1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name:	Auckland Surf Park Community Stage 2
Fast-Track application number:	FTAA-2606-1246
Council reference number:	BUN60467823

2.0 Technical Specialist Memo – Earthworks & Erosion and Sediment Control

To:	Brooke Dales, Consultant Planner Warwick Pascoe – Principal Project Lead
From:	Jan Burbery, Waste Plan Consents Team, Waste Solutions
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:	2 October 2026

3.0 Executive Summary

The Auckland Surf Park Community Stage 2 proposal establishes a substantial mixed-use development, including three residential neighbourhoods (Northeastern, Northwestern and Southern) with up to 486 dwellings, a village centre, a data centre, visitor accommodation and a solar farm. Roading is a combination of public and private roads.

The applicant proposes to have waste servicing as a condition of consent. This is not supported. It is essential to address waste matters at the design stage to consider roading configuration and truck access, bin location on site and placement at the berm, adequacy of size of communal bin enclosures and efficient collection.

Leaving waste provision until the end of the application process means there is little or no opportunity to address issues that can be anticipated to arise. In other words, addressing waste arrangements in the planning stages can avoid potential issues.

4.0 Documents Reviewed

I have reviewed Appendices 12-25 which include the Architectural Plans and Landscape Drawings, and also the:

- Assessment of Environmental Effects
- Integrated Transport Assessment – Parts 1-5
- Masterplan – Parts 1-3.

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

6.0 Specialist Assessment

A summary of references to waste matters in various documents follows, then the assessment.

Assessment of Environmental Effects

The site will be serviced via a private refuse and recycling provider. A Waste Management Plan is proffered by the applicant as a condition of consent.

Waste is proposed to be collected privately. A condition of consent for a waste management plan for each Precinct to be submitted to Auckland Council for certification that the servicing requirements of the commercial and residential units are adequality provided for is proffered by the Applicant.

Landscape and Visual Effects

The 486 dwellings are distributed as follows: North-east - 178 lots, North-west - 82 lots, and Southern - 81 lots plus Live-Work Precinct - 25 terraced houses in five blocks and the Village Centre apartment living - 120 units in 7 buildings.

The North-Eastern Residential Precinct in particular has a number of JOALs and it appears a significant number of dwellings do not have direct road frontage.

Integrated Transport Assessment Part 1 and Part 5

The ITA states that a waste management plan must be submitted to Auckland Council for certification that the servicing requirements of the apartments are adequately provided for.

Each apartment block will have rubbish storage on the ground floor, however no trucks are expected to enter the building; they would be able to collect the rubbish either from the laneway or the loading space in the car park. We recommend a condition of consent requiring the apartment blocks to have a certified Waste Management Plan to manage rubbish collection.

Part 3 has 12.6m truck tracking for the Accommodation precinct and an 8m for truck turn around. Part 4: Live and work precinct/North-West Neighbourhood Precinct has vehicle tracking for an 8m truck on the private road. It also provides tracking for a 10.3m rubbish truck on Roads 2, 4, JOAL 10, and tracking for an 8m truck in JOALs 7, 8, 11, 12, 13, 14. The truck can drive around JOAL 8 and back to Road 2.

ITA Part 5 covers the Village Centre and South Neighbourhood Precinct and shows vehicle tracking for an 8.3m truck. Apartments A + B – Basement Plan shows separate areas for “com rubbish” and “apt rubbish”. No dimensions are provided but the areas are smaller than a carpark and maybe approx. 10m2.

Architectural Plans

Clubhouse, supermarket, accommodation – details but nothing for waste. Precincts – nothing shown but room for bins.

App 16 refers to: Storage Sheds, Bin Storage, Private Outdoor Space, Yard Depths, Canopies and states that location and size is representational only and may vary to suit lot layout, shape, and orientation.

Other

Mention of a typical lane design refers to potential rain gardens, bollard lighting and parking, but not bin placement. Appendix 24: on drawing number F-A10.00. FLOOR PLAN - L00 - FOOD & BEVERAGE has a bin store but no dimensions. The building with the commercial kitchen has nothing shown for waste.

Assessment

To propose having waste servicing as a condition of consent is not supported. It is essential to address waste matters at the design stage to consider roading configuration and truck access, bin location on site and placement at the berm, adequacy of size of communal bin enclosures and efficient collection.

Leaving waste provision until the end of the application process means there is little or no opportunity to address issues that can be anticipated to arise. In other words, addressing waste arrangements in the planning stages can avoid potential issues.

In addition, it is possible that Auckland Council could service this development at least in part and we need to ensure that owners are not restricted to a particular service or service provider. Where council can provide a service, waste charges are made in the rates without exemptions.

Given the level of detail provided for floor layouts in various plans including the Design Control notes, it is not clear why such minimal detail has been provided about waste arrangements as described in the first paragraph.

Given the worthy principles embodied in this application, it is anticipated that efficiently planned waste servicing that avoids, eg, unnecessary collections, would be supported.

Looking at the plans, specific initial questions are:

- What are the dimensions of bin storage areas for all precincts, residential dwellings and commercial buildings.
- What are the estimates of waste volumes.
- What size rubbish/recyclables truck will access JOALs.
- What is planned for any dwellings that don't have direct berm access.

With regard to the last point, if the thinking is to have communal bin areas that residents take their bins to for collection, it is noted that such points need to be managed. One thing that can happen is they become dumping points for larger items people (residents and non-residents) want to get rid of.

Comments from council's traffic engineer will be relevant for waste servicing but are not available at this stage.

Just a note in reference to the comment in the AEE that the wastewater treatment process and odours "primarily due to decomposition of food waste and human waste". Council has a food scraps collection and wants to collect food scraps to process into a beneficial use – renewable energy and fertiliser.

7.0 Section 67 Information Gap

As described above, there are a number of gaps.

8.0 Recommendation

I would recommend that the applicant provide more detail about proposed waste arrangements in order to address the matters covered in the assessment. If it is possible, Waste Solutions would be happy to discuss options with the applicant.

9.0 Proposed Conditions