AGENDA

- EASEMENTS, LEASES & RESERVES
- PLANS FOR CREATION OF EASEMENTS
- SUBSTATION LEASES
- WORK CYCLE (PLAN REVIEW PROCESS)
- EXISTING ASSETS WITHOUT LEASES OR EASEMENTS
- EASEMENTS, LEASES & RESERVES
LEASE & EASEMENT INTRODUCTION

SERVICE AUTHORITY REQUIREMENTS IN SUBDIVISIONS

- Substation lease and/or easement plans
- Creation of Easement plans
- Renewal of Lease
- Caveators consent
- Plan of subdivision referrals - SOC
- Caveators consent
- Renewal of Lease
- Creation of Easement plans
- Substitution leases and/or easement plans

RESERVES, LEASES & EASEMENTS

INTRODUCTION TO LEASE & EASEMENT
EASEMENTS

Section 45 of the TLA 58
• a) Easement E-[insert] Power supply (underground)
• b) Easement E-[insert] Power supply (overhead)
• c) Easement E-[insert] Distribution of Electricity

Section 88 of the Electricity Industry Act 2000 (on Plans of Subdivision)
• Purpose as “Power Line” and the Origin as “Section 88 - Electricity Industry Act 2000” in the Easement Information Panel. It is acceptable to include the words “This Plan” in the Origin field.

Section 23 of the Subdivision Act
• Typically these plans come to us for consent to change, alter or remove easements via spear and by way of a planning permit
• Section 23 relates to plans of subdivision we expect to see the same notations.
• Purpose: Power Line
• Origin: Section 88 - Electricity Industry Act 2000 (& This Plan)

LEASE FOR SUBSTATION

Easements created in a substation lease should be described on the Plan for Creation of Leases and Easements as follows:
• Easement E-[insert] Underground Powerline
• Easement E-[insert] Overhead Powerline
• Easement E-[insert] Carriageway
• Easement E-[insert] Footway

CitiPower/ Powercor requires a Lease over Substations, the lease plan is required to ensure the plan properly provides for our requirements for the substation, cables and access in accordance with our technical requirements. The position of easements and access is to be accurately completed relative to the plan.

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Lease for "KIOSK" type substations typically do not specify depth and height restrictions.

- L-1: Lease required for "KIOSK" type substations.
- Boundaries are defined by the exterior face of walls, ceiling, and height restrictions that include cable trenches and pits.
- Lease for "INDOOR" type substations typically require depth and height restrictions. See section drawing of the cable pit.

Lease for "INDOOR" type substations.
RESERVES

Lease For Substation

Whereas, lease agreements can be discontinued if no longer required.

By the utility for no purpose.

If a substation in a reserve is no longer required, there is parcel of land owned.

Commercial leases for substation leases and reserves are less a significant

Comes with a reservation of the substation's regular funding

Reserves are created for the substation.

This is a more permanent holding of the land so a separate lease agreement is

A reserve may be created in favor of CityPower/Powercor in a plan of

In the case of reserves, these reserved areas do not require easements.

The preference for overhead lines & underground cables is for or assets to be

Leases do not require easements for substation leases.

Whereas, lease agreements can be discontinued if no longer required.

The need to show RL's to AHD.

All measurements are relative to the building, which eliminates

Plan shall be the same for a lease on the plan of substation and lease.

Simultaneous plans of substation

 needing a diagram to show the depth and height restrictions on
LEASE & EASEMENT WORK CYCLE

1. Secure an agreement (Customer)
2. Prepare Survey Plan (Surveyor)
3. Review Survey Plan (Flow Chart)
4. Create or Leased & Easement Agreement
5. Lodge Easement & Lease Agreement
6. Have Customer Sign Documents
7. Embed Plan into Lease/Easement Agreement Documentation
8. Review Survey Plan (Flow Chart)

LEASE & EASEMENT

WORK CYCLE
SUBSTATIONS

CUSTOMER INITIATED WORKS
LEASE & EASEMENT PROCESS FOR
SUBSTATION LEASES & PLANS

04.08.20

SERVICE AUTHORITY REQUIREMENTS IN SUBDIVISIONS

• The preferred situation is for substations to be housed on private land, formalised via a long term (30+30) year lease of nominal rental.

• In some instances (residential & small industrial subdivisions) the establishment of a reserve is acceptable.

• When a substation lease is due to expire, the agreement is reviewed and considerations such as:
  - Whether or not the substation still required?
  - Who gets supply from the substation?
  - Has there been any changes on site to the substation, cables and access areas which need to be updated in the lease plan?
  - On which new lots and/or common property is our substation cables and access located?
  - Access area which needs to be upgraded in the lease plan?
  - Has there been any changes on the substation, cables and access?
  - Who gets supply from the substation?
  - Visibility of all the substation elements?
  - Establishment of a reserve is acceptable.

SUBSTATION LEASES & PLANS

REGISTER SEARCH STATEMENT (Title Search)

• For an active lease agreement you will notice the plan.

The substation establishment is not a caveat. The encumbrances shown on the plan.

The lease is registered as a caveat. No encumbrances shown on the plan.

The lease is registered as a caveat. No encumbrances shown.

The lease is registered as a caveat. No encumbrances shown.
INSTRUMENT SEARCH

• Search the Instrument that created the caveat to find the lease plan or other registered interest.
• As the Caveator, our interest lies in the protection of our assets and access to them for inspection and maintenance.
• Caveator Consent is sought when changes occur to land where there is a registered interest.

INSTRUMENT SEARCH REVEALS THAT AN ADDITIONAL EASEMENT HAS BEEN CREATED FOR 66kV SUB-TRANSMISSION.
• The use of Plan of Subdivision templates that are repurposed for creations of easement plans can cause confusion and incorrect use of notations, such as referring to s.88 of the Electricity Industry Act when the correct origin is s.45 of the Transfer of Land Act, which have different requirements.

• CitiPower/Powercor can provide a template to use for easements on request.

• Plan created in our favor will require a reference number unique to CitiPower/Powercor, which will reference the deed of agreement the plan is created for.

• Lease Plans: X-####

• Easement: S-####, U-####, or specific to area/project.

The use of Plan of Subdivision templates that are repurposed for creations of easements may cause confusion and incorrect use of notations, such as referring to s.88 of the Electricity Industry Act when the correct origin is s.45 of the Transfer of Land Act. It is important to use the correct reference number unique to CitiPower/Powercor, which will reference the deed of agreement the plan is created for.
EXISTING ASSETS WITHOUT LEASES OR EASEMENTS
Where assets exist on private land without leases or easements, we rely on the powers in the Electricity Industry Act to occupy these areas. If works are required on these properties, whether they're PAL/CP or customer initiated, we always welcome the opportunity to formalise the existing arrangements via leases or easements. We often see parcels of land consolidated, subdivided and repurposed (i.e., road reserve becoming private lots, etc.) which can affect powerline assets that may not previously have required an easement. It can be difficult to locate an existing underground cable requiring an easement, hence why we're very methodical with the asset is located accurately and detailed information is obtained. We then seek approval of land consolidation, subdivision and re-proposal (i.e., new easements for existing assets). We may have not previously required an easement for assets that are now becoming private lots, etc., which can affect powerline assets that were previously owned. We therefore welcome the opportunity to formalise the existing arrangements and repurpose them. Where assets exist on private land without leases or easements, we rely on the

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SERVICE AUTHORITY REQUIREMENTS IN SUBDIVISIONS

• Electricians provide a diagram on the inside of the customer meter box when a new underground connection is installed.

• Sketch from meter box shows offsets and distances relative to fences.

QUESTIONS? THANK YOU

LEASES OR EASEMENTS

EXISTING ASSETS WITHOUT