

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 Dalefield Substation.
5. The site to which the requirement applies is as follows:
  - 5.1 The site Dalefield Substation:
    - a) Is located adjacent to Malaghans Road, Dalefield. A copy of a Site Plan and photograph of the site is attached as **Appendix B**.
    - b) Is approximately 1300 square metres more or less in area, and is legally described as Part Lot 2 DP 26713, marked as A on DP 300596 being land comprised in Certificate of Title (CT) OT 18D/335 in the name of K Young/ G W Halse via easement 504707.
    - 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 29 of the District Plan.
  - 1.2 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 December 1964. 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. 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 December 1964.
- 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 the Dalefield Substation, 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 December 1964.

**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 Dalefield and surrounding community and wider public with electricity since 1964.

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 Dalefield since 1964;
- (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
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- 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



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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

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#### 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

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#### 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

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#### 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

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#### 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

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#### 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

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#### 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

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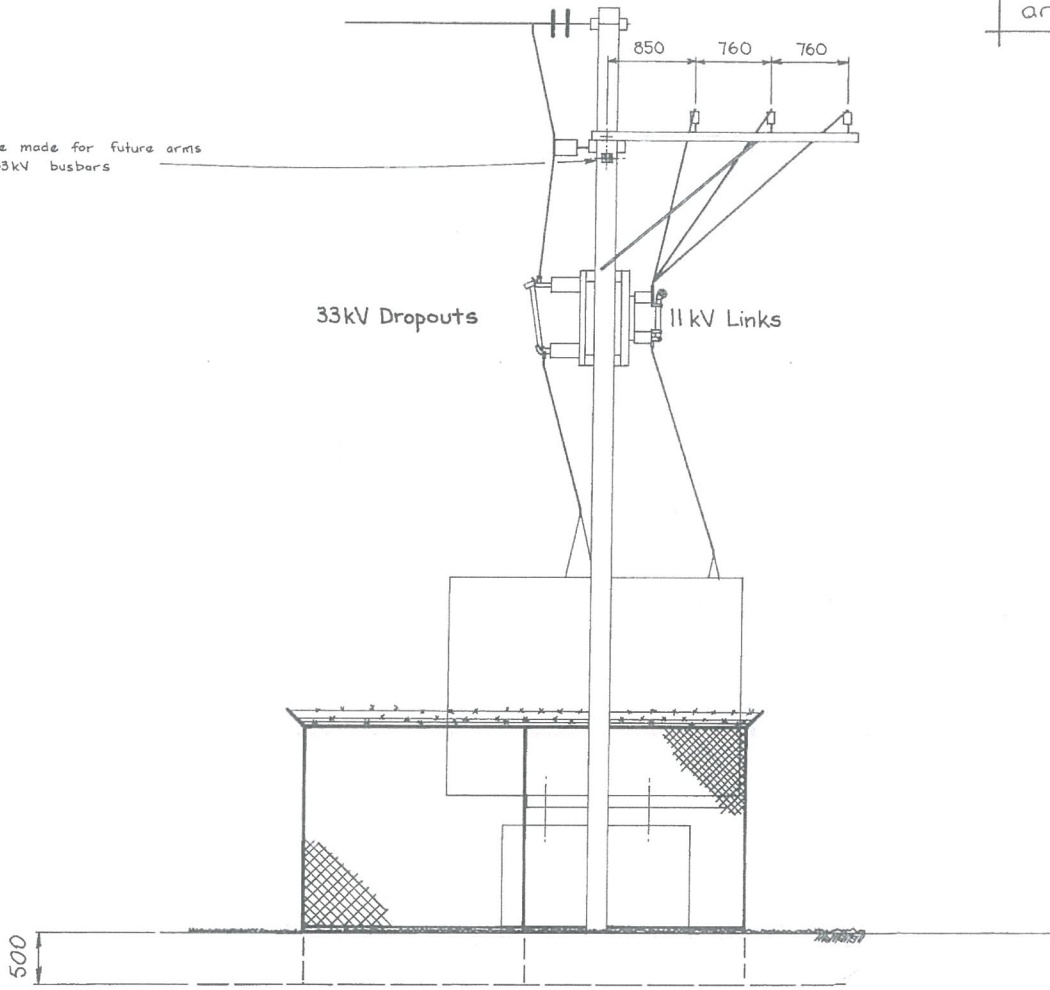
## APPENDIX B

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Note

Gravel coverage to 1  
deep minimum  
Gravel to be free dr  
and clean

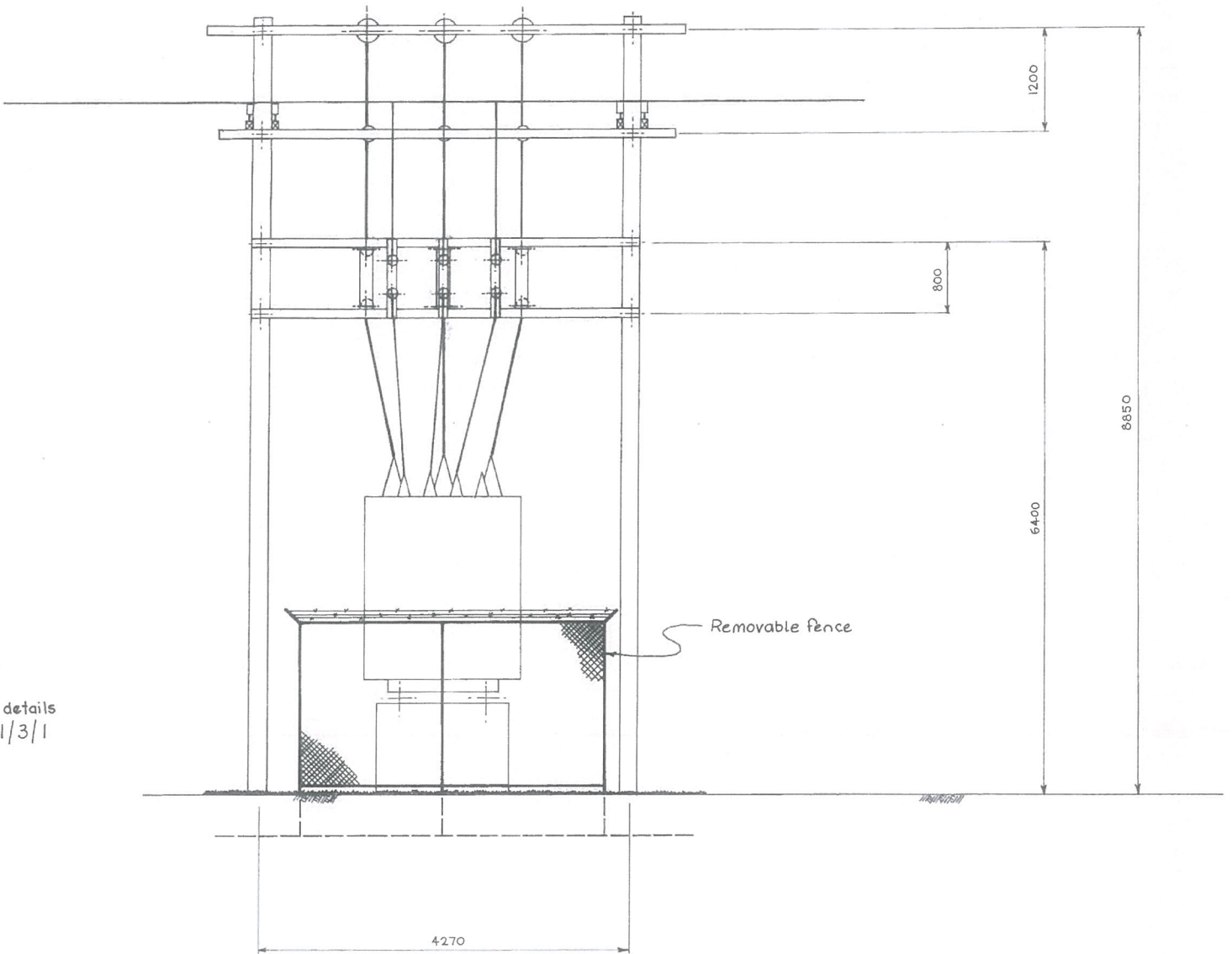
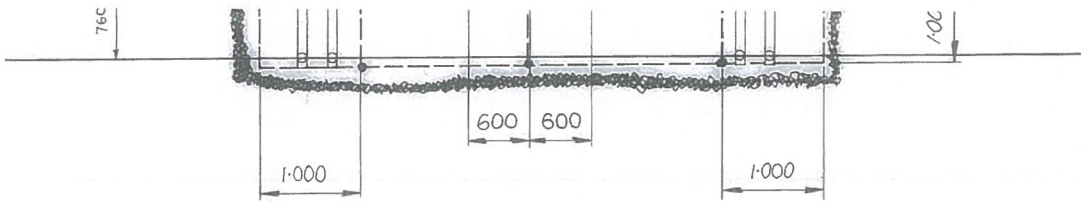
Provision to be made for future arms  
to support 33kV busbars



By	Appd	Date
B.L.W		10/86
BLW		12/86

NB All dimens





on details  
30/3/1

Approved for issue	OTAGO CENTI
	ST 33
----- D G ELLIS General Manager	Drawn <i>D. G. Ellis</i>
Date -----	Checked <i>David South</i>

Extent of gravel coverage

900 900

1,500

All earth-wire connections to be braised

Two 7/14 Cu earth wires with fence connections

Connect earth wires to existing earth

11 kV

760 760

1,000

600 600

1,000

1,000

150  
ring

36/14E/005

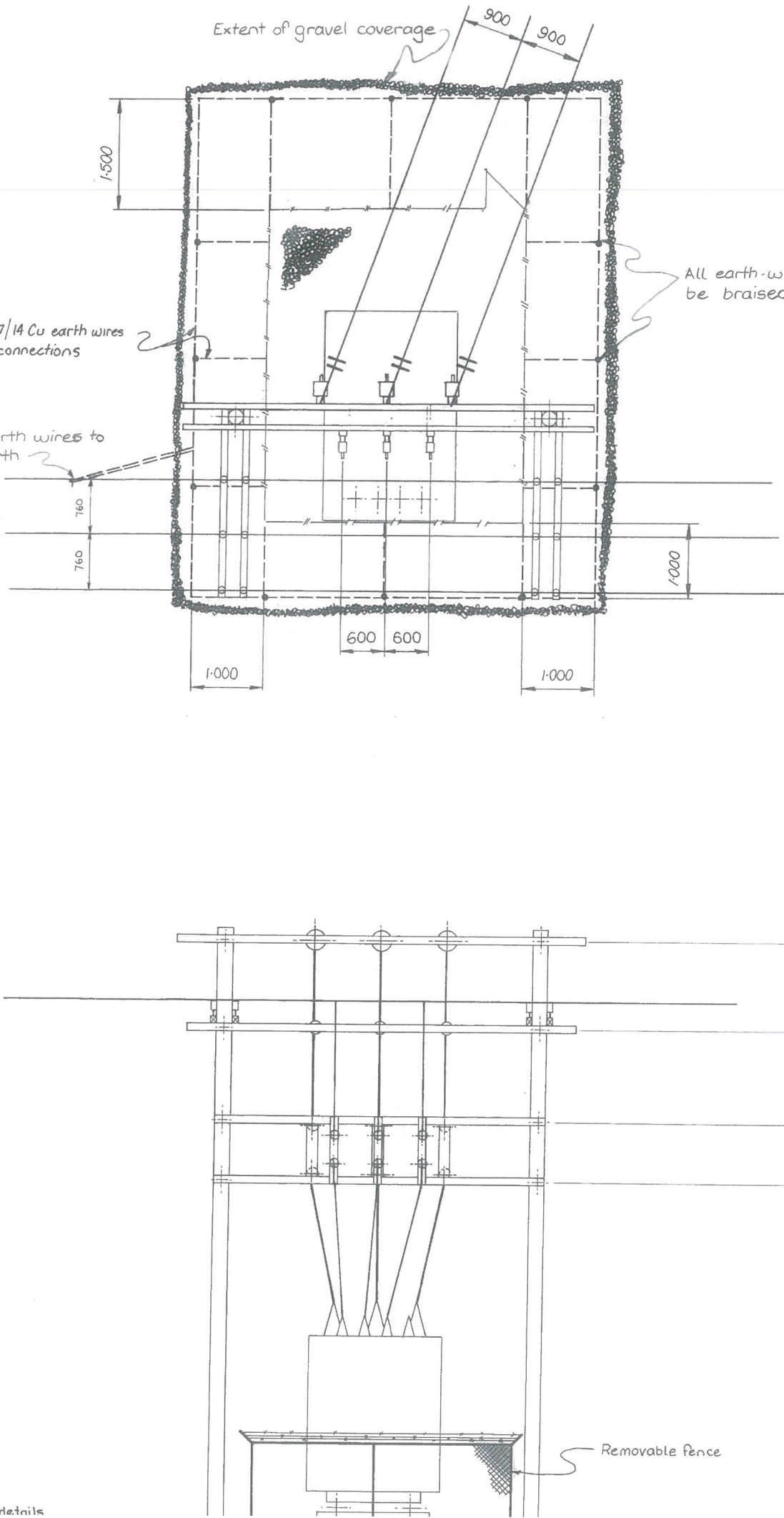
1200

800

6400

Removable fence

for foundation details











**Aurora**  
**DALEFIELD**  
**SUBSTATION**  
This substation supplies electricity to all local homes and businesses.

**DANGER**  
22,800  
VOLTS



## APPENDIX C

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



R. W. Muir  
Registrar-General  
of Land

**Search Copy**

**Identifier** OT18D/335  
**Land Registration District** Otago  
**Date Issued** 04 December 1998

**Prior References**  
OT11A/918

**Estate** Fee Simple  
**Area** 10.8265 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 26713

**Proprietors**  
Keith Young and Graeme William Halse as to a 1/2 share  
Keith Young and Graeme William Halse as to a 1/2 share

**Interests**

665716.4 Transfer creating the following easements - 20.10.1986 at 9.36 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 6 Deposited Plan 19957 - CT OT11A/1249	A DP 19486	Lot 2 Deposited Plan 26713 - herein	Section 309(1)(a) Local Government Act 1974

Land Covenant in Deed 883667 - 7.6.1995 at 9.27 am

958550.6 Easement Certificate specifying the following easements - 4.12.1998 at 10.02 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 3 Deposited Plan 26713 - CT OT18D/336	A DP 26713	Lot 2 Deposited Plan 26713 - herein	Section 243 (a) Resource Management Act 1991
Convey electricity	Lot 3 Deposited Plan 26713 - CT OT18D/336	A DP 26713	Lot 2 Deposited Plan 26713 - herein	Section 243 (a) Resource Management Act 1991
Telecommunicator	Lot 3 Deposited Plan 26713 - CT OT18D/336	A DP 26713	Lot 2 Deposited Plan 26713 - herein	Section 243 (a) Resource Management Act 1991
Right of way	Lot 3 Deposited Plan 26713 - CT OT18D/336	D DP 26713	Lot 2 Deposited Plan 26713 - herein	Section 243 (a) Resource Management Act 1991
Convey electricity	Lot 3 Deposited Plan 26713 - CT OT18D/336	D DP 26713	Lot 2 Deposited Plan 26713 - herein	Section 243 (a) Resource Management Act 1991
Telecommunicator	Lot 3 Deposited Plan 26713 - CT OT18D/336	D DP 26713	Lot 2 Deposited Plan 26713 - herein	Section 243 (a) Resource Management Act 1991
Convey water	Lot 3 Deposited Plan 26713 - CT OT18D/336	B DP 26713	Lot 2 Deposited Plan 26713 - herein	Section 243 (a) Resource Management Act 1991

5047075.1 Transfer creating the following easements in gross - 5.6.2001 at 3:35 pm

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
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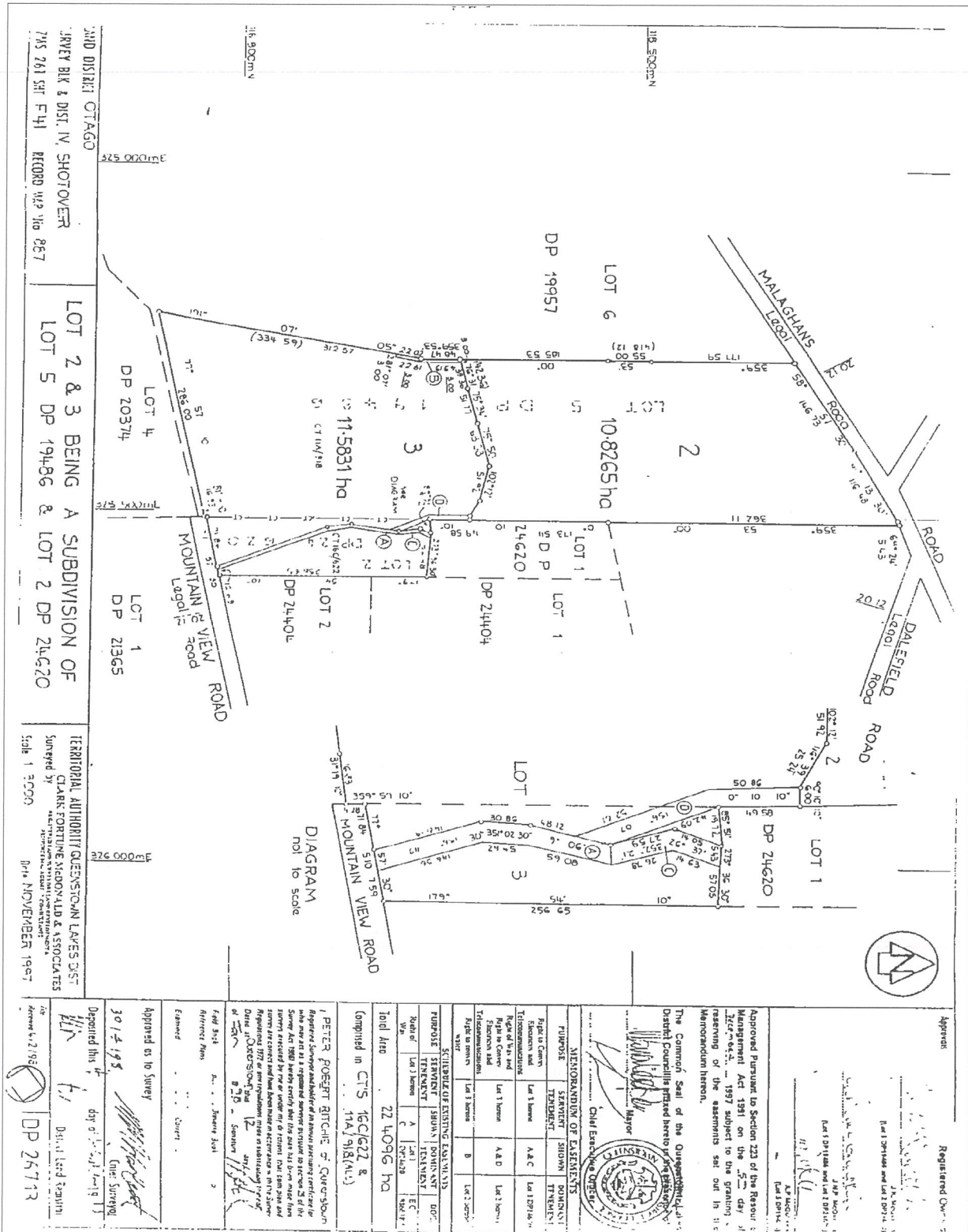
**Identifier****OT18D/335**

Convey electricity	Lot 2 Deposited Plan 26713 - herein	A & C DP 300596	Dunedin Electricity Limited	N/A
Electricity	Lot 2 Deposited Plan 26713 - herein	A DP 300596	Dunedin Electricity Limited	N/A
Transformer & ancillary equipment				

6445134.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 3.6.2005 at 9:00 am

7056124.3 Mortgage to ASB Bank Limited - 4.10.2006 at 9:00 am

Subject to a right (in gross) to convey electricity over parts marked A and B on DP 419800 in favour of Aurora Energy Limited created by Easement Instrument 8198086.3 - 20.7.2009 at 12:37 pm



LAND DISTRICT OTAGO  
 JERRY BIK & DIST. IV. SHOTOVER  
 715 261 ST F41 RECORD 412 1/10 287

LOT 2 & 3 BEING A SUBDIVISION OF  
 LOT 5 DP 19486 & LOT 2 DP 24620

TERRITORIAL AUTHORITY QUEENSTOWN LARES DIST  
 CLARK FORBITH MADDYALD & ASSOCIATES  
 SURVEYED BY  
 Scale 1:5000  
 1st NOVEMBER 1967

Approved as to Survey  
 30/11/1967  
 Deposited this 4th day of Dec. 1967  
 DP 26773

DIAGRAM  
 NOT TO SCALE

PETER ROBERT BIRCHIE, Surveyor  
 Registered Surveyor and holder of a licence pursuant to section 21 of the Survey Act 1968 hereby certify that this plan has been made from surveys conducted by me under the Act from 1967 to 1967 and that the area of each lot is as shown and that the area of the whole is as shown.

Right to Contain	Right to Contain	Right to Contain	Right to Contain
Lot 1 home	Lot 2 home	Lot 3 home	Lot 4 home
Lot 5 home	Lot 6 home	Lot 7 home	Lot 8 home

MEMORANDUM OF ASSISEMENTS  
 The Common Seal of the Queenstown District Council is affixed hereto in the presence of the Mayor and the Chairman of the Council.

Approved Pursuant to Section 223 of the Resource Management Act 1991 on the 5th day of December 1997 subject to the granting and reserving of the easements set out in this Memorandum hereon.

Registered Owner  
 Lot 1 DP 19486 and Lot 2 DP 24620  
 Lot 3 DP 24620  
 Lot 4 DP 24620  
 Lot 5 DP 24620  
 Lot 6 DP 24620  
 Lot 7 DP 24620  
 Lot 8 DP 24620



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## APPENDIX D

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## PROPOSED CONDITIONS

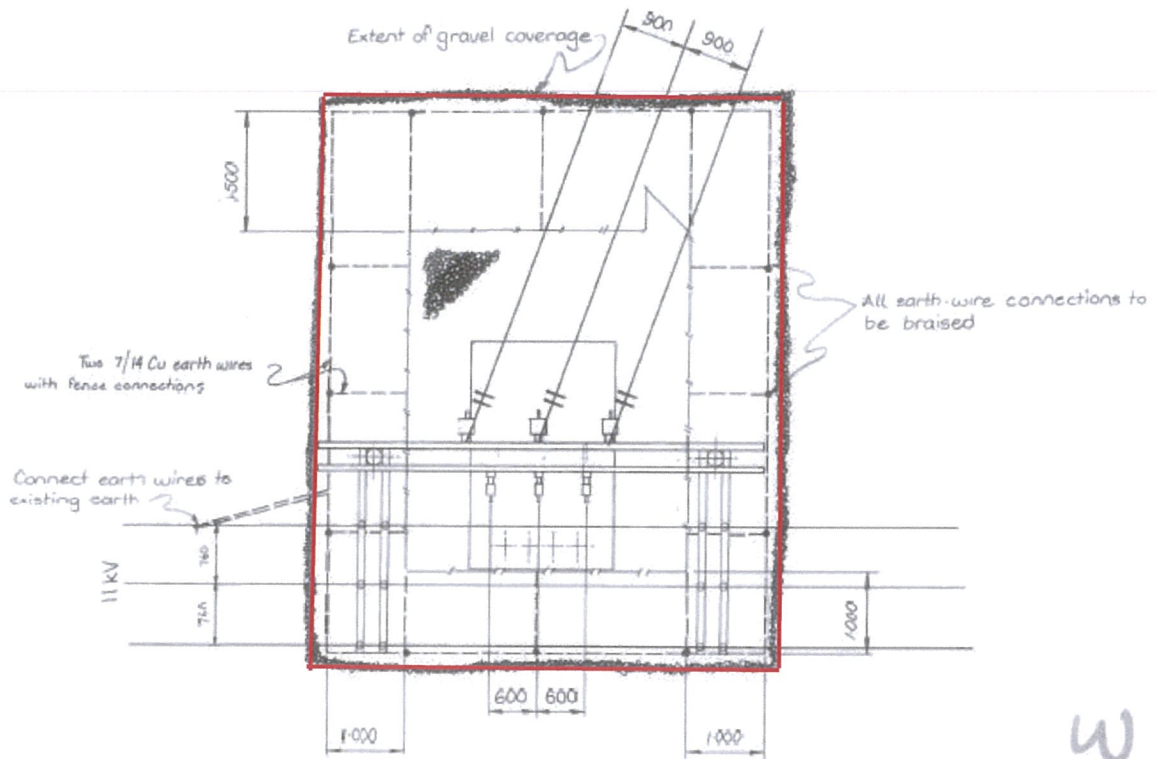
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### **C. 79 Designation #508 Aurora – Dalefield Substation - Electricity Substation and Ancillary Purposes**

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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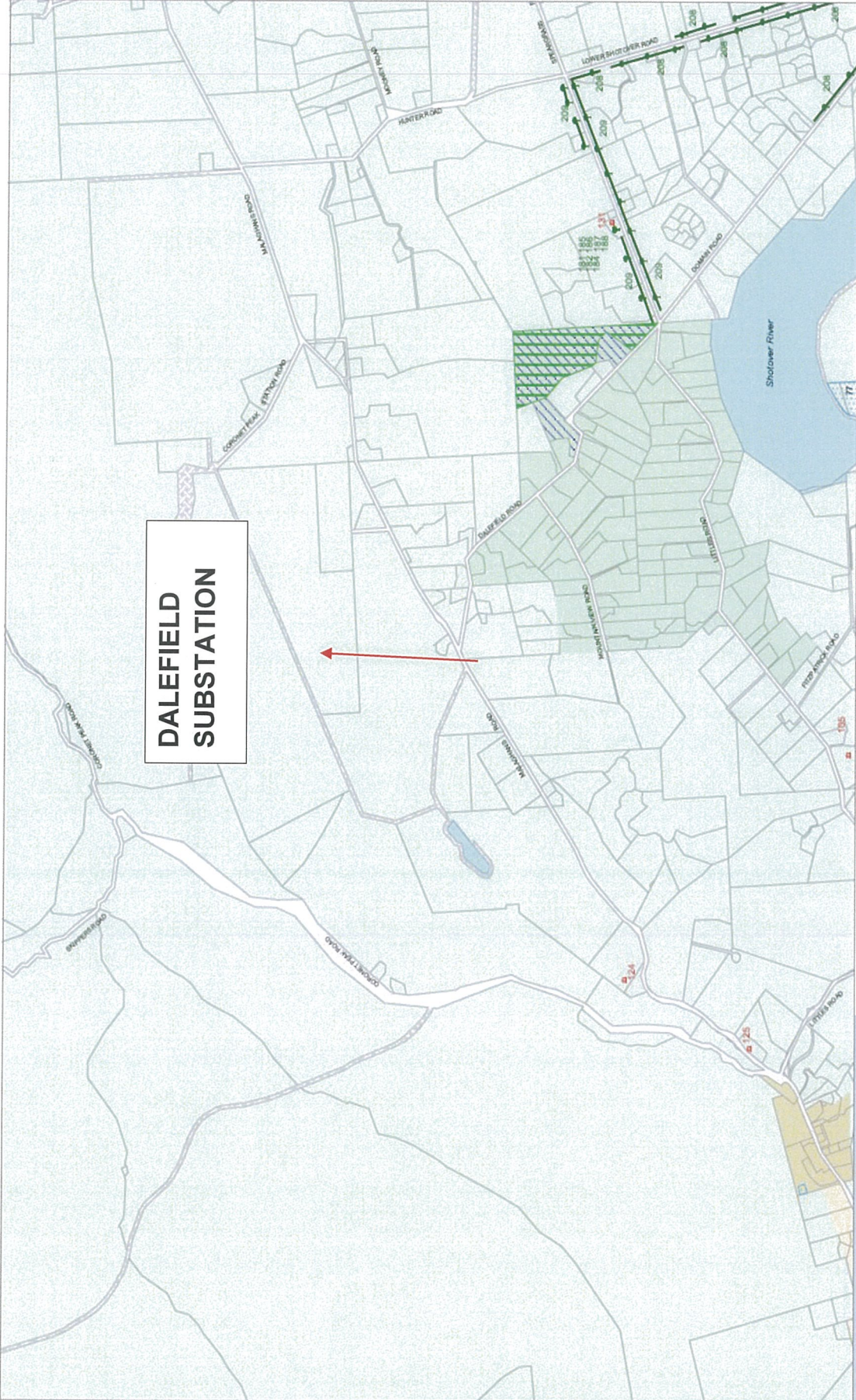
30/11

DESIGNATION PLAN

## APPENDIX F

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**DALEFIELD  
SUBSTATION**

**Queenstown Lakes District Council  
District Plan Maps**

**Dalefield  
Coronet Peak Road**

Map printed: May 2011

Map created by QLDCC GIS department

**29**

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