

188 Beaumont Street Fast-track

Auckland Council Specialist Memo

Annexure 18:

Waste Planning

Jan Burbery

21 July 2026

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name: 188 Beaumont Street

Fast-Track application number: EPA: FTAA- 2604-1205
Council: BUN60464683

2.0 Technical Specialist Memo – Waste Management

To: Lewis So– Lead Planner
Russell Butchers – Principal Project Lead

From: Jan Burberry, Waste Plan Consents Team

Qualifications
& Relevant
Experience:

I hold the qualification(s) of Post graduate diploma in applied science, and I have seven years' experience in waste plan consents work.
I am a full member of the Waste Management Institute of New Zealand (WasteMINZ).
I have prepared numerous technical assessments for resource consent applications; in addition, plan changes, and fast-track applications.

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, 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:



Date: 21 July 2026

3.0 Executive Summary / Principal Issues

The Applicant has provided a Waste Management and Minimisation Plan which demonstrates that adequate provision can be made for the storage, separation and collection of waste generated by the proposed residential and commercial activities. The Plan provides for five refuse management areas with a total of approximately 98m² of storage space and includes provision for refuse, organics, recycling, cardboard and glass waste streams.

The proposed waste management approach is generally supported. However, further clarification is recommended regarding the operation and management of the proposed waste chute systems, separation of residential and commercial waste streams, future flexibility for service providers, and the adequacy of capacity for certain waste streams, including organics, cardboard and glass.

Subject to these matters being addressed through a finalised Waste Management and Minimisation Plan, no significant waste management effects are anticipated and the development can be adequately serviced from a waste collection and waste minimisation perspective.

4.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- Assessment of Environmental Effects and Statutory Analysis prepared by Barkers & Associates, dated 9 April 2026.
- Waste Management and Minimisation Plan prepared by Rubbish Direct, dated 2 February 2026.
- Integrated Transport Assessment prepared by Parlane & Associates.
- Architectural Drawings (Part 3 – Ground Floor Plans) prepared by Warren and Mahoney.

5.0 Specialist Assessment

AEE

The AEE states that the proposed development will use a private waste collection service for both residential and commercial components. There will be five refuse management areas, providing approximately 98 m².

It notes the area needed is calculated at 65.5 m², so the development exceeds the minimum operational requirements “ensuring efficient waste management without adverse effects on site functionality or surrounding amenity.”

Integrated Transport Assessment

The Integrated Transport Assessment states that vehicle access will be via a two-way vehicle crossing on Beaumont Street. A loading space has been included on the ground floor level that is wide enough for two

trucks. Tracking is provided for “a Rubbish Direct truck (the proposed contractor)” and indicates the truck will have no problem entering the building, reversing into the loading space, and exiting frontways.

Architectural Drawings

The Architectural Drawings Part 3: Drawing Number RC10.000 show the rubbish rooms for waste and F&B waste for B [Beaumont] and M [Marina], while T [Tower] has waste and waste and bin wash. Drawing RC:10.001 shows “Chute” in the Tower and RC11.101 shows “Chute” beside “Rubbish”.

Waste Management Plan

The Waste Management and Minimisation Plan includes estimates of different waste streams separately for residential and commercial users, with proposed bin numbers and size, collection frequency and on-site management. It provides details for each of the three buildings separately.

For residential, the plan proposes shared bins for refuse, organic, recyclables, and cardboard. The Marina Building and Beaumont Building bins to be collected twice a week, and the Tower Building bins three times a week.

For commercial, the plan proposes shared bins for refuse, organic, recyclables, cardboard, and glass, all bins to be collected twice a week.

The area required to store and manoeuvre both sets of bins (residential and commercial) is 65.5 m². The total usable space of the shared refuse areas will be approximately 98 m². There will be sufficient space available to provide the waste collection services required, and to temporarily store inorganic items prior to collection

For collection service, the plan states that the developer expects all units will use a private collection service and store separate sets of shared bins in five refuse management areas with a total of approximately 98 m² of storage space.

It also states that the owners’ collective representative group (for example body corporate or residents’ society) has the option to choose any collection service provider that can provide suitable waste collections. However in 5.1 Overview it states “All units – private collection”.

Residents of the Marina and Tower buildings will carry bags to the chute room on each level while Beaumont residents will carry containers to the refuse area on the ground level of their building.

Commercial tenants or cleaners of the Marina and Beaumont buildings will carry bags or recyclables containers to the refuse area on the ground level of their building, and place or empty them into the commercial bins.

Assessment

The Architectural Drawings lack detail regarding rubbish room dimensions and the proposed chute locations. While the Waste Management and Minimisation Plan is generally comprehensive and provides sufficient detail regarding waste servicing and on-site management, I recommend that the following matters be addressed through the finalised Waste Management Plan required by consent condition:

- confirmation of the final locations and dimensions of the refuse rooms and waste chute infrastructure.
- details of the proposed management and operation of the waste chute system, including measures to address misuse, noise generation, contamination and blockages. Particular consideration should be given to operational issues experienced within comparable high-density residential developments.
- confirmation of the rationale for the proposed waste collection arrangements across the three buildings, including the use of waste chutes within the Marina and Tower Buildings and direct waste transfer arrangements within the Beaumont Building.
- confirmation that residential and commercial waste streams and storage areas will be clearly separated and identifiable to residents, tenants, cleaners and waste contractors

The AEE, Integrated Transport Assessment and Waste Management and Minimisation Plan all anticipate private waste collection services. However, flexibility should be retained to enable either Auckland Council or private waste collection services to be used in the future, should service availability or operational requirements change.

I also recommend that the final Waste Management and Minimisation Plan confirms that adequate capacity is available for all anticipated waste streams, including consideration of:

- cardboard and glass recycling facilities across all buildings; and
- whether additional organic waste capacity may be required to accommodate actual waste generation rates following occupation.

With regard to the space provided, if the proposed bins require approximately a third less space than provided (noting this is to be confirmed), I would strongly advise that more bins are provided with the benefit of a reduction in collection frequency. As it stands, there will be a lot of truck movements given different trucks collect rubbish, recyclables, etc.

It is likely that some time will be needed for collection and emptying of bins given that there are five storage areas, and those in the Marina building are some distance from the loading bay.

I have noted the traffic engineer's comment re truck manoeuvring and the recommendation for three loading spaces. This could have an implication for truck size and is therefore of relevance with regard to service provision.

Overall, I am satisfied that the development can be adequately serviced from a waste management perspective. However, effective waste management is an important component of the overall functionality and day-to-day operation of the development, and the final plan should demonstrate that waste collection, storage and servicing arrangements can operate efficiently over the long term.

6.0 Recommendation

I support the application from a waste management perspective, subject to the implementation of an appropriate Waste Management and Minimisation Plan. Based on the information provided, I am satisfied that sufficient space has been allocated for the storage, separation and collection of waste generated by the proposed residential and commercial activities, and that the development is capable of being adequately serviced.

7.0 Proposed Conditions

I have reviewed the Applicant's proposed Condition 28, which requires the preparation and implementation of a final Waste Management and Minimisation Plan prior to occupation. I generally support the proposed condition and consider that it appropriately addresses many of the operational matters associated with waste management for the development. [Appendix 4...Conditions | Word]

However, I recommend that the Waste Management and Minimisation Plan required by Condition 28 also includes:

- confirmation of how residential and commercial waste streams and storage areas will be clearly separated and identifiable to users;
- confirmation that the waste management arrangements retain sufficient flexibility to accommodate either council or private waste collection services;
- confirmation that adequate capacity is provided for organics, cardboard and glass waste streams; and
- confirmation that the final waste collection arrangements remain compatible with the approved loading and servicing facilities.

Subject to these additions, I am satisfied that the proposed Waste Management and Minimisation Plan condition is capable of addressing the outstanding waste management matters identified in this assessment and that no additional waste-specific conditions are required.