

Delmore Fast-Track

25/06/2025 – Auckland Council Response

Annexure 21:

Waste

Jennifer Jack

Memorandum

To: Carly Hinde, Senior Planner, Resource Consents Central

From: Jennifer Jack, Senior Waste Planning Advisor, Waste Planning

Date: 18 June 2025

Applicant: Vineway Limited

Site Address: 88 Upper Orewa Road, Upper Orewa 0992

Application BUN60444768

Proposal: FTAA-2502-1015 / BUN60444768 - Delmore FT Application

Delmore Fast Track Application

Proposal: To construct a comprehensively planned residential development at 88, 130, 132 Upper Orewa Road and 53A, 53B and 55 Russell Road, Orewa (the 'site'). The development will involve the construction of approximately 1,250 dwellings, one unserviced residential superlot, open space areas, areas of protected vegetation, roads including the NoR 6 road, supporting infrastructure and other associated works. Works will be undertaken in two primary stages. Once completed, the development is intended to be called Delmore.

Plans and Reports

Documents Reviewed:

- Delmore – Fast Track Approval Application, Assessment of Environmental Effects and Statutory Analysis, 17 February 2025, B& A, Urban and Environmental, Prepared for Vineway Limited.
- Transportation Assessment Report – J003135 Delmore 130225 Final
- Greenwood Associates Landscape Plans provided 12 June, (Part 1-14)
- Delmore AC Waste -Further Response, 12 June
- Architectural Drawings -Context Pack
- Site Plans, Vineway Limited, Terra Studio, Delmore

Waste Solutions Specialist Assessment:

Waste Assessment:

- The proposal for the development is for both Council kerbside collection and the majority of JOALS will be by private collection.

- As outlined with the provided information; All units directly accessed from the proposed vested roads will use public collection. JOALS will be a combination of public and private waste collection. Where public, residents from these wheel their bins to the (public) road, and where private they will be placed within the JOAL outside the respective units.
- For the proposed dwellings, there is sufficient clear, unobstructed kerbside space for bins to be placed out for collection. This will be along the closest kerbside space (as also outlined in the plans, Greenwoods Landscape Plans). The application documents outlines the public roads to be vested to Council as public.
- For the proposed dwellings, there is sufficient space on-site for individual bins to be stored near each unit in an outside yard space, noting each unit requires max. 1.4m² for storage of their bin suite (1x refuse bin, 1x recycling bin, 1 x foodscraps bin). The plans show the bin spaces will be sufficiently screened with fences or landscaping.
- Formed accessways are provided for dwellings, for residents to easily transport bins to and from the kerbside (where required).
- For any additional assessment relating to traffic for waste servicing, please defer to the traffic engineer including to check vehicle tracking and manoeuvring as required.
- Please note that a signed waiver is required if Council is required to enter private roads/ JOALS for servicing.
- The proposal is generally suitable for waste collection overall.
- The proposed conditions for the development are acceptable on completion of the development.
- Overall, the proposed waste management proposed is suitable for the site and development.