

PATERSON PITTS

RESOURCE MANAGEMENT LIMITED



Don Anderson

BArch FNZIA Dip TP MNZPI

8 Broadway

P.O. Box 1083, Dunedin

Telephone: (03) 479 0005

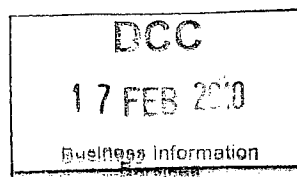
Facsimile: (03) 474 0484

Mobile: 027 443 9791

Email: don@pprm.co.nz

12 February 2010

The City Development Manager
Dunedin City Council
P O Box 5045
Dunedin



Attention: Ms Anna Johnston

Ref:\S\2490\250110.doc

Dear Anna

Re: Aurora Energy Ltd: Designation at Wakari Road

We enclose on behalf of Aurora Energy Ltd, notice of a requirement to designate land at Wakari Road for electricity distribution purposes, together with details of the proposed works.

Aurora Energy is a network utility operator in terms of S166 of the RMA, and is a requiring authority as the successor to Dunedin Electricity Ltd which was approved as requiring authority in terms of S167 of the RMA via Gazette Reference 1/55 advertised on 13 January 1994.

Aurora Energy Ltd already occupies part of the land subject to this designation via its existing occupation and the Electricity Act. It now proposed to install further electrical equipment, some of which is to be accommodated within two (2) 40ft containers. The existing and proposed equipment are both part of a utility as defined in the district plan.

It is programmed to install the new equipment mid year and so its details are included as part of this notice.


We have attached to the required Form 18, the details relating to the nature of the proposed public work, its effects on the environment, and the proposed mitigation, alternative sites, routes and methods, the necessity for achieving the objective of Aurora Energy Ltd, and the results of consultation.

We trust that we have supplied sufficient information in respect to the notice of requirement but if further information is required in terms of S169 of the Resource Management Act 1991, please advise by email to don@pprm.co.nz in the first instance in order to minimise the period of suspension.

We note that S169 RMA was modified by the October 2009 amendment and that Council now has a discretion whether or not to notify the notice. It is our assessment that as the adverse effects on the environment will be no more than minor (S95D RMA) and that no person will be affected (S95E RMA), then neither notification or limited notification is required.

We enclose our cheque for your required deposit of \$2000.00 in order that you can proceed with the processing of the notice of requirement in terms of S169 of the Resource Management Act 1991.

Yours faithfully



Don Anderson
T/A Paterson Pitts Resource Management Ltd
for
Aurora Energy Ltd

Form 18

Notice of requirement by Minister, local authority, or requiring authority for designation or alteration of designation

*Sections 168(1), (2) and 181 and clause 4 of First Schedule,
Resource Management Act 1991*

To The Chief Executive
Dunedin City Council
P O Box 5045
Dunedin

Aurora Energy Ltd, P O Box 1404 Dunedin, gives notice of a requirement for a designation for a public work.

The site to which the requirement applies is as follows:

A 2035m² more or less area shown as lease area X within Pt Lot 22 DP 265 on CT OT 15C/313 being the land subject to the current lease negotiations with the Dunedin City Council

The nature of the proposed public work is:

The establishment and operation of additional freestanding switch gear structures, and ripple injection equipment housed with two (2) 40ft shipping containers in accordance with the attached detail.

The effects that the public work will have on the environment, and the ways in which any adverse effects will be mitigated are:

The only effect on the environment of the public work is visual. The equipment does not create any significant electrical discharge and will require no additional servicing.

Mitigation of that environmental effect is proposed as follows:

- The additional freestanding switch gear structures will be located at the far end of the site, away from the Wakari Road frontage.
- Both containers will be sand blasted, repainted and maintained (colour to be G15 "Forest Green" on the AS2400 colour chart).
- The existing vehicle access will be used.

Alternative site, routes, and methods have been considered to the following extent:

Alternative sites are not an option for the new electrical equipment. The equipment is required to sit alongside and interface with the existing electrical equipment already on the site.

Alternative routes and methods are not applicable.

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

Both the additional freestanding switch gear structures and the proposed ripple injection equipment are upgrades of the existing interface between the adjoining Transpower 110kV substation and Aurora Energy's 33/11kV electrical network. Its function is to ultimately replace the ripple injection equipment currently housed in the various zone substations and is necessary to support an adequate and secure supply

of electricity to the surrounding area. Growth in demand from a combination of additional connections and additional load from existing connections is being experienced in the area serviced from this part of the network.

The following consultation has been undertaken with parties that are likely to be affected:

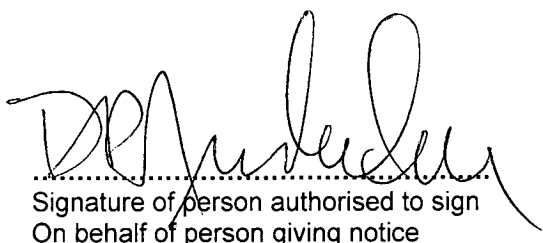
The Dunedin City Council as the landowner has been consulted and a lease of the area is being negotiated. This will supersede the existing occupation under the Electricity Act and enable upgrades to be undertaken as required subject to the process involving the submission of outline plans.

Compared with the adjoining Transpower substation, the effects of the Aurora designation are insignificant beyond the site. The designation is setback 30m from Wakari Road and it will rely on the existing vehicle access from Wakari.

On that basis, no other parties have been identified as being likely to be affected and no other consultation has been undertaken.

The following are attached

- CT OT 15C/313 with a total area of 5.5008ha
- Aerial photograph showing land to be designated
- Planning Map 32 showing the land to be designated is zoned Residential 1 and is within the Urban Landscape Conservation Area 12
- Terraview Plan showing land ownership in the area
- A detailed plan showing existing and proposed works
- Statement of the function of the existing and proposed works



Signature of person authorised to sign
On behalf of person giving notice

24 February 2010

Jane MacLeod

From: Don Anderson [don@pprm.co.nz]
Sent: Wednesday, 24 February 2010 10:36
To: Jane MacLeod
Subject: RE: Notice of requirement - Aurora

Jane
 Your email of 24 February 2010 refers

Yes, the aerial photograph entitled "Halfway Bush GXP" shows the location of the new works
 Yes, the dimensions of the containers are approximately 12mx2.5mx2.5m with the ripple control gear inside
 Yes, the freestanding switch gear is as shown on the sketch entitled " layout- Side View" and yes they look similar to the existing switch gear on the site

The above is in addition to our email of 23 February 2010
 don anderson
 for
 Aurora Energy Ltd

-----Original Message-----

From: Jane MacLeod [mailto:jmacleod@dcc.govt.nz]
Sent: Wednesday, 24 February 2010 9:44 a.m.
To: 'Don Anderson'
Subject: RE: Notice of requirement - Aurora

Hi Don

I will be including the extra information detailed below with the notice of requirement that will be notified. Please could you send an email or letter confirming the following, that I can attach to the version to be notified?

- The aerial photograph entitled 'Halfway Bush GXP' shows the locations of the proposed two shipping containers that will contain the ripple injection equipment (these are both marked 'Ripple Injector No.1') and the proposed two freestanding switch gear structures (marked '33kV CB & Isolators').
- The dimensions of both shipping containers will be approximately 12m (40 feet) long, 2.5m wide, and 2.5m high. The ripple injection equipment inside the containers will be 11.950m long by 2.34m wide, as indicated on the aerial photo.
- The dimensions of both freestanding switch gear structures will be as shown in the diagram entitled 'Layout - Side View' - i.e. their maximum height will be approximately 5.4m. These structures will look similar to the existing plant on the site.

Thanks, Jane

From: Don Anderson [mailto:don@pprm.co.nz]
Sent: Thursday, 18 February 2010 5:01 p.m.
To: Jane MacLeod
Cc: Nigel Harwood; Keith Moffat
Subject: RE: Notice of requirement - Aurora

24/02/2010

Jane

here goes as best as I can do at the moment

1 Nigel Harwood at Delta phone 479 6670 is involved in the negotiations for the lease of the land. I am unsure of who he has been dealing with.

2 The two shipping containers are shown on the aerial photograph between the existing building and Wakari Road and the location of the two 33kV CB and isolators. The Paterson Pitts Partners Ltd plan shows only the boundaries of the designation.

3 The two shipping containers are nominally 12m long (40 feet) and 2.5m wide and 2.5m high. The ripple injectors are inside the containers and are 11.950m long by 2.34m long.

4 Correct 2.5m high

5 yes the two 33kV CB and isolators are both as shown on the side view and they both will present a view similar to the existing plant on the site

happy to arrange for Nigel and/or Keith Moffat from Delta to meet with you on the site if that would assist. I personally find electricity installations a bit mysterious

don

-----Original Message-----

From: Jane MacLeod [mailto:jmacleod@dcc.govt.nz]

Sent: Thursday, 18 February 2010 4:29 p.m.

To: 'Don Anderson'

Subject: Notice of requirement - Aurora

Hi Don

I am processing the application for a notice of requirement that you have submitted on behalf of Aurora, to designate land at 157 Helensburgh Road for electricity distribution purposes. I have a few questions about the application in order to be able to ascertain the level of environmental effect:

1. Could you tell me who your contact has been at CARS while consulting on this matter? We will need CARS' written approval for the works, as landowner, in order to be able to discount any effects on them.
2. Does the aerial photo entitled 'Halfway Bush GXP' show the footprints of all the proposed structures?
3. The aerial photo shows the two Ripple Injector Units as being 11950 x 2340 in dimension. I assume this means that the shipping containers the units are to be housed in are to be 11950mm long by 2340mm wide - is this correct?
4. What will the height of the shipping containers be? - this will be an important factor in determining their visual impact.
5. Could you confirm that the two '33kV CB & isolators' shown on the aerial photo are both to be of the dimensions shown in the diagram entitled 'Layout - Side View'? If not, please could you tell me their likely maximum height?

I will be away from the office tomorrow but back on Monday morning. Please call me on 474 3848 if you would like to discuss any of these matters.

All the best
Jane

Jane MacLeod
Planner - Policy, City Planning

24/02/2010

Dunedin City Council

50 The Octagon, Dunedin; PO Box 5045, Moray Place, Dunedin 9058, New Zealand.

Telephone: 03 477 4000

Fax: 03 474 3451

Email: jmacleod@dcc.govt.nz; www.dunedin.govt.nz



Please consider the environment before printing this e-mail

If this message is not intended for you please delete it and notify us immediately; you are warned that any further use, dissemination, distribution or reproduction of this material by you is prohibited.

Jane MacLeod

From: Don Anderson [don@pprm.co.nz]
Sent: Tuesday, 23 February 2010 09:22
To: Jane MacLeod
Subject: RE: Notice of requirement - Aurora

Jane
 David Abercrombie is arranging the lease with Kim Stewart of City Property. Unfortunately, Kim has been on sick leave on Friday and Monday.

You probably can safely assume that the lease, a draft of which is with David and Kim, will effectively give Aurora Energy "ownership" of the land.

However, David will seek the written approval as requested as soon as Kim is available.
 don

-----Original Message-----

From: Jane MacLeod [mailto:jmacleod@dcc.govt.nz]
Sent: Thursday, 18 February 2010 5:26 p.m.
To: 'Don Anderson'
Subject: RE: Notice of requirement - Aurora

Thanks Don
 Please could you arrange for the written approval from CARS to be lodged with City Planning as soon as possible.
 All the best, Jane

From: Don Anderson [mailto:don@pprm.co.nz]
Sent: Thursday, 18 February 2010 5:01 p.m.
To: Jane MacLeod
Cc: Nigel Harwood; Keith Moffat
Subject: RE: Notice of requirement - Aurora

Jane
 here goes as best as I can do at the moment

1 Nigel Harwood at Delta phone 479 6670 is involved in the negotiations for the lease of the land. I am unsure of who he has been dealing with.

2 The two shipping containers are shown on the aerial photograph between the existing building and Wakari Road and the location of the two 33kV CB and isolators. The Paterson Pitts Partners Ltd plan shows only the boundaries of the designation.

3 The two shipping containers are nominally 12m long (40 feet) and 2.5m wide and 2.5m high. The ripple injectors are inside the containers and are 11.950m long by 2.34m long.

4 Correct 2.5m high

5 yes the two 33kV CB and isolators are both as shown on the side view and they both will present a view similar to the existing plant on the site

happy to arrange for Nigel and/or Keith Moffat from Delta to meet with you on the site if that would assist. I personally find electricity installations a bit mysterious

don

24/02/2010

-----Original Message-----

From: Jane MacLeod [mailto:jmacleod@dcc.govt.nz]

Sent: Thursday, 18 February 2010 4:29 p.m.

To: 'Don Anderson'

Subject: Notice of requirement - Aurora

Hi Don

I am processing the application for a notice of requirement that you have submitted on behalf of Aurora, to designate land at 157 Helensburgh Road for electricity distribution purposes. I have a few questions about the application in order to be able to ascertain the level of environmental effect:

1. Could you tell me who your contact has been at CARS while consulting on this matter? We will need CARS' written approval for the works, as landowner, in order to be able to discount any effects on them.
2. Does the aerial photo entitled 'Halfway Bush GXP' show the footprints of all the proposed structures?
3. The aerial photo shows the two Ripple Injector Units as being 11950 x 2340 in dimension. I assume this means that the shipping containers the units are to be housed in are to be 11950mm long by 2340mm wide - is this correct?
4. What will the height of the shipping containers be? - this will be an important factor in determining their visual impact.
5. Could you confirm that the two '33kV CB & isolators' shown on the aerial photo are both to be of the dimensions shown in the diagram entitled 'Layout - Side View'? If not, please could you tell me their likely maximum height?

I will be away from the office tomorrow but back on Monday morning. Please call me on 474 3848 if you would like to discuss any of these matters.

All the best
Jane

Jane Macleod
Planner - Policy, City Planning
Dunedin City Council

50 The Octagon, Dunedin; PO Box 5045, Moray Place, Dunedin 9058, New Zealand.
Telephone: 03 477 4000
Fax: 03 474 3451
Email: jmacleod@dcc.govt.nz; www.dunedin.govt.nz



Please consider the environment before printing this e-mail

If this message is not intended for you please delete it and notify us immediately; you are warned that any further use, dissemination, distribution or reproduction of this material by you is prohibited.



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier **OT15C/313**
Land Registration District **Otago**
Date Issued 05 May 1994

Prior References

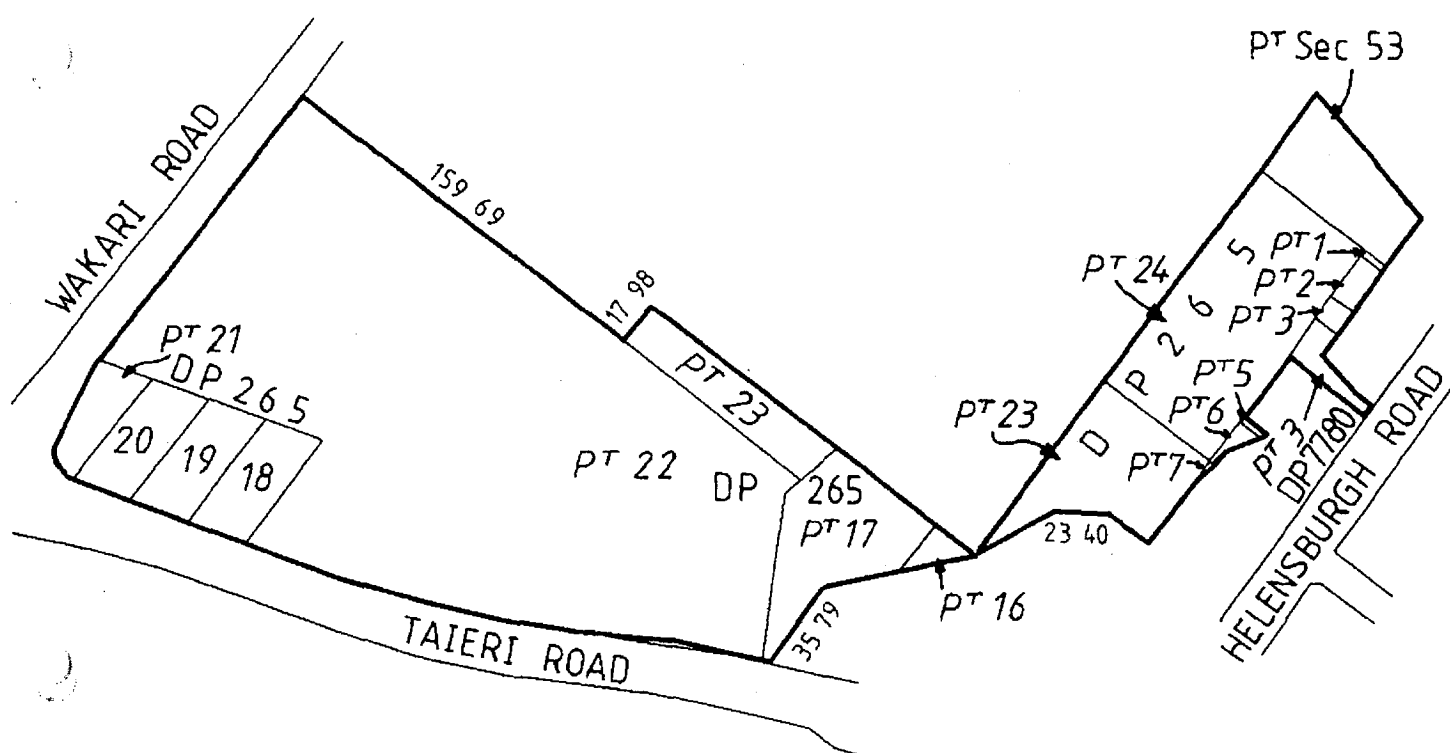
OT3B/732 OT413/215

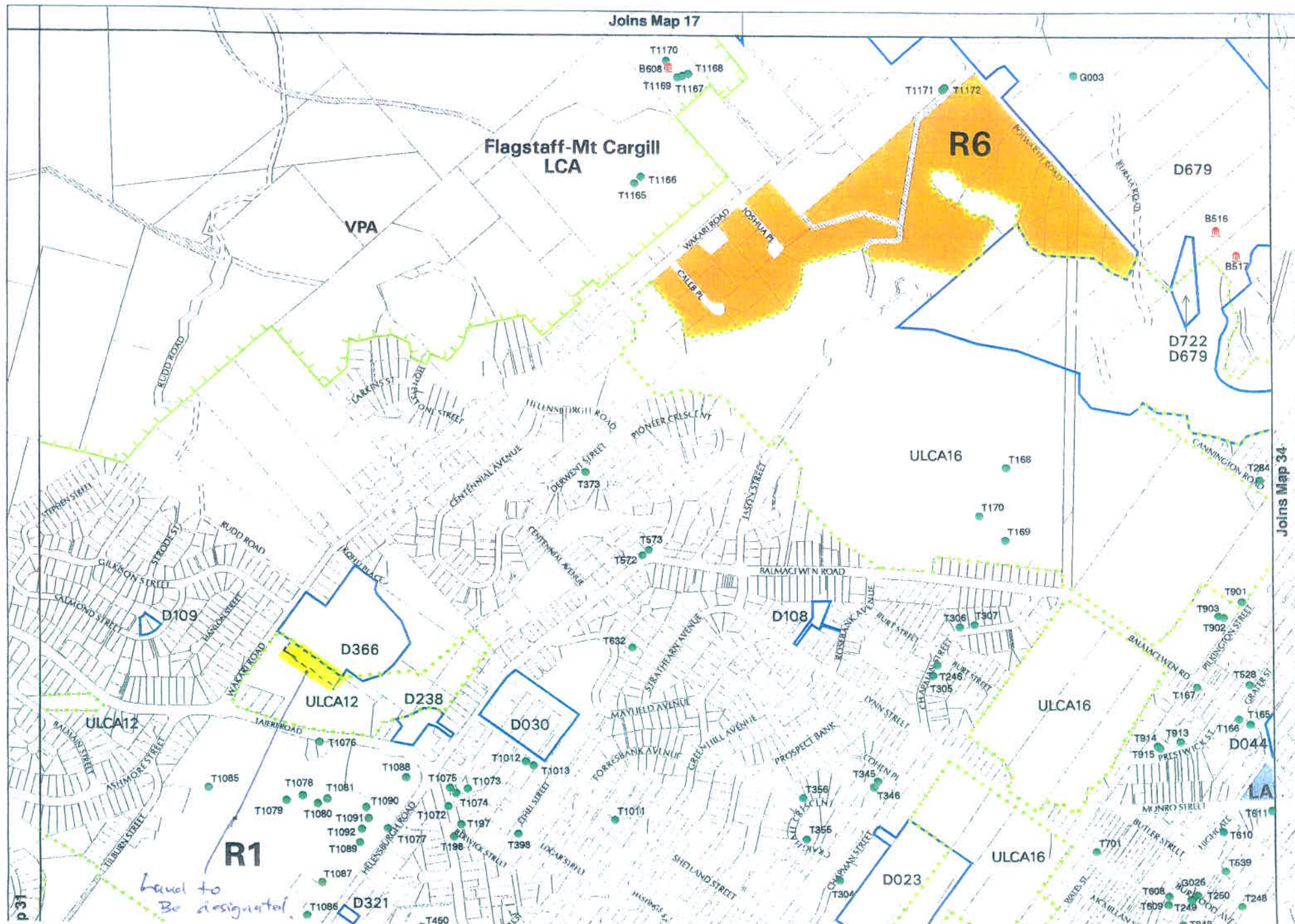
| | |
|--------------------------|--|
| Estate | Fee Simple |
| Area | 5.5008 hectares more or less |
| Legal Description | Lot 18-20, Part Lot 1-3, Part Lot 5-7, Part Lot 16-17 and Part Lot 21-24 Deposited Plan 265, Part Lot 3 Deposited Plan 7780 and Part Section 53 Wakari Survey District |

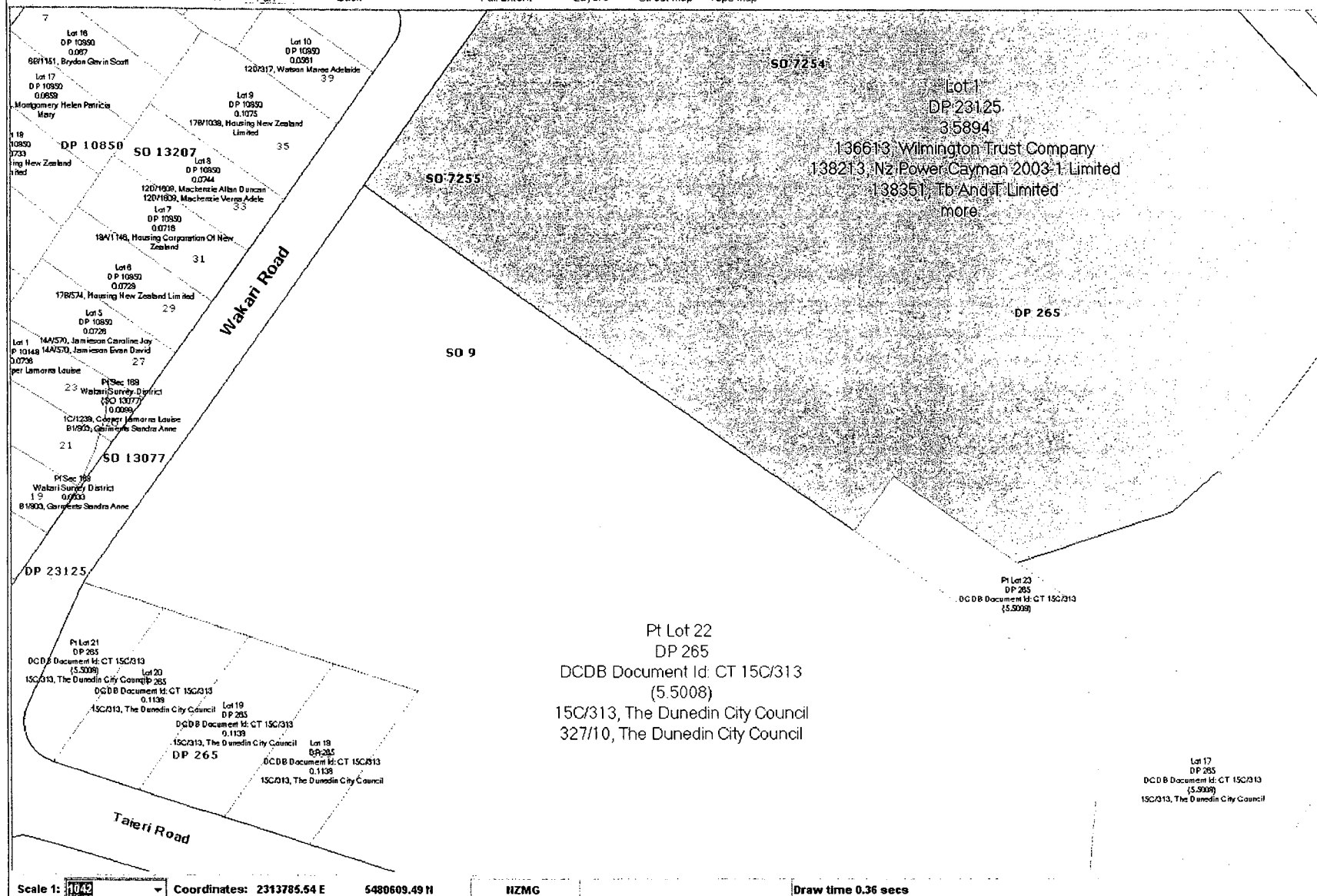
Proprietors

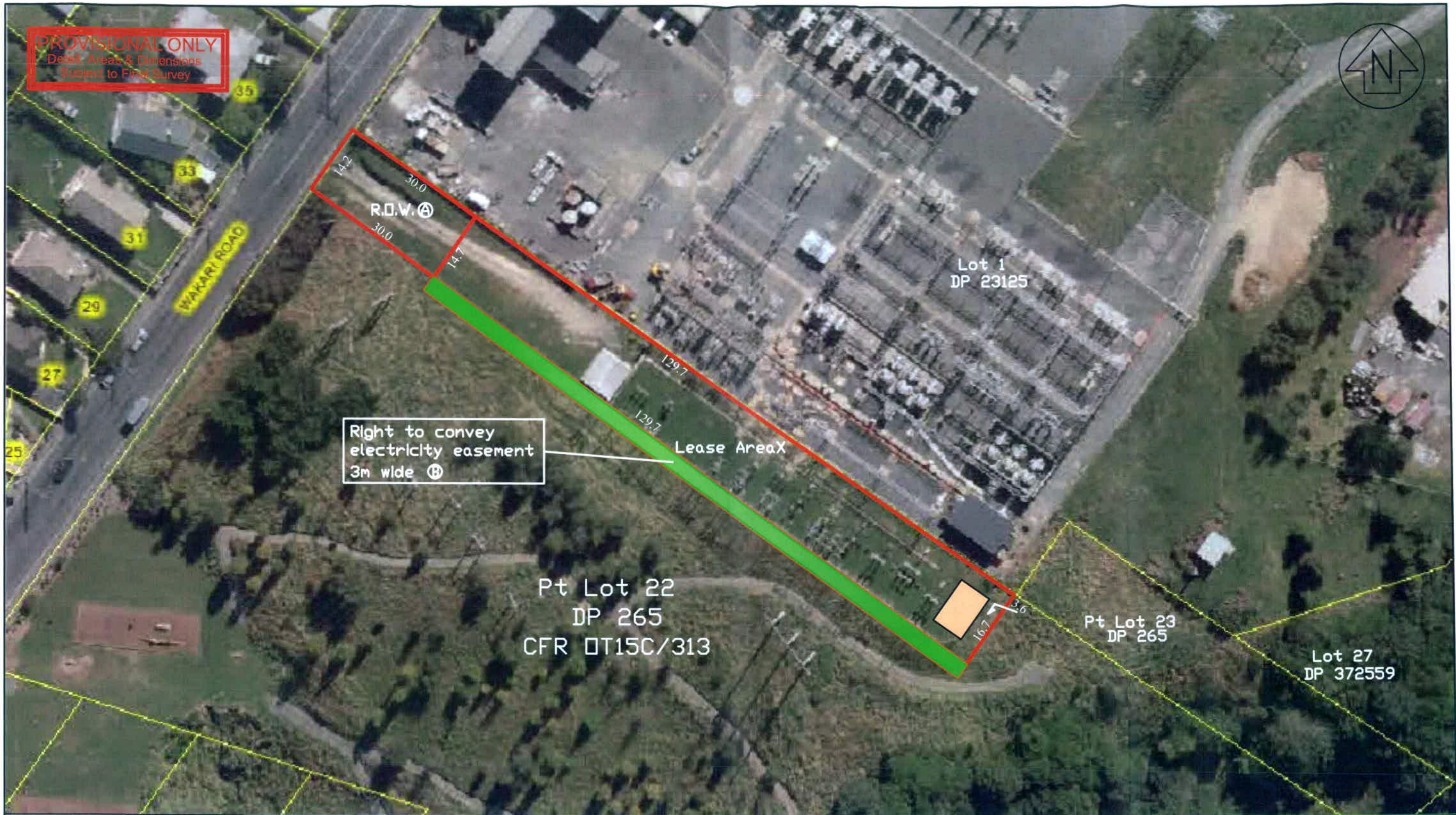
The Dunedin City Council

Interests









COMPRISED IN:

| | |
|----------------------|------------------------|
| Certificate of Title | : OT15C/313 |
| Lease Area X | : 2035m ² |
| Registered Owners | : Dunedin City Council |
| Legal Description | : Pt Lot 22 DP 265 |

| PROPOSED EASEMENTS | | | |
|--------------------|-------|------------|--------------|
| Purpose | Shown | Serv. Ten. | Dom. Ten. |
| R.O.W. | Ⓐ | OT15C/313 | Lot X hereon |
| Convey electricity | Ⓑ | | |

PATERSON PITTS PARTNERS LTD
Dunedin · Mosgiel · Wanaka · Cromwell · Alexandra · Queenstown

Surveying, Land Planning, Land Development, Resource Management
8-10 Broadway, PO Box 1083, Dunedin
Phone: (03) 477-3245 Fax: (03) 474-0484

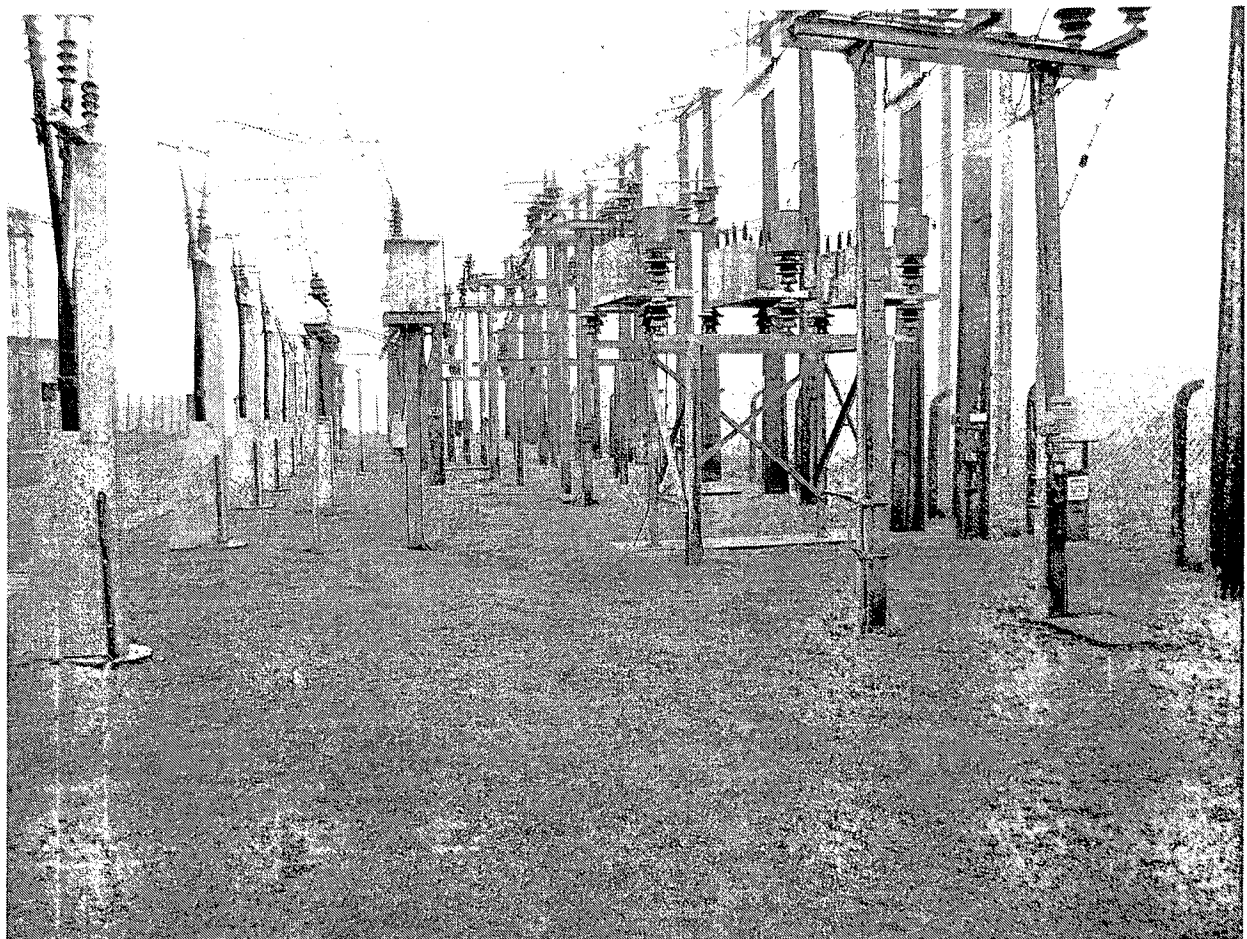
OUTLINE PLAN FOR EVENTUAL LEASE.

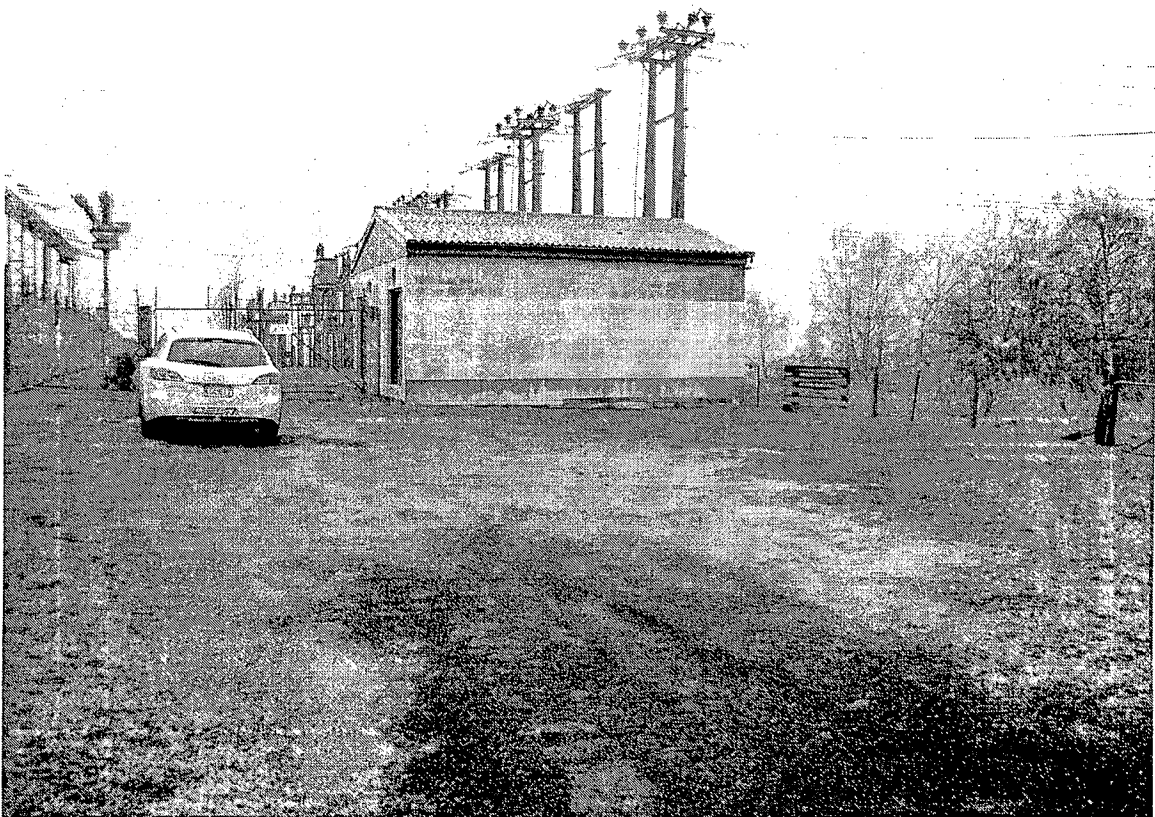
| Purpose | Version | Date | Drawn by: | Job No. |
|---------------------------------|---------|----------|-------------|------------------|
| Agreement | 1 | 16.12.09 | A Hosken | 12793 |
| Easement B added, ROW A amended | 2 | 21.12.09 | | |
| Lease area X amended | 3 | 11.01.10 | | |
| | | | Orig. Scale | Orig. Paper Size |
| | | | 1:750 | A3 |
| Sheet Number: | | | | 1 of 1 |

The Halfway Bush take off area land adjacent to the Transpower substation is used to accommodate equipment to interface between the Transpower 33kV outlets and the Aurora distribution network.

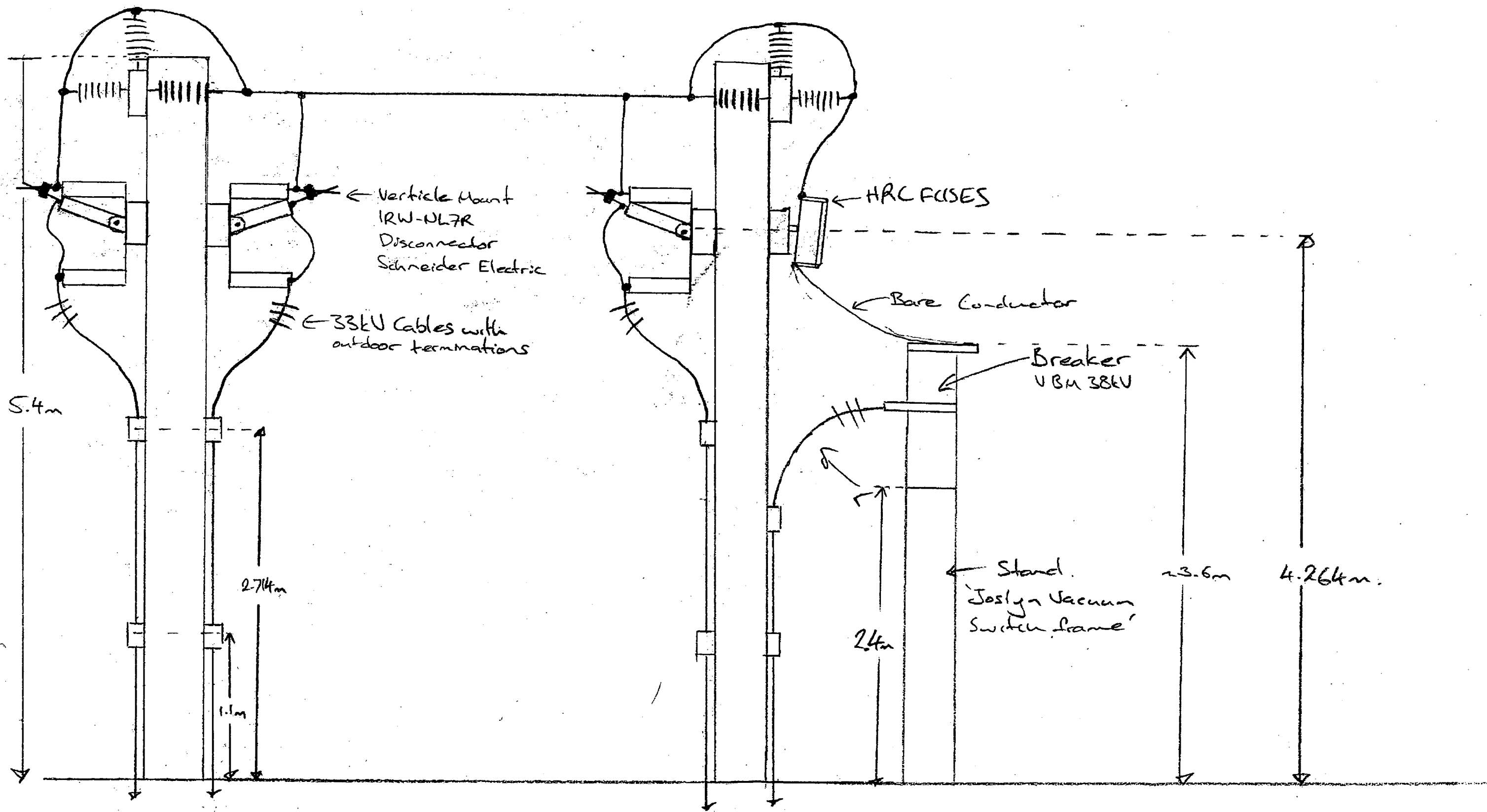
The existing yard equipment consists of voltage transformers, current transformers, cable and line terminations, air break switches and ripple absorption filters. The building contains protection and control equipment and cable gassing facilities.

The new equipment we plan to install consists of ripple control injection units in 40' containers and associated 33kV switches required to connect these units to the network. The connection equipment is similar to existing equipment as shown in the photographs below.





LAYOUT - SIDE VIEW



**ASSESSMENT
OF
DESIGNATION
BY
AURORA ENERGY LTD
AT
WAKARI ROAD, DUNEDIN**

INTRODUCTION

S171 of the Resource Management Act 1991 requires that Council must, subject to Part 2, consider the effects on the environment of allowing the requirement, having particular regard to the relevant provisions of:

- i) national policy statements
- ii) New Zealand coastal policy statement
- iii) regional policy statement
- iv) plans

and

whether adequate consideration has been given to alternative sites, routes, methods of undertaking the work if –

- i) the requiring authority does not have an interest in the land sufficient for undertaking the work; or
- ii) it is likely that the work will have a significant adverse effect on the environment;

and

whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought; and any other matters the Council considers reasonably necessary in order to make a recommendation on the requirement.

Detailed Assessment: Part 2 of the RMA

The notice of requirement will enable Aurora Energy Ltd to better attend to its existing facility adjacent to Transpower's 220/110kV substation in Wakari Road. Upgrading is able to be undertaken under the provisions of the Electricity Act 1992, but that does not extend to the installation of additional equipment as is now proposed. The enclosed detailed plan shows the additional equipment currently required.

The purpose of the RMA (S5) is to enable people and communities to provide for their well-being, and the provision of an adequate and secure electricity supply is in accordance with that purpose. The designation of the site will facilitate the provisions of part of Aurora's electricity distribution system to meet the needs of both the existing and future generations in west Dunedin. The electricity distribution system does not involve the life supporting capacity of natural resources, that being part of the purpose of the RMA. The environmental effects of the notice of requirement are assessed as being minimal and insignificant in the context of the adjoining Transpower substation. Consideration of the detailed plan of the works as part of the notice of requirement is the most efficient method of addressing any matters of detail.

None of the matters of national importance (S6) are relevant to the notice of requirement. The relevant "other matters" in S7 are also able to be adequately addressed by the consideration of the detailed plan of the works i.e. efficient use and development of resources, amenity values, and the quality of the environment.

No Treaty matters have been identified.

Detailed Assessment: National Policy Statement/New Zealand Coast Policy Statement

There are no relevant National Policy Statements and the latter is not relevant.

Detailed Assessment: The Regional Policy Statement

The Regional Policy Statement for Otago contains objectives and policies relating to energy and land. The objectives do not address the detail associated with the distribution of energy, nor the economics of meeting future demands for electricity in the area.

Detailed Assessment: Regional and District Plans

There is no regional plan for land.

The Dunedin City District Plan has a separate Utilities section (S22) which does provide for substations and lines as permitted activities subject to compliance with specific conditions. The provisions are considered restrictive and uncertainty in respect to Aurora's existing and likely future requirements adjacent to the Transpower substation in Wakari Road.

The notice of requirement is an accepted process at several other Aurora sites within the city and once confirmed, it provides certainty subject only to the Outline Plan process. Its inclusion into the district plan also promotes wider public awareness of the existing and intended use of the site.

Detailed Assessment: Alternative Sites Etc

The site is already used by Aurora and has been so used for a number of years. However, the site has never been designated in any of the previous district schemes (3).

There is no alternative site because of the need to be adjacent to the Transpower substation for critical electricity reasons and the existing equipment already on the site. It would be impractical to consider any other location.

Detailed Assessment: Reasonably Necessary

The attached electrical statement explains the background to the need for the existing and proposed electrical equipment.

The need for the notice of requirement is that the proposal described in the Detailed Plan would not be a permitted activity. Equally, any future equipment needed on the site may not be a permitted activity. The notice of requirement once confirmed, avoids the uncertainty of the resource consent process. It is no different to Aurora's other designations already in the district plan.

Detailed Assessment: Any Other Matters

No other matters have been identified.

Detailed Assessment: Detailed Plan

S176A(2)(b) provides that no Outline Plan is required where details of the proposed works are incorporated into the designation. The Detailed Plan shows the following:

- The height, shape and bulk of the existing and proposed work
- The location of the existing and proposed work]
- The finished contour of the site
- Vehicular access, circulation and provision of parking
- Landscaping

No other matters to avoid, remedy or mitigate any adverse effects on the environment have been identified.

Overall Assessment: Designation

The notice of requirement is assessed as the most appropriate method for recognising the existing and future electricity needs of Aurora adjacent to the substantial Transpower substation. Incorporating the Detailed Plan into the notice of requirement is both effective and efficient.

S169 as modified by the Resource Management (Simplifying and Streamlining) Amendment Act 2009 made it discretionary as to whether or not notices of requirements needed to be notified. Given the existing use of the site, Council's agreement to issue a lease of the site to Aurora Energy Ltd and the scale of the proposed works compared to the adjoining Transpower substation, the adverse effects on the environment are considered to be no more than minor (s95A(2)(a)), and no person has been identified as being affected.

On that basis, neither public notification nor limited notification is considered to be required.

Paterson Pitts Resource Management

12 February 2010