

FTAA-2511-1136: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: Redvale Landfill Expansion

Date submitted:	3 December 2025	Tracking #: BRF-7248	
Security level:	In-Confidence	MfE priority:	Urgent

	Action sought:	Response by:
To Hon Chris Bishop, Minister for Infrastructure	Decisions on recommendations in Table A	10 December 2025

Actions for Minister's Office staff	Return the signed briefing to: FTAreferrals@mfe.govt.nz Send email to Ministers to invite written comments
Number of appendices: 3	Appendices: 1. Statutory framework summary 2. Application documents for the Redvale Landfill Expansion project (in File Exchange) 3. List of the Māori groups referred to in section 18(2)

Ministry for the Environment contacts:

Position	Name	Cell phone	1 st contact
Principal Author	Ashley Sycamore		
Manager	Stephanie Frame	s 9(2)(a)	✓
General Manager	Ilana Miller	s 9(2)(a)	

Project location

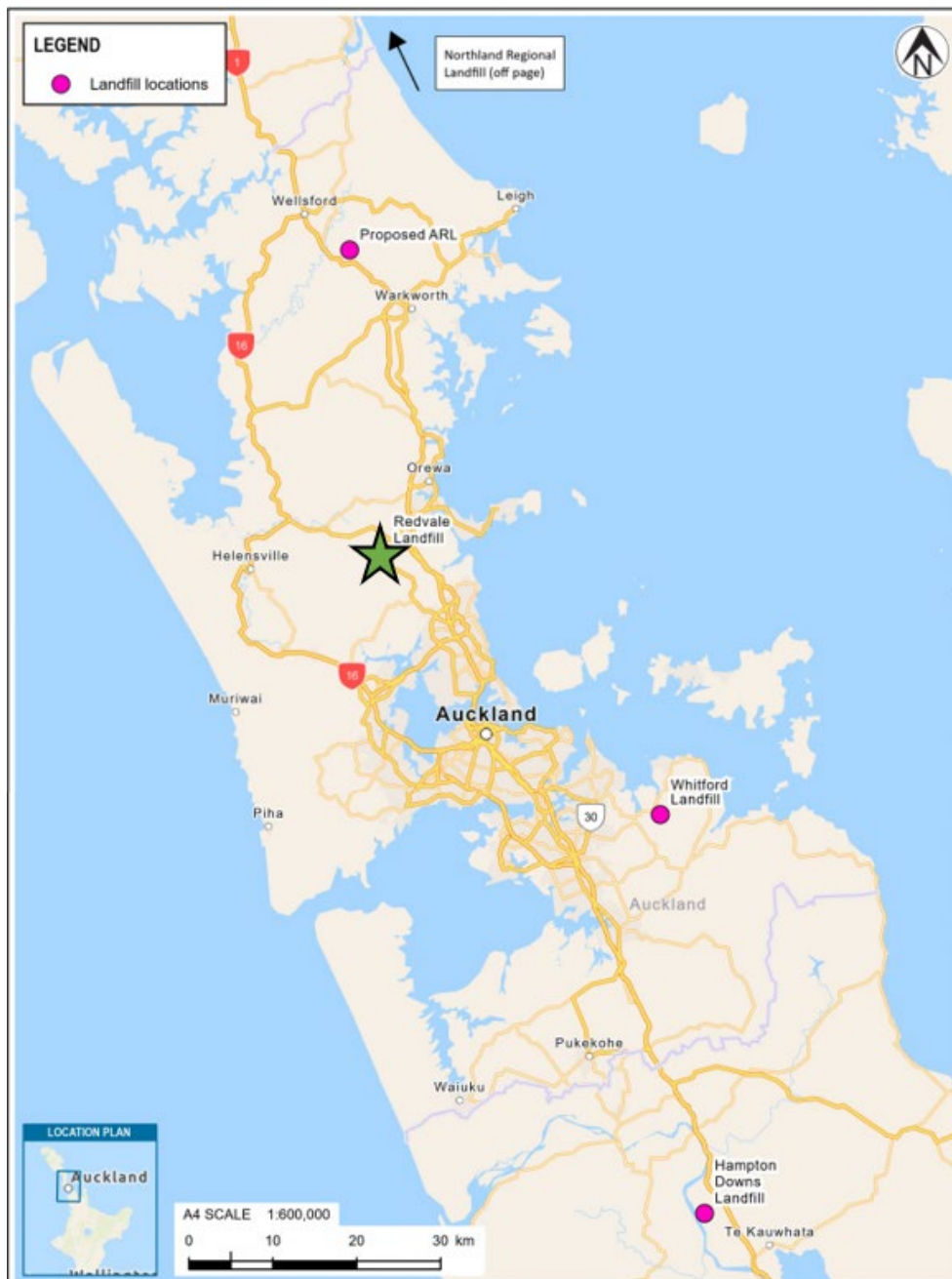


Image 1: Redvale Landfill, the subject of the project (illustrated with a green star), shown in context with other existing or proposed landfills across the Waikato and Auckland regions

Key messages

1. This briefing seeks your initial decisions on an application from Waste Management NZ Limited (the applicant) to refer the Redvale Landfill Expansion project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process.
2. At this stage you can either decline an application for the reasons set out section 21, or provide the application to, and invite comments from, the parties identified in section 17. If you do not decline the application, you will receive a further briefing following receipt of comments, to support your final decision on whether to refer the project.

3. We note that the applicant originally titled the project “Auckland Regional Landfill – Transition.” For clarity, the Auckland Regional Landfill (ARL) is not part of this application. ARL is a proposed landfill located about 70 km north of Auckland and 13 km north of Warkworth (refer to Image 1), also known as the proposed Dome Valley Landfill. Due to delays in its consenting process, including ongoing Environment Court appeals, the applicant considers ARL is unlikely to open before the mid-2030s. To ensure sufficient waste capacity within the Auckland Region during this transition period, the applicant proposes an extension to the existing Redvale Landfill.
4. We have updated the project name to “Redvale Landfill Expansion” to ensure it more accurately reflects the scope and nature of the proposal.
5. The applicant holds an existing resource consent for the Redvale Landfill, with conditions requiring waste acceptance to cease on 31 December 2028. The applicant proposes to extend the operation of the Redvale Landfill until the end of 2036 and develop an additional 4.5 million cubic metres of airspace (being the engineered volume available to be filled with waste) at the existing facility.
6. As noted above, the project is for the expansion and extension of the existing Redvale Landfill at 66 Landfill Access Road in Dairy Flat within the Auckland Region.
7. The project includes:
 - a. a temporary increase in waste acceptance at the existing Redvale Landfill for up to 8 years, from 2028 to 2036
 - b. an expansion of the existing Class 1 landfill area by approximately 3.1 million cubic metres
 - c. an extension to the existing landfill to accommodate approximately 1.4 million cubic metres for a Class 2 landfill
 - d. movement of on-site ancillary facilities (e.g., wash bay, light engineering workshop) to enable the Class 2 landfill extension
 - e. odour management measures
 - f. modifications to the existing sedimentation ponds
 - g. additional site modifications, infrastructure upgrades, and environmental management measures necessary to implement and maintain the proposed works.
8. A Class 1 facility is a municipal disposal site that takes household rubbish as well as commercial, industrial, institutional, green waste, or waste that cannot go to other landfill classes. A Class 2 facility is a construction and demolition disposal site that accepts solid waste from building and demolition activities, such as concrete, timber, and similar materials.
9. The applicant seeks resource consents under the Resource Management Act 1991 (RMA) for the project. No other approvals under specified Acts are sought as part of the fast-track approvals process.
10. We have undertaken initial analysis of the referral application. This is presented along with our considerations and recommendations in Table A.
11. We have decided the application is complete and complies with section 14 of the Act, as the application complies with section 13 requirements, may be capable of satisfying the criteria in section 22 and does not appear to involve an ineligible activity. The applicable

fee and levy have been paid.

12. We recommend you progress consideration of the referral application to the next stage of analysis (Stage 2) and invite written comments from the parties prescribed in section 17(1) of the Act being:
 - a. Auckland Council (including Watercare Services Limited and Auckland Transport) as the relevant local authority
 - b. Minister for the Environment (note: we have not identified any other portfolio Ministers with relevance to the project)
 - c. Ministry for the Environment as the relevant administering agency
 - d. the Māori groups referred to in section 18(2) of the Act, as listed in Appendix 3.
13. We recommend that you invite written comments from the Minister for Auckland, the Minister of Climate Change, the Minister for Energy, the Minister for Regional Development, and the Minister for Economic Growth as additional persons under section 17(5) of the Act. The reasons for the invites under section 17(5) are outlined in Table A.

Action sought

14. Please indicate your decisions on the recommendations in Table A.

Signature

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal stroke that tapers to the right.

Ilana Miller
General Manager – Delivery and Operations

Table A: Stage 1 analysis

Project details	Project Name	Applicant	Project Area		
	Redvale Landfill Expansion (the project)	Waste Management NZ Limited (the applicant) c/- Tonkin & Taylor Ltd (the agent) The applicant is a registered NZ limited company and is eligible to apply for resource consents.	The project area, located north of Auckland at 66 Landfill Access Road in Dairy Flat within the Auckland Region, covers approximately 168 hectares, with 59 hectares currently used for landfilling. The site is accessed from the southeast via Landfill Access Road off Dairy Flat Highway, with Horseshoe Bush Road forming the northern boundary – the existing main entrance will continue to serve Redvale’s operations. The project area is legally described as Lot 1 DP 446482; Lot 1 DP 353568; Lot 1 DP 322777; Lot 2 DP 446482 and Lot 1 DP 155355; Section 1 SO 68946; Lot 1 DP 125471 and Lot 2 DP 353568; Lot 1 DP 117463 and Lot 2 DP 452672.		
Project description	The project is for the expansion and extension of the existing Redvale Landfill at 66 Landfill Access Road in Dairy Flat within the Auckland Region. The project includes: a. a temporary increase in waste acceptance at the existing Redvale Landfill for up to 8 years, from 2028 to 2036 b. an expansion of the existing Class 1 landfill area by approximately 3.1 million cubic metres c. an extension to the existing landfill to accommodate approximately 1.4 million cubic metres for a Class 2 landfill d. odour management measures e. movement of on-site ancillary facilities (e.g., wash bay, light engineering workshop) to enable the Class 2 landfill extension f. modifications to the existing sedimentation ponds g. additional site modifications, infrastructure upgrades, and environmental management measures necessary to implement and maintain the proposed works. The applicant seeks resource consents under the Resource Management Act 1991 (RMA) for the project. No other approvals under specified Acts are sought as part of the fast-track approvals process.				
Consultation undertaken	As required by s11, the applicant has consulted with:				
	Relevant local authorities	Relevant iwi authorities, hapu and Treaty settlement entities	Ngā hapū o Ngāti Porou / Relevant MACA groups	Relevant administering agencies	Holder of land to be exchanged
	Auckland Council	- Te Rūnanga o Ngāti Whātua - Ngā Maunga Whakahii o Kaipara Trust - Ngāti Maru - Ngāti Manuhiri Settlement Trust - Ngāti Pāoa Iwi Trust - Ngāi Tai ki Tāmaki Trust - Ngāti Tamaterā Treaty Settlement Trust - Te Kawerau ā Maki Settlement Trust - Te Ākitai Waiohū - Ngāti Whānaunga - Ngāti Te Ata	N/A	Ministry for the Environment	N/A
Section 22 assessment criteria					
The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)]	You may consider any of the following matters, or any other matters the Minister considers relevant. The applicant considers the project, being the expansion and extension of the existing Redvale Landfill in the Auckland Region, is an infrastructure project that would have significant regional and national benefits, for the reasons outlined below. <i>Will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure [s22(2)(a)(ii)]</i> The applicant considers that municipal landfills are essential infrastructure in New Zealand, providing safe management and disposal of waste that cannot be reused or recycled. The applicant notes this status is recognised by several councils, including Auckland Council, which defines municipal landfills as infrastructure in its planning documents. The applicant states Auckland Region currently relies on three Class 1 landfills, being Redvale, Whitford, and Hampton Downs, with limited additional capacity at Puwera Landfill in Northland. The applicant considers the project would also support nationally significant development and infrastructure projects, including transport networks, marine and port facilities, and electricity transmission, by providing disposal options for waste generated during construction and operation. The applicant notes that commercial waste, including construction and demolition waste, increased by approximately 0.5 million tonnes between 2010 and 2016, accounting for around 80% of all waste sent to landfill. Large infrastructure projects contribute significantly to this stream, with some materials requiring disposal at landfills like Redvale. The applicant considers the project would address anticipated shortfalls, support Auckland’s projected population growth to two million by 2030, and reduce risks such as illegal dumping and associated environmental impacts. <i>Will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020) [s22(2)(a)(iii)]</i> The applicant states the project will continue to facilitate energy recovery. The applicant details this involves using gas from the landfill, which is approximately 50% methane gas, to fuel several renewable energy initiatives. These include electricity generation and providing a source of heating and carbon dioxide to a neighbouring Aubergine greenhouse complex. The applicant considers converting methane gas into energy will contribute to the reduction of greenhouse gas emissions and supports climate change mitigation and adaptation.				

	As the landfill is progressively filled, the applicant notes the generation of landfill gas will continue to increase. Redvale has a Landfill Gas Energy Plant with 15 existing generators, which utilise the landfill gas extracted from the landfill to generate electricity and feed it back to the grid. The applicant estimates each generator can power up to 1,000 homes. The applicant states in 2019, Redvale's energy generation had the capacity to power 14,000 homes on the local grid, making it Auckland's largest renewable energy source. The applicant estimates that the landfill could power up to 18,000 homes. The applicant considers the project, with its renewable energy generation capabilities, directly supports electricity supply to Aucklanders, thereby contributing to housing needs and ensuring a well-functioning and resilient urban environment, consistent with the outcomes sought by policy 1 of the National Policy Statement on Urban Development 2020. In this way, the applicant considers the project will contribute to a well-functioning environment through its provision of essential waste infrastructure and renewable energy generation that supports housing development, population growth and access to services necessary for communities' social, economic and cultural wellbeing, in line with this criterion. <i>Will deliver significant economic benefits [s22(2)(a)(iv)]</i> The applicant states that the project will deliver significant regional and national economic benefits by maintaining stability in Auckland's waste management infrastructure. They consider that continuing operations at Redvale will avoid substantial adverse impacts that would occur if the site closed before the proposed Auckland Regional Landfill (ARL) becomes operational. Specifically, the applicant considers the project would prevent increases in landfill gate prices and market disruption, which could otherwise impose costs of approximately \$42.6 million per year on waste disposal services. The applicant also considers the project would avoid a major waste capacity shortfall and ensures cost certainty for residents and businesses. The applicant notes that even with additional capacity at the existing Hampton Downs Landfill, closure of Redvale would lead to reduced competition and increased market concentration, resulting in price rises of at least 10–15%. They further state that the project maintains the most cost-effective waste transport logistics, avoiding diversions that could add over \$21 million annually in transport costs and cause congestion-related productivity losses. Overall, the applicant considers that the project supports economic stability by preventing multi-million-dollar annual increases in disposal and transport costs, maintaining competition, and delivering benefits to Auckland and neighbouring regions. <i>Will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards [s22(2)(a)(viii)]</i> The applicant emphasises the critical role of landfills in supporting natural hazard and disaster recovery. They note that material and debris generated by events such as the Auckland Anniversary Floods in 2023 must be disposed of, as it cannot be reused. The applicant further highlights that this response must be rapid and adaptive, requiring landfills to maintain sufficient capacity to manage such material at short notice, given that these events cannot be planned for in advance. Ensuring this capacity within Auckland – an outcome of the proposed project – is considered essential for national and regional resilience, aligning with this criterion. <i>Will address significant environmental issues [s22(2)(a)(ix)]</i> In response to the assessment of this criterion, the applicant states the environmental issues of the project have been assessed within the technical assessments included in Appendix I to Appendix Q of the application. These technical assessments cover the following matters: air quality, geotechnical, hydrogeology, stormwater and industrial trade activities, landscape and visual, noise, traffic, aviation safety, and ecology. <i>Is consistent with local or regional planning documents, including spatial strategies [s22(2)(a)(x)]</i> The applicant considers the project is consistent with the following local and regional planning documents: various chapters of the Auckland Regional Policy Statement; specific chapters of the Auckland Unitary Plan (being H19 Rural zones, and E25 Noise and vibration); and Plan Change 120 to the Auckland Unitary Plan. The applicant has provided an assessment of these local and regional planning documents in section 3.4 of their referral report.		
Referring the project to the fast-track approvals process [section 22(1)(b)]	<i>Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes [s22(1)(b)(i)]</i> The applicant considers referring the project to the fast-track approvals process would facilitate the project, in line with this criterion. The applicant seeks consideration of the project through the fast-track approvals process due to critical time constraints. The applicant notes that the existing operation at Redvale Landfill must cease accepting waste by 31 December 2028, and there is a gap before the proposed ARL becomes operational, which may not occur until the mid-2030s. The applicant notes the consenting process for ARL has taken significantly longer than anticipated. While the original consents were lodged with the Auckland Council in 2019 and the consents granted in 2021, the applicant notes ARL is still subject to Environment Court and Court of Appeal processes. To ensure that another waste facility is available to address any shortcomings during this transition period, the applicant states it is imperative to obtain approvals for the current project in a timely manner. Additionally, the applicant notes receiving an approval prior to the closure of Redvale Landfill will ensure that ancillary activities and infrastructure can remain in place and operational beyond 2028. Given similar consenting processes have taken five or more years – exceeding the available timeframe – the applicant considers the fast-track approvals process to be the most appropriate way forward for the project. <i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i> The applicant considers referring the project to the fast-track approvals process is unlikely to materially affect its efficient operation, for the following reasons. The applicant considers that relevant experts have assessed the proposal and, with proposed mitigation measures, have identified no specific concerns. The applicant states that extensive consultation has occurred, including with relevant Māori groups, with feedback reviewed and preliminary mitigation measures proposed. The applicant notes they have engaged a team of lawyers, planners, and technical specialists to prepare the substantive application for prompt lodgement, if the referral is accepted.		
Minister invites comments	<i>You must copy the application to, and invite written comments from [s17(1)]:</i> - Relevant local authorities: - Auckland Council (which includes Auckland Transport and Watercare Services Limited) - The Minister for the Environment (Note: we have not identified any other portfolio Ministers with relevance to the project) - Relevant administering agencies: - Ministry for the Environment - The Māori groups identified in Appendix 3.	<i>You may copy the application to, and invite written comments from, any other person [s17(5)]:</i> We recommend you invite comments from the following additional parties (with their relevance to the project): - The Minister for Auckland – as the project has direct implications for Auckland's residual waste capacity and the coordinated central-local response required to manage the planned transition between the proposed/existing landfills - The Minister of Climate Change – as the applicant considers the project to be critical for natural hazard and disaster recovery - The Minister for Energy – as the applicant notes Redvale Landfill has a Landfill Gas Energy Plant with 15 existing generators, which utilise the landfill gas extracted from the landfill to generate electricity and feed it back to the grid. The project could result in increased energy generation from increased landfill gas because of the proposed expansion. - The Minister for Regional Development - The Minister for Economic Growth	<i>The Minister may request further information about a referral application from the applicant, the relevant local authorities, or the relevant administering agencies to be provided within the time frame specified in the request.</i> We have not identified any further information to be sought at this stage.

Recommendations	Minister's decision
a. Note that section 25 of the Act permits you to decline the referral application without inviting comments from the relevant local authorities, the Minister for the Environment, any relevant Ministers, any relevant administering agencies and the Māori groups identified in the list provided.	Noted
b. Note that you have not yet provided the application to, nor sought any written comments on it from, the parties listed in section 17(1) but that you are required to do so if you do not decline the application under section 21 of the Act.	Noted
c. Note that section 17(5) of the Act permits you to forward an application to, and invite written comments from, any other person.	Noted
d. Note that if comments have been sought and provided within the required time frame you are required to consider it, along with the referral application, before deciding to decline the application.	Noted
e. Note that section 20 of the Act permits you to request further information from the applicant or relevant local authorities or relevant administering agencies at any time before you decide whether to accept or decline an application.	Noted
f. Agree to progress the Redvale Landfill Expansion project to our Stage 2 analysis (invite written comments and request section 18 Treaty report).	Yes / No
g. Agree to provide the application to, and invite written comments from: i. Auckland Council (which includes Watercare Services Limited and Auckland Transport) as the relevant local authority under section 17(1)(a) ii. Minister for the Environment under section 17(1)(b) – Note: we have not identified any other portfolio Ministers with relevance to the project iii. Ministry for the Environment as the relevant administering agencies under section 17(1)(c) iv. The parties identified in Appendix 3 as the Māori groups under section 17(1)(d) v. Any parties you are required to invite comments from under section 17(1)(d) and (e) who may be subsequently identified	Yes / No Yes / No Yes / No Yes / No Yes / No
h. Agree to provide the application to and invite written comments from the following additional entities/persons under section 17(5): i. The Minister for Auckland ii. The Minister of Climate Change iii. The Minister for Energy iv. The Minister for Regional Development v. The Minister for Economic Growth	Yes / No Yes / No Yes / No Yes / No Yes / No
i. Note that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence, other than to Ministers.	Noted
j. Agree to send email to invite written comments from Ministers.	Yes / No

Signed:

Hon Chris Bishop
Minister for Infrastructure

Date:

Appendix 1: Statutory framework summary

1. You are the sole decision maker for referral applications. If you accept a referral application, then the whole or part of the project will be referred to the fast-track approvals process.
2. If a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, a Mana Whakahono ā Rohe or a joint management agreement provides for consideration of any document or procedural requirements, you must, where relevant:
 - a. give the document the same or equivalent effect through this process as it would have under any specified Act; and
 - b. comply with any applicable procedural requirements.
3. You must decline a referral application if:
 - a. you are satisfied the project does not meet the referral criteria in s22
 - b. you are satisfied the project involves an ineligible activity (s5)
 - c. you consider you do not have adequate information to inform your decision.
4. You may decline an application for any other reason, including those set out in s21(5) and even if the application meets the s22 referral criteria.
5. You can decline an application before or after inviting comments under s 17(1). However, if comments have been sought and provided within the required time frame, you must consider them, along with the referral application, before deciding to decline the application.
6. If you do not decline a referral application at this initial stage you must copy the application to, and invite written comments from:
 - a. the relevant local authorities,
 - b. the Minister for the Environment and relevant portfolio Ministers
 - c. the relevant administering agencies
 - d. the Māori groups identified by the responsible agency
 - e. the owners of Māori land in the project area: None
 - f. you may provide the application to and invite comments from any other person.
7. You can request further information from an applicant, any relevant local authority or any relevant administering agency at any time before you decide to decline or accept a referral application (see section 20 of the Act).
8. However, if further information has been sought and provided within the required time frame you must consider it, along with the referral application, before deciding to decline the application.

**Appendix 2: Application documents for the Redvale Landfill Expansion project:
(in File Exchange)**

Appendix 3: List of the Māori groups referred to in section 18(2)

Name of group	Type of group (section of Act)
Te Rūnanga o Ngāti Whātua	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)) – Ngāti Whātua Ōrākei Claims Settlement Act 2012
Ngā Maunga Whakahii o Kaipara Development Trust	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)) – Ngāti Whātua o Kaipara Claims Settlement Act 2013
Hako Tūpuna Trust	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) – deed recording on-account arrangements 30 June 2014
Ngāti Maru Rūnanga Trust	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) – deed recording on-account arrangements 30 June 2014
Ngāti Manuhiri Settlement Trust	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)) – Ngāti Manuhiri Claims Settlement Act 2012
Ngāti Pāoa Iwi Trust	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) – Ngāti Pāoa Claims Settlement Act 2025
Ngāi Tai ki Tāmaki Trust	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)) – Ngāi Tai ki Tāmaki Claims Settlement Act 2018)
Ngāti Tamaterā Treaty Settlement Trust	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) – deed recording on-account arrangements 30 June 2014
Te Kawerau Iwi Settlement Trust	Iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a)) – Te Kawerau ā Maki Claims Settlement Act 2015
Te Ākitai Waiohua Waka Taua Inc	Iwi authority (s18(2)(a))
Ngaati Whanaunga Incorporated Society	Iwi authority (s18(2)(a))
Te Ākitai Waiohua Settlement Trust	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d)) – deed of settlement signed 12 November 2021
Ngaati Whanaunga Ruunanga Trust	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership	Treaty settlement entity (s18(2)(a)), other Māori groups with relevant interests (s18(2)(k))
Taonga o Marutūāhu Trustee Limited/Marutūāhu Rōpū Limited Partnership	Treaty settlement entity (s18(2)(a)), mandated entity (s18(2)(d))
Ngāti Te Ata Claims Support Whānau Trust	Mandated entity (s18(2)(d))
Ngāti Koheriki Claims committee	Mandated entity (s18(2)(d))