

Delmore Fast-Track

04/05/2026 – Auckland Council Response

Annexure 23:

Waste

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name: Delmore Fast-Track

Fast-Track application number: FTAA-2512-1164

2.0 Technical Specialist Memo - Waste

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

- Assessment of Environmental Effects
- Appendix 42 – Rules Assessment
- Appendix 43 – Objectives and Policies Assessment
- Appendix 44 – Proposed Conditions
- Appendix 47 – Management Plan Overview
- Appendix 11 – Landscape Drawings
- Appendix 24 – Integrated Transport Assessment

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. Council collections of rubbish, recycling and food scraps should be suitable for residential units at this site. There is sufficient clear, unobstructed kerbside space for bins to be placed out for collection along council roads. Note council can also provide on-site collections where needed, provided we have a signed access waiver and collection vehicle tracking is approved if there is a requirement to drive onto JOALs. This would be assessed following a site visit once the site is built.
- 6.3. Ratepayers will also be entitled to use the council inorganics collection.
- 6.4. On-site storage of bins, including screening, is suitable.
- 6.5. 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 47 Management Plan Overview: “*Provides details for on-lot bin storage areas, public waste and private waste collection, proposed retaining walls, lighting, fencing, and on-lot landscaping.*” – request remove the word ‘private’.
 - Appendix 24 Integrated Transportation Assessment: “*All waste is expected to be accommodated on-street via public or private on JOAL collection*” – request remove the word ‘private’.
 - Appendix 44 Proposed Conditions: “*3.1.10 Waste 111. Prior to the issue of a s224(c) certificate for a subdivision stage (or sub-stage), the consent holder shall prepare a Waste Management Plan for all residential lots that will not receive public kerbside collection services and will instead rely on private waste collection. 112. The Waste*

Management Plan shall be submitted to Auckland Council for certification and shall:
(a) Identify the private waste collection service(s) to be used” – request remove the word ‘private’ and any distinction between public vs. private collections: the distinction should simply be kerbside vs. on-site, without mention of who will supply the service.

- Any other references to private waste collections in any other plans.

- 6.6. The JOALs should be constructed to safely facilitate waste collections including sufficient vehicle tracking including turnaround areas, and a berm should be provided for bins to be placed out for collection without obstructing footpaths for pedestrian and road user safety. I defer to the council traffic engineer to check that all collection vehicle tracking, manoeuvring, stopping and entering/exiting of the site is acceptable.
- 6.7. Note that 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 do not support the proposed waste conditions in Appendix 44 Proposed Conditions (3.1.10 Waste 111. & 112.) I suggest that the following amendments be considered to the conditions below.

Proposed Waste Conditions	Commentary
3.1.10 Waste 111. Prior to the issue of a s224(c) certificate for a subdivision stage (or sub-stage), the consent holder shall prepare a Waste Management Plan for all residential lots that will <u>may</u> not receive public kerbside collection services and will <u>may</u> instead rely on private <u>on-site</u> waste collection. 112. The Waste Management Plan shall be submitted to Auckland Council for certification and shall: (a) Identify the private waste collection service(s) to be used;	We do not advise making a distinction between public vs. private collections. The distinction should simply be kerbside vs. on-site, without mention of who will supply the service. When consent and/or condition wording mentions private collections this constrains future changes to service provision. There needs to be flexibility in case of changes for any reason. Council collections are not limited to kerbside collections – we can provide on-site collections where needed, feasible and appropriate. We can drive onto JOALs provided we have a signed

(ba) Detail how waste and recycling will be stored on-site in a manner that is safe, sanitary, and does not create a nuisance; and (eb) Identify the proposed waste collection point(s) and demonstrate that they are accessible, safe, and do not adversely affect traffic, pedestrian access, or neighbouring properties. The certified Waste Management Plan must be implemented prior to the occupation of any residential dwelling on the lots and maintained thereafter by the Residential Society.	access waiver. Further, council's rating policy is that we will charge for council waste services essentially by default and only provide an exemption if we make an assessment that we cannot feasibly service the site.
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10.0 Supporting Documents

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