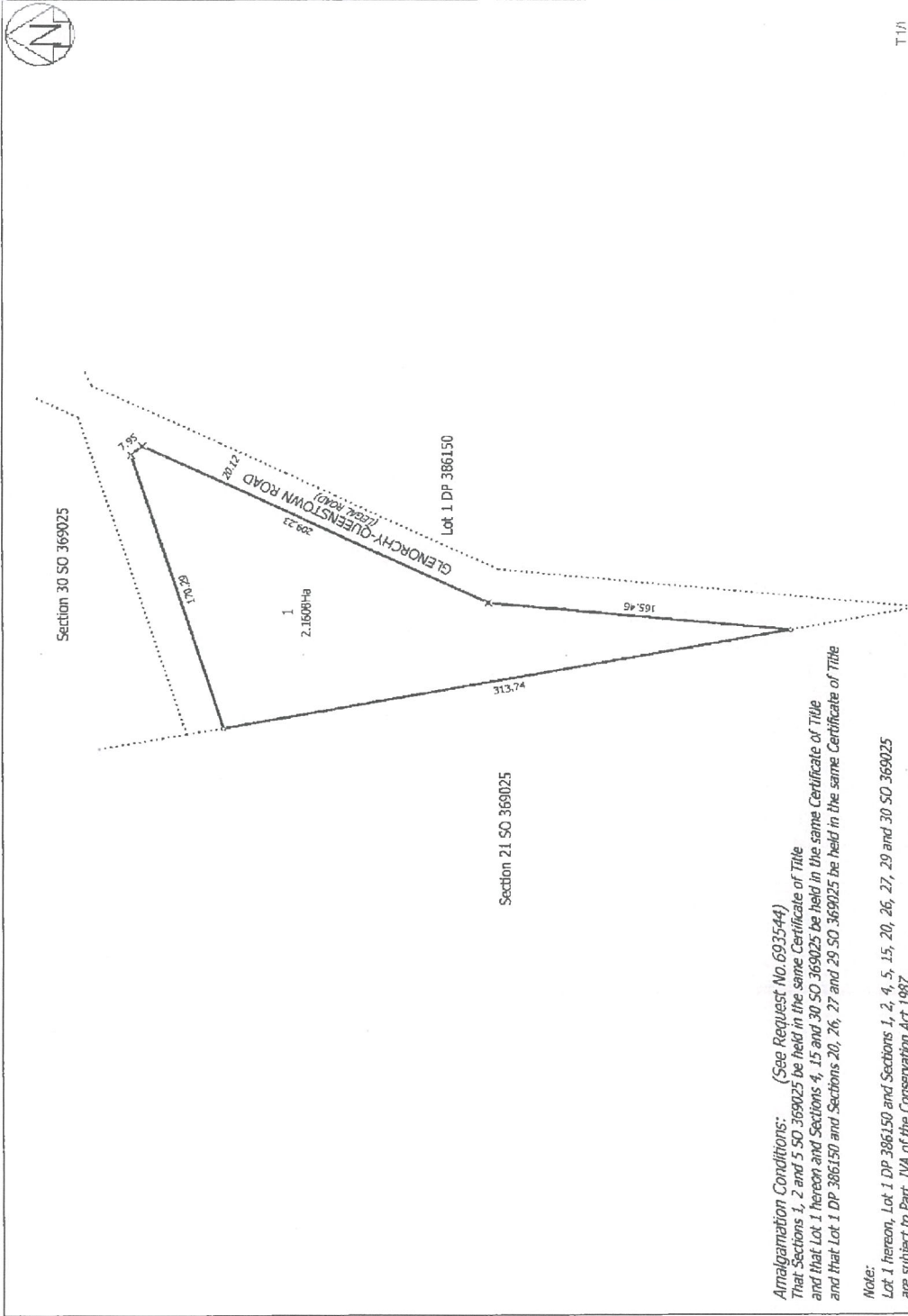


Title Plan
SO 443669
Approved on: 8/06/2012

Surveyor: Stephen James Winter
Firm: Peterson Pitts (Dunedin)

Sections 1 - 12

Levin District, Chicago
Digitally Generated Plan
Generated on: 08/06/2012 11:27am Page 6 of 16



Amalgamation Conditions: (See Request No. 603544)
 That Sections 1, 2 and 5 SO 369025 be held in the same Certificate of Title
 and that Lot 1 hereon and Sections 4, 15 and 30 SO 369025 be held in the same Certificate of Title
 and that Lot 1 DP 386150 and Sections 20, 26, 27 and 29 SO 369025 be held in the same Certificate of Title

Note:
 Lot 1 hereon, Lot 1 DP 386150 and Sections 1, 2, 4, 5, 15, 20, 26, 27, 29 and 30 SO 369025
 are subject to Part 1VA of the Conservation Act 1987

Lot 1 being a Subdivision of Section 10 SO 369025	Surveyor: Stephen James Wriener Firm: Pelakon Pte (Quenakawnt)	Digital Title Plan DP 3958651 Deposited on: 5/08/2009
Dataset Type: Compiled Digitally Generated Plan Generated on: 11/06/2009 1:58pm Page 2 of 2	T1A	

APPENDIX D

PROPOSED CONDITIONS

C. 79 Designation #511 Aurora – Glenorchy Regulators - Electricity Regulators and Ancillary Purposes

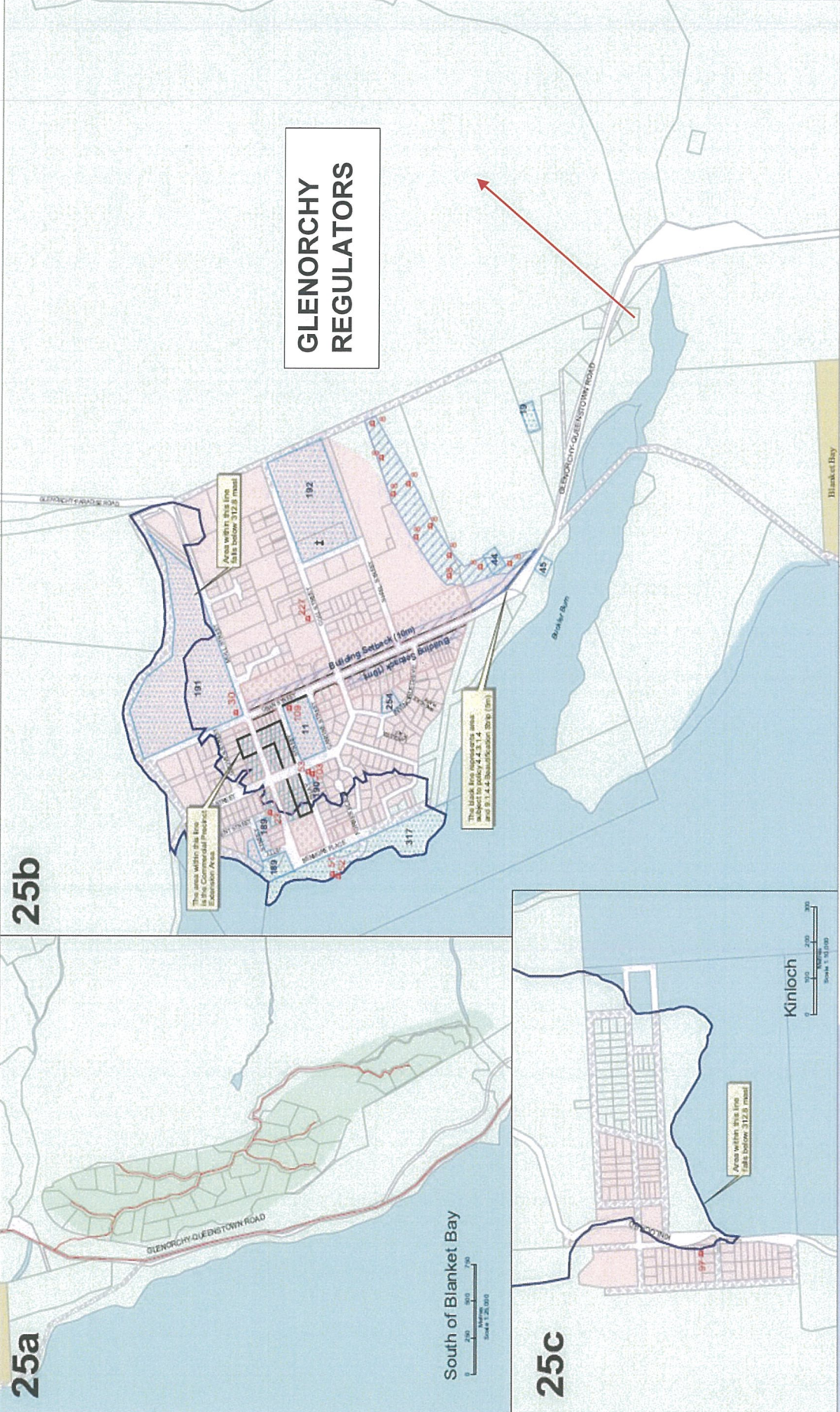
1. No electrical equipment shall exceed 9 metres in height.
2. No buildings shall exceed 7 metres in height.
3. Buildings shall be finished in the natural range of browns, greens, greys with a reflectivity of less than 36%.

APPENDIX E



DESIGNATION BOUNDARY – GLENORCHY REGULATORS

APPENDIX F



25a

25b

25c

GLENORCHY REGULATORS

This area within this line is the Commercial Precinct boundary. Area within this line is below 312.8 mmsl.

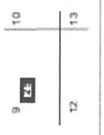
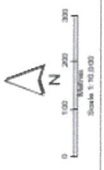
This area is the 10m Building Setback. Area within this line is below 312.8 mmsl.

Area within this line is below 312.8 mmsl.

South of Blanket Bay
Scale 1:25,000

Kinloch
Scale 1:10,000

Glenorchy Kinloch (Inset) South of Blanket Bay (Ins)



1:25,000 contours derived from NZMS 260 (Contour interval 5m) and NZMS 262 (Contour interval 2.5m) maps. All data is Crown copyright and reproduced under the Official Information Act 1982.