

**MINUTES OF AN EXTRAORDINARY MEETING OF THE PLANNING AND REGULATORY  
COMMITTEE HELD IN THE COUNCIL CHAMBER, WAITAKERE CENTRAL,  
6 HENDERSON VALLEY ROAD, HENDERSON, WAITAKERE, ON  
MONDAY, 17 NOVEMBER 2008, COMMENCING AT 1.01 PM**

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**PRESENT:** Councillors VS Neeson, JP (Chairman)  
DQ Battersby, JP (until 1.07 pm)  
MFP Chan, JP (until 1.07 pm)  
LA Cooper, JP  
MM Jolley (until 1.07 pm)  
JP Lawley, JP  
PG Mitchell

Deputy Mayor PA Hulse (from 1.11 pm)

**OBSERVER:** Councillor BA Brady, JP

**IN ATTENDANCE:** Group Manager: Planning & Community Services  
Senior Planner: Policy Implementation  
Committee Secretary: D Tukutama

**ALSO  
IN ATTENDANCE:** Vernon Rive, Chapman Tripp  
Rebecca Stiff, Chapman Tripp  
David Hay, Osbourne Hay  
Robert Barley, Vector Limited  
Louise Delamere, Vector Limited

**1 APOLOGIES**

1958/2008  
MOVED by Cr Cooper, seconded Cr Mitchell:

That apologies from Crs Corban and Flaunty for absence, be received and sustained.

**CARRIED**

**2 CONFLICTS OF INTEREST**

Elected Members were reminded via the agenda, of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member of the Council and any private or other external interest they might have.

3 **NOTICE OF REQUIREMENT BY A REQUIRING AUTHORITY UNDER SECTION 168 OF THE RESOURCE MANAGEMENT ACT 1991 FOR AN ELECTRICITY SUBSTATION AT 37 DON BUCK ROAD, MASSEY**

**DECLARATION OF INTEREST**

1.07 pm Crs Battersby, Chan and Jolley declared an interest and withdrew from the meeting, taking no part in the discussion or decision on Item 3: Notice of Requirement by a Requiring Authority Under Section 168 of the Resource Management Act 1991 for an Electricity Substation at 37 Don Buck Road, Massey.

1.11 pm Cr Hulse entered the meeting.

1959/2008

MOVED by Cr Lawley, seconded Cr Cooper:

The Planning and Regulatory Committee resolved to:

1. **Receive** the Notice Of Requirement By A Requiring Authority Under Section 168 of the Resource Management Act 1991 For An Electricity Substation At 37 Don Buck Road, Massey report.
2. **Agree** that the Council recommends that Vector Limited confirm the Notice of Requirement for an Electricity Substation at 37 Don Buck Road, Massey; subject to the following conditions:
  - a) The electricity substation shall be constructed in general accordance with "Notice of A Requirement by a Requiring Authority for a Designation Under Section 168 of the Resource Management Act 1991" (being the notice by Vector Limited for a designation for Electricity Supply Purposes - Substation), received by Council on 3 March 2008 and referenced by Council as LUC 2008 - 351, including further information submitted to Council as part of the notice of requirement. This includes the proposed landscaping and 1.8 metre high visually permeable fencing along the front and rear boundaries of the site (with the installation of a gate along the front boundary). The landscaping shall be implemented in the first planting season after the construction of the electricity substation.
  - b) If the final design and layout does not reflect that submitted with the Notice of Requirement, an Outline Plan shall be submitted in accordance with s. 176A of the Resource Management Act 1991. This Outline Plan is to include confirmation that the substation has been designed so that it can continue to operate during 1% Annual Exceedance Probability flood events.

**Advice note for condition (b):**

*"The requiring authority has confirmed that if, at the time of construction, the adjoining property owners agree, it will replace the existing side boundary fences with 1.8 metre close boarded fences."*

- c) An Outline Plan shall be submitted in accordance with s. 176A of the Resource Management Act 1991 prior to the construction of the second transformer. This Outline Plan is to include confirmation that the substation has been designed so that it can continue to operate during 1% AEP flood events.

- d) Operational noise from the electricity substation shall not exceed the following levels as measured at any residential boundary:
- At all times - 35dBA,L10 (10 minutes); and
  - Noise shall be measured and assessed in accordance with "NZS6801:2008 Measurement of Sound", and "NZS6802:2008 Assessment of Environmental Sound."
- e) The requiring authority shall, at its expense, provide an acoustic report from a suitably qualified, experienced and recognised acoustic engineer within three months of the installation and commissioning of each of the proposed two transformers demonstrating compliance with the noise levels permitted in condition (d) above. The acoustic report shall be submitted to The Manager, Resource Consents.
- f) The electricity substation shall be designed and constructed so that it can continue to operate during 1% Annual Exceedance Probability flood events.
- g) The electricity substation shall comply with New Zealand electric and magnetic field reference limits as documented in the National Radiation Laboratory publication "Electric Magnetic Fields and Your Health" (2001).
- h) The requiring authority shall, at its expense, provide a report from a suitably qualified, experienced and recognised electrical engineer within three months of the installation and commissioning of each of the proposed two transformers demonstrating compliance with the electric and magnetic field reference limits permitted in condition (g) above. The report shall be submitted to The Manager, Resource Consents.
- i) Appropriate sedimentation and erosion control measures shall be employed for any earthworks on the designated site.
- j) Noise from construction activities shall not exceed the limits specified in, and shall be measured and assessed in accordance with, the New Zealand Standard NZS 6803:1999, Acoustics - Construction Noise.

**CARRIED**

2.01 pm

The Chairman thanked Members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AT AN EXTRAORDINARY MEETING  
OF THE PLANNING AND REGULATORY  
COMMITTEE HELD ON

**DATE:**.....

**CHAIRMAN:**.....