

Milldale Fast-Track

29/07/2025 – Auckland Council Response

Annexure 20:

Waste Management

Technical Specialist Memo – Waste Management

To: Dylan Pope – Lead Planner & Carly Hinde - PPL

From: Jennifer Jack – Senior Waste Planning Advisor

Date: 17/07/2025

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name: Milldale

Fast-Track application number: BUN60446761 & FTAA-2503-1038

Site address: Wainui Road, Milldale, Upper Orewa

2.0 Executive Summary / Principal Issues

N/A

3.0 Documents Reviewed

Stage 4C

- Volume 3- Stage 4C – AEE Final (1) - AEE Milldale Fastrack Approval Application – Assessment of Environmental Effects, volume 1 to 6, (AEE), prepared by B&A Consulting Limited, 28/3/2025
- Appendix 3A_Part 1 – BUN60419151 Stage 4C-1 Consent
- Appendix 3A_Part 2- LUC60419153-A and SUB60419152-A Stage 4C -1A Consent
- Appendix 3B_Part 1-5 – Architectural Plans
- Appendix 3C – Part 1A-5b Civil Drawings Stage
- Appendix 3E – Landscape Plans
- Appendix 3K_AUP(OP) Compliance Tables

Stages 10-13

- Volume 2 – Stage 10-13 AEE Final
- Appendix 2N Transportation Assessment Report
- Appendix 2K Engineering Drawings Part 1-7
- Appendix 2O Landscape Plans Part 1-3
- Appendix 2W AUP(OP) Activities and Standards Assessment

4.0 Additional Reasons for Consent Not included in AEE

- N/A

5.0 Specialist Assessment

Milldale Stage 4C

The Stage 4C development involves the construction of 168 residential units within a townhouse/ terraced housing typology. Stage 4C incorporates a number of JOALS within the development.

The applicant proposes a Council waste collection for the development for Milldale Stage 4C. This is proposed for part kerbside collection, and part on-site collection within JOALS. The majority of the site will have individual bins, though superlot 4021 will have communal bins for the units.

Summary of Waste Proposal:

- The AEE advises that the JOALS in Stage 4C-2 will have a 9m width. The JOALS in stages 4C-3, 4C-4 and 4C-5 will have a 7m width. All JOALS have been designed to accommodate an 8.8m truck. (as outlined in the AEE, this is in anticipation of JOALS being utilised for waste collection purposes by Council waste contractors).
- The exception is Superlot 4021 which will operate a communal bin collection arrangement.
- Access is proposed for an 8.5m rubbish truck utilising public roads and JOALS for collection.
- A collection point for waste will be used for some JOALS. Some aspects regarding truck access may need to be confirmed with the traffic engineer and a further assessment when the site is built.

Waste Assessment:

- My overall assessment and recommendation is that a Council kerbside collection is generally suitable for the development of Milldale Stage 4C (Subject to traffic and service approval). For those sites that propose a Council on site collection in JOALS, this is generally suitable. Though a further assessment will be undertaken when the site

is fully built and undergoing CCC and subject to transport approval and waste service assessment.

- The proposed waste management proposed in the AEE of the application is generally suitable. There are associated waste management conditions regarding waste collection for the application.
- For the development, there is sufficient clear, unobstructed kerbside space for bins to be placed out for kerbside collection within the Milldale 4C development. This will be along the closest kerbside space (as also outlined in the plans).
- There is to be sufficient space provided 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).
- Suitable screening of bins from the street with fences or plantings is to be provided. Formed accessways are provided for all dwellings, to easily transport bins to and from the kerbside.
- In Superlot 4021, a communal bin bay is proposed within the JOAL 4150 to service the future development. The communal bin bay is proposed due to onsite space constraints for individual lots. For JOALS 4112 and 4114 these both have no through routes and rubbish truck movements would not be possible to circulate through these JOALS in a forward manner fully. As a result, reverse manoeuvring may be required. Further information is likely required regarding traffic for truck tracking, manoeuvring and loading. As advised in the AEE, refinements to the final waste management solution can be made prior to the occupation of dwellings. A condition of consent has been proposed in relation to this.
- In relation to reverse manoeuvring, the information is in relation to AUP_ E27.6.3.4, where sufficient space must be provided on the site so vehicles do not need to reverse off the site or onto or off the road, and in accordance with the standard. As the site is proposing to use a public collection strategy, JOALS: 4114, 4112, 4101 do not have a turnaround area or loading bay available, which makes truck maneuvering difficult and will require reverse maneuvering.
- For any additional traffic assessment for trucks around the proposed streets/ roads, please defer to the traffic engineer for vehicle tracking, manoeuvring and loading as required.
- It should be noted that if Council access is required for waste servicing, a signed waiver is required prior to any service commencing, including if Council is required to enter private roads/ JOALS for servicing.
- Overall, the proposed waste management proposed is suitable for the site and development.
- A condition has been provided for each superlot to prepare a Waste Management plan prior to the occupation of buildings if an amended waste management plan is proposed.

Milldale Stage Stages 10-13

Proposal: Stages 10-13 Milldale - Construct 623 vacant lots/ new dwellings

- The applicant proposes a public kerbside waste collection for the development for Milldale Stages 10-13.

Waste Assessment:

- My overall assessment and recommendation is that a Council kerbside collection is suitable for Stage 10-13 for the 623 proposed dwellings at the site. (Subject to traffic approval).
- The proposed waste management proposed in the AEE of the application is generally suitable for Stage 10-13. There are waste management conditions regarding waste collection for the application.
- 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).
- There is to be sufficient space provided 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).
- Suitable screening of bins from the street with fences or plantings is to be provided. Formed accessways are provided for all dwellings, to easily transport bins to and from the kerbside.
- Please defer any traffic assessment for trucks around the proposed streets/ roads, vehicle tracking and manoeuvring to the engineer as required.
- Overall, the proposed waste management proposed is suitable for the site and development.

6.0 Section 67 Information Gap

I have identified the following Section 67 information gaps:

Description of Missing Information

In combination of discussion and assessment with the Council traffic engineer for the resource consent, the following matters require further information in relation to waste collection particularly regarding access to some of the JOALS proposed for Milldale 4C. Note that the same information may also be included in the traffic engineers memo.

Stage 4C

A Public rubbish bin collection arrangement is proposed in the proposal using the public road and JOAL. However, additional information is required off the applicant, noting that:

- The waste vehicle needs to be reversed in some locations (specifically around Section 4C- lot 553, JOALS access to 4112 and 4114 and some other locations). The JOAL(s) can use for public collection with specific supporting wayfinding signs. This may be possible to service in this manner; however, all safety issues and access issues need to be rectified.
- It is likely to be difficult for Council trucks to access and service, and there could be pedestrian safety concerns. Suggest some of the other options are considered such as residents bringing their bins to the kerbside, or consideration of a private service for these JOALS.
- The chances of less lane width clearances will be high due to on-street parking at JOALs & the same will affect truck manoeuvring as well
- No turnaround area/ D-area or loading bay available, which makes the truck manoeuvring further difficult
- Collection from both sides of the JOAL will be difficult due to manoeuvring issues
- Chances of kerb damage will be high, how will it be rectified or managed.
- Note: No parking signs or no stopping road markings (NSAAT) will be effective enough to control parking in JOAL.

Applicant required to consider the above points and response to include any additional management measures. Request to comment on the provision of alternatives.

Stages 10 -13

- The applicant advised this in the pre-app: “the Milldale fast track consent (10 – 13) will not be progressed on a superlot basis, with the applicant intending to seek waste road pick-ups. ..., with more specific information to be provided at EPA stage”.
- Confirmation requested off the applicant that this remains the case. Applicant to confirm details of proposed waste strategy.

Why is this Information Essential?

This information is needed, specifically for the traffic engineer to assess proposed truck tracking, manoeuvring and servicing for waste collection, and whether the option proposed is viable for servicing in the proposed development and JOALS.

Information gap	Nature of deficiency	Decision-making impact	Risk / uncertainty created
1. Detailed waste truck tracking, maneuvering and servicing details have not been provided.	<i>Detailed information in relation to vehicle tracking, manoeuvring and tracking for proposed waste truck for on-site collection and strategy for waste management in relation to this.</i>	<i>Cannot accurately assess the associated tracking, manoeuvring and loading for waste truck(s).</i>	<i>Medium</i> <i>Potential for inadequate provision of space for waste truck to service part of the development, or alternative service options may need to be provided if truck</i>

			<i>access is not possible.</i>
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7.0 Recommendation

Generally support the proposed waste collection proposal overall. However the based on the information available, it is not possible to fully confirm whether waste servicing within all the JOALS for the development would be possible.

8.0 Proposed Conditions

The proposed conditions 27 and 28 are suitable. These conditions relate to the Waste Management Plan (27) and Waste Collection for the development (28). The conditions require that any changes to the waste management plan are to be provided to Council for approval prior to the occupation of the dwellings and are suitable.

9.0 Supporting Documents

N/A