

Specialist Response Template – Fast-track Approvals Act 2024
Substantive Application

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name:

The Point Mission Bay

Fast-Track application number:

FTAA-2511-1133

Council application number:

BUN60459442 (LUC60459443, WAT60459444)

2.0 Technical Specialist Memo - Waste

To:

Angelika Vaze – Planner & Warwick Pascoe – Principal Project Lead

From:

Elizabeth Driver – Senior Waste Planning Advisor – Waste Planning – Waste Solutions

Qualifications
& Relevant
Experience:

I hold the qualification(s) of **Master of Arts** and have **7** years of experience in **waste policy advice**.
I have prepared expert evidence and technical assessments for resource consent applications and plan changes.

Preparation in
Accordance
with the Code
of Conduct:

I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses ([Code](#)), and have complied with it in the preparation of this memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferencing, directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified.

Signature:

Elizabeth Driver

Date:

5/03/2026

3.0 Executive Summary / Principal Issues

N/A

4.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- Attachment 025 - Draft Waste Management Plan
- Assessment of Environmental Effects - The Point Mission Bay
- Attachment 019A - Landscape Concept Plans
- Attachment 017A - Architectural Drawings
- Attachment 006 - Integrated Transportation Assessment
- Attachment 023 - Proposed Conditions of Consent

5.0 Additional Reasons for Consent Not included in AEE / Incorrect Reasons for Consent

N/A

6.0 Specialist Assessment

- 6.1. The proposed waste management for this site is generally suitable and I support the application overall.
- 6.2. Council collections of rubbish, recycling and food scraps may be suitable for residential units at this site. Note council can provide on-site collections where needed. This would be assessed following a site visit once the site is built.
- 6.3. Ratepayers will also be entitled to use the council inorganics collection.
- 6.4. All plans and conditions associated with this application need to be neutral in terms of waste service provider type and flexible in terms of methodology, to future proof the consent should service provider or methodology need to change for any reason. To this end, applicant to please amend the following wording in the Draft Waste Management and Minimisation Plan (Attachment 025):
 - (Section 5.1, page 14): “*All units – private collection*” – request remove the word ‘private’.
 - (Section 6.3, page 18): “*All refuse and recyclables collections will be scheduled to take place outside of peak traffic hours. Due to the high demand for on-street parking, one of the two collections will be scheduled to take place on the weekend.*” – request replace the words ‘will be’ with ‘may be’ in these sentences.
- 6.5. On-site storage of bins, including screening, is suitable.

- 6.6. Applicant to ensure all residents are within the maximum 30m carry distance from dwelling to bin storage areas/floor-level refuse rooms (refer New Zealand Building Code 2004 – Clause G15 Solid Waste).
- 6.7. I defer to the council traffic engineer to check that all collection vehicle tracking, manoeuvring, stopping and entering/exiting of the site is acceptable.
- 6.8. Note that in the event that Council determines it can feasibly provide waste services to a property, ratepayers will be charged for council waste services (per separately rated unit).

7. Section 67 Information Gap

I have identified that there are no section 67 information gaps.

8. Recommendation

Based on the information available I support the application.

9. Proposed Conditions

I am agreeable to the inclusion of Proposed Condition 27, subject to my recommended edits to the Draft Waste Management and Minimisation Plan (Attachment 025) provided in my specialist assessment (see paragraph 6.4 above).

10. Supporting Documents

New Zealand Building Code 2004 – Clause G15 Solid Waste

Residential Design Element – R7 – Design for Waste, Auckland Design Manual