

## 1.0 APPLICATION DESCRIPTION

### Application and property details

Fast-Track project name:

Downtown Carpark Site Development

Fast-Track application number:

FTAA-2512-1158

BUN60460864, LUC60460865, DIS60460866 and WAT60460867

## 2.0 Technical Specialist Memo - Waste

To:

Sarah Wilson – Lead Planner & Adonica Giborees – PPL

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, 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 ([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:

24/03/2026

## 3.0 Executive Summary / Principal Issues

N/A

#### 4.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- AEE (DCSD Fast-Track AEE\_18 December version)
- Appendix 9A\_Architectural Drawings (Part 1-6)
- Appendix 9B\_Landscape Drawings
- Appendix 9C\_Architecture+Landscape Report (Parts 1-3)
- Appendix 21\_Consultation Summary Report 18 December version
- Appendix 22\_Rules Assessment
- Appendix 24\_Proposed Consent Conditions
- Appendix 20\_Draft Operational Waste Management Plan

#### 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. On-site storage of bins, including screening, is suitable.
- 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:
  - Appendix 20\_Draft Operational Waste Management Plan: “*All waste collections will occur on-site via private collection contractor*” – request remove the word ‘private’.
  - Appendix 20\_Draft Operational Waste Management Plan: “*It is envisaged that waste will be collected by a single commercial services provider (per waste stream), with Table 3-12 to be updated once the relevant service contracts for the site are procured.*” – request remove the underlined words and do not update with service contracts/contractors to ensure plan remains flexible in perpetuity
  - Appendix 20\_Draft Operational Waste Management Plan: all waste reduction and diversion targets proposed in the plan should all be called “recommended”
  - AEE (Section 6.5.5): “*The development will be serviced by private collections to both the commercial and residential components.*” request remove the word ‘private’.

- Any other references to private waste collections in any other plans associated with this application and consent.
- 6.5. I defer to the council traffic engineer to check that all collection vehicle tracking, manoeuvring, stopping and entering/exiting of the site is acceptable.
- 6.6. General note for completeness: 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).

## 7.0 Section 67 Information Gap

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

## 8.0 Recommendation

Based on the information available I support the application.

## 9.0 Proposed Conditions

I am agreeable to the inclusion of Proposed Conditions 1, 117, 118, 119 and 139, subject to my recommended edits to Appendix 20\_Draft Operational Waste Management Plan provided in my specialist assessment (see paragraph 6.4 above).

In addition, I propose the following condition: “A Site-Specific Waste Plan for the deconstruction, demolition and construction activities on the site shall be developed once a contractor is appointed in alignment with waste minimisation objectives. This shall include an analysis of all materials on-site and salvage processes for all valuable and reusable items where appropriate.”

## 10.0 Supporting Documents

New Zealand Building Code 2004 – Clause G15 Solid Waste

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