



Resource and Environmental Management Consultants

26 March 2014

Christchurch City Council  
PO Box 73012  
**CHRISTCHURCH 8154**

Attn: Adele Radburnd

File: OR019.00

Dear Adele

**PROPOSED CHRISTCHURCH CITY DISTRICT PLAN REVIEW: ROLL-OVER OF EXISTING DESIGNATIONS**

Thank you for your invitation to provide written notice to roll-over the existing designations held by Orion New Zealand Limited (Orion) in the Christchurch City and Banks Peninsula District Plans.

Please find attached Orion's written notice which lists the designations to be rolled-over, together with a table which details modifications sought.

Orion has a number of other sites within Christchurch City which are not currently designated. Given the number of sites and the timeframe provided for 'Phase 1' of the Proposed Christchurch City District Plan review, it is Orion's intention to prepare notices of designations for these sites as part of 'Phase 2' of the review. This approach was confirmed with you in an email dated 7<sup>th</sup> March 2014.

Please don't hesitate to contact us if you have any queries.

Yours sincerely,

**Resource Management Group Limited**

A handwritten signature in black ink, appearing to be 'D Millar', with a long horizontal flourish extending to the right.

Darryl Millar  
Director

(03) 962 1740  
[darryl@rmgroup.co.nz](mailto:darryl@rmgroup.co.nz)

A handwritten signature in black ink, appearing to be 'Penny Lemon', with a long horizontal flourish extending to the right.

Penny Lemon  
Consultant Planner

(03) 962 1800  
[penny@rmgroup.co.nz](mailto:penny@rmgroup.co.nz)

Resource Management Group Ltd

Phone (03) 943 4112

Level 4, 69 Cambridge Terrace  
PO Box 908, Christchurch Box Lobby, Christchurch 8140

**NOTICE OF DESIGNATION ROLLOVER PURSUANT TO  
SCHEDULE 1(4) OF THE RESOURCE MANAGEMENT ACT 1991**

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**To**               **CHRISTCHURCH CITY COUNCIL**  
**From**           **ORION NEW ZEALAND LIMITED**

Orion New Zealand Limited gives notice that it wishes the following designations to be included in the Proposed Christchurch City District Plan, with and without modifications:

*Christchurch City Plan*


- Electricity Substation - Greers Road and Harris Crescent, Papanui (Papanui Zone Substation)

*Banks Peninsula District Plan*

- Electrical Substation - Old Coach Road and Old German Bay Road, Akaroa
- Electrical Substation - Bay View Road, Diamond Harbour (Diamond Harbour Zone Substation)
- Electrical Storage Depot and Electrical Substation - Pawsons Valley Road, Duvauchelle (Duvauchelle Zone Substation)
- Electrical Substation - Ernest Adams Drive, Governors Bay
- Electrical Substation - Church Road, Little River (Little River Zone Substation)
- Electrical Substation - Reserve Terrace, Lyttleton (Reserve Terrace No.42)
- Electrical Substation - Teddington-Purau Road, Teddington (Teddington Zone Substation)

The modifications sought relate to updates to the Designation Schedule to correctly reflect the name, purpose and location of the designated land. The modifications are set out in the attached table; details to be added are shown as underlined and those to be deleted are shown as ~~strikethrough~~.

Signed for and on behalf of Orion New Zealand Limited



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Penny Lemon

26 March 2014

*Address for Service:*  
*Orion New Zealand Limited*  
*C/- Resource Management Group Limited*  
*PO Box 908*  
*Christchurch Box Lobby*  
*CHRISTCHURCH 8140*

*Attn: Penny Lemon*  
*[penny@rmgroup.co.nz](mailto:penny@rmgroup.co.nz)*  
*(03) 962 1800*

**NOTICE OF DESIGNATION ROLLOVER**

Designation # and Purpose	Site Name	Location	Legal Description	Area	Planning Map #	Underlying Zone
<p><b>1</b> <b>Electricity Substation</b></p>	<p>Papanui Zone Substation</p>	<p>388 Greers Road and 133 Harris Crescent</p>	<p>Pt Lot 2 DP 17479, Lot 3 DP7206, Pt Lot 4 DP 7206 and Lot 107 DP16556</p>	<p>3.4592ha</p>	<p>24</p>	<p>Living 1</p>
<p><b>Conditions</b></p> <p>1. The term “building” in the following conditions shall include any structure whether permanent, moveable or immovable. The term building shall not include a fence or wall less than 2m in height, structures less than 6m<sup>2</sup> in area and less than 1.8m in height, temporary structures for maintenance and construction purposes, cables and associated ancillary fittings, lightning rods, aerials, or antennae not exceeding 1.5m diameter.</p> <p>2. Conditions (3) below shall apply only to outdoor storage areas, new buildings or additions to existing buildings.</p> <p>3. (a) The maximum total floor area of all buildings on the site (measured to the inside of the exterior walls) shall not exceed an area equivalent to the area of the site.            (b) Buildings shall be set back a minimum of 10m from a boundary of the site with a road and 3m from the boundary of the site with a site in a Living zone.            (c) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above all site boundaries that adjoin a site in a Living zone, as shown in Volume 3, Part 12, Appendix 6 diagram A and D.            (d) No outdoor storage area shall be located within the setbacks required in (b) above unless otherwise screened as required by</p>						



<p><b><u>2</u></b> <b><u>Electrical Electricity</u></b> <b><u>Substation</u></b></p>	<p><u>Akaroa Substation</u></p>	<p>Old Coach Road and Old German Bay Road, Akaroa</p>	<p>Section 1 SO16495</p>	<p>0.3971ha</p>	<p>S11</p>	<p>Rural</p>
<p><b>Conditions</b></p> <p>That the Electrical Substation at Old Coach Road and Old Germany Bay Road, Akaroa shall not create exposures to power frequency electro-magnetic fields in areas normally accessible to the public in excess of the International Commission on Non-Ionising Radiation Protection Guidelines.</p> <p>The erection of any building at the site which is over 3m in height or 10m<sup>2</sup> in area shall be set back a minimum of 7.5m from all site boundaries.</p> <p>A landscaping plan being presented to the Council for approval prior to the construction of an Electrical Substation at the site. The landscaping plan shall</p> <ol style="list-style-type: none"> <li>1. Be prepared by a suitably qualified landscape architect; and</li> <li>2. Provide for the screening of the Substation and other on-site equipment from the adjoining properties and the Akaroa harbour through appropriate planting and landscaping; and</li> <li>3. Include details of the size and species of plants and the location of plantings.</li> </ol> <p>All landscaping works detailed in the approved landscaping plan being carried out immediately following completion of the site development and construction works, or if this is not practicable, in the next planting season. All planting shall be maintained by Orion on an ongoing basis. If any plant that is part of the landscape works is found diseased, dead or dying it shall be replaced with vegetation of a similar species, no later than the next planting season.</p>						

<p><b><u>Substation</u></b></p>	<p><b>Conditions</b></p> <p>1. The proposed Electrical Substation at Ernest Adams Drive, Governors Bay shall not create exposures to power frequency electromagnetic fields in areas normally accessible to the public in excess of the International Commission on Non-Ionising Radiation Protection Guidelines.</p> <p>2. The erection of any building on the site which is over 3m in height or 10m<sup>2</sup> in areas shall be setback a minimum of 2m from all site boundaries.</p> <p>3. Landscaping shall be undertaken along the northern and eastern boundaries when an Electrical Substation is constructed at the site.</p> <p>4. All activities on the site shall be designed and operated so as to ensure that the set noise limits are not exceeded at any point within the notional boundary of any dwelling. The set noise limits shall be 40 dBA (L10) and 70 dBA (Lmax) at night time (2200 hours to 0700 hours) and 50dBA (L10) at all other times 0700 hours to 2200 hours).</p>						
<p><b><u>6</u></b> <b><u>Electrical Electricity</u></b> <b><u>Substation</u></b></p>	<table border="1"> <tr> <td data-bbox="994 1507 1193 1771"> <p><u>Little River Zone</u> <u>Substation</u></p> </td> <td data-bbox="994 1238 1193 1507"> <p>Church Road, Little River</p> </td> <td data-bbox="994 969 1193 1238"> <p>Pt Sec 3B2B1, Blk IV MR 887 Pt Wairewa Maori Reserve 887 IV No.3B2B1</p> </td> <td data-bbox="994 734 1193 969"> <p>0.0215ha</p> </td> <td data-bbox="994 477 1193 734"> <p>S27</p> </td> <td data-bbox="994 235 1193 477"> <p>Rural</p> </td> </tr> </table> <p><b>Conditions</b></p> <p>That the electrical substation shall not create exposures to power frequency electric and magnetic fields in areas normally accessible to the public in excess of the International Commission on Non-Ionising Radiation Protection Guidelines.</p>	<p><u>Little River Zone</u> <u>Substation</u></p>	<p>Church Road, Little River</p>	<p>Pt Sec 3B2B1, Blk IV MR 887 Pt Wairewa Maori Reserve 887 IV No.3B2B1</p>	<p>0.0215ha</p>	<p>S27</p>	<p>Rural</p>
<p><u>Little River Zone</u> <u>Substation</u></p>	<p>Church Road, Little River</p>	<p>Pt Sec 3B2B1, Blk IV MR 887 Pt Wairewa Maori Reserve 887 IV No.3B2B1</p>	<p>0.0215ha</p>	<p>S27</p>	<p>Rural</p>		

**Radburnd, Adele**

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**From:** Penny Lemon [Penny@rmgroup.co.nz]  
**Sent:** Thursday, 17 April 2014 1:20 PM  
**To:** Radburnd, Adele  
**Subject:** Bromley NOR  
**Attachments:** FINAL. NOR Bromley. 16 April 2014.pdf; A1 - CFR.pdf; A1 - Subdivision Plan.pdf; A1 - Title Plan.pdf; A2 - Conditions of Bromley Substation.pdf

Hi Adele,

As previously discussed, please find attached Orion New Zealand Limited's NOR for land containing the Bromley Substation, Ruru Road, Bromley.

Pursuant to Section 170 of the RMA we request that this Notice be included within the Proposed City Plan - which we understand is to be notified late May 2014.

The land subject to this Notice is currently designated by Transpower New Zealand Limited for 'electricity substation' purposes and we understand that Transpower has given notice to roll-over this designation.

Ownership of the land subject to this Notice was transferred from Transpower to Orion on 1 April 2014. Typically, in cases like this, a designation would simply be transferred from one Requiring Authority to another, pursuant to Section 180 of the RMA. However we understand that that section of the RMA does not provide for the transfer of a part designation, hence this new designation is required.

We understand that Transpower will retain their designation over the balance of the site.

Please can you acknowledge receipt of this Notice and confirm whether it needs to be lodged through the online portal also.

Don't hesitate to contact me if you have any queries or wish to clarify matters.

Regards, Penny



**Penny Lemon**  
**Consultant Planner**

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