

Project name	Auckland Regional Landfill FTAA-2607-1273
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1. Contact Details

Organisation name (if relevant)	Auckland Council		
*First name	Warwick		
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Postal address	Private Bay 92300, Victoria Street West, Auckland 1142		
*Contact phone number	s 9(2)(a)	Alternative	s 9(2)(a)
*Email	s 9(2)(a)		

2. Please provide your comments on this application

Question
Under section 17(3) of the Fast Track Approvals Act 2024 (the Act) and without limiting any general comments under subsection (1)(a), Auckland Council must provide comments advising on the following matters: 1. any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please also confirm this in writing
Council Regulatory response
Based on a review of Council records, I confirm that no competing applications have been identified.
Question
2. in relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165Z1 of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a

resource consent under the RMA. If no such consents exist, please also confirm this in writing.
Council Regulatory response
Based on a review of Council records I confirm that no existing resource consents where sections 124C(1)(c) or 165ZI of the RMA could apply were identified.
Question
Under section 17(3)(b) of the Act Auckland Council Regulatory also responds to the following questions: <i>3. Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)</i>
Council Regulatory response
Based on the information provided with the Referral application I consider that the project does not involve an ineligible activity.
Question
<i>4. Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).</i>
Council Regulatory response
Under section 21(5)(b) of the Act the Minister may conclude that it would be more appropriate to deal with the resource consent applications under the RMA for the reasons outlined by the Rodney Local Board summarised below, and attached (Attachment 1). Such a decision would effectively refer the decision on the ARL resource consents back to the Courts. My understanding of WMNZ's concern with this approach is that the timing of the Court's decision is uncertain, and time is running out to get the ARL operational ahead of Redvale Landfill's closure in the mid-2030s (if the Fast-track application to extend its operation life is granted), or as soon as possible following closure in 2028 (if the Fast-track application to extend its operational life is declined). It's also noted that WMNZ would also have to seek Wildlife Act Approvals and an Archaeological Authority separately. Under section 21(5)(c) of the Act the Minister may conclude that the project may have significant adverse effects on the environment. The question here, and one which the Courts are currently considering, is whether the <u>residual</u> adverse effects will be acceptable, as it is inarguable that the <u>unmitigated</u> adverse effects are significant. In section 4.5 of the Assessment of Effects submitted with their Referral application WMNZ state: <i>Based on the current proposal, effects under each of the above technical areas are anticipated to be appropriately mitigated and, based on the current understanding of the Project, no significant environmental issues have been identified that have not been addressed, or that cannot be appropriately managed through management plans and mitigation measures.</i>

Council Regulatory also notes that, in respect of section 22 of the FTAA (Criteria for assessing a Referral application:

Municipal landfills are defined as infrastructure within the Auckland Unitary Plan (AUP), which confirms their importance in terms of overall ‘human’ function within the environment with respect to the disposal of waste that cannot be reused, repurposed or recycled. This waste includes not only household waste but also waste from construction and demolition. Of note is that there are no other alternatives available within New Zealand for the disposal of such waste, such as incineration.

While there is currently sufficient capacity to provide for existing waste disposal demand, the only landfill within Auckland north of the Harbour Bridge is located in Redvale, which is only consented to operate until 31 December 2028. While the renewal of Redvale is currently the subject of a substantive FTAA application, if successful, that will only operate until midway through the 2030’s. While there are other options available, including Class A landfills to the north (Puwera) and south (Hampton Downs), both are outside the Auckland Region (Northland & Waikato respectively), with additional usage of these facilities resulting in additional transportation costs as well as affecting their ability to serve the regions in which they are located, particularly in the long term. Whitford Landfill which is located in the Auckland Region (in Whitford) has limited capacity and is still located some distance from the northern Auckland regional that the subject landfill would largely serve.

Based on the details contained in the application and noting the importance of landfills in providing for waste disposal needs, I consider that the benefits associated with the project are ‘significant’ in the context of the Auckland Region.

Under section 17(3)(b) of the Act Auckland Council Regulatory also provides comments from the following parties which are considered to be relevant to the decision the Minister must make on the application under section 21 of the Act, primarily section 21(5)(b) & (c):

- Rodney Local Board;
- asset owners Auckland Transport, Parks & Community Facilities and Watercare Services Ltd;
- Plans & Places; and
- Houkura Independent Māori Statutory Board

Rodney Local Board

The Rodney Local Board (**RLB**) provided comments on the subject Referral application on 24 September 2026.

This commentary confirmed that the RLB do not support use of the Fast-Track Approvals Act 2024 (**FTAA**) for this application. While they acknowledge the regional importance of maintaining sufficient capacity for Auckland’s residual waste and recognise the infrastructure and economic benefits identified by the applicant, Waste Management NZ Limited (**WMNZ**) they consider that the project raises significant and potentially irreversible environmental and community effects, particularly relating to freshwater ecology, indigenous biodiversity, the

Hōteio River catchment, groundwater and surface-water contamination risk, and the long-term impacts of a major regional landfill on communities in northern Rodney.

The RLB notes that these concerns are heightened by the fact that substantially the same proposal has already been subject to an extensive RMA consenting and appeal process.

If the landfill is to be processed using the Fast-Track Approvals process, the Local Board requests substantive assessment include the following:

- comprehensive and independently peer-reviewed assessment of freshwater ecological effects.
- cumulative effects on the Hōteio River catchment and downstream receiving environments.
- independent consideration of landfill lining, leachate, hydrogeological and groundwater risks.
- assessment of opportunities to avoid or minimise stream and indigenous habitat loss before considering offsetting or compensation.
- assessment of long-term landfill closure and aftercare risks.
- robust and enduring financial bonding sufficient to address remediation and environmental failure.
- assessment of traffic volumes, road safety and road-maintenance effects.
- comprehensive assessment of noise, odour, pest, amenity and community effects.
- explicit consideration of reasonable alternatives.
- further formal involvement of the Rodney Local Board and affected communities.

A copy of the RLB correspondence is appended (**Attachment 1**).

Plans and Places

The Council's Plans and Places Team provided commentary, undated, with the following being a summary of the key comments made:

- from a high-level perspective, the proposal appears to meet the regionally significant threshold given that there are only three large landfills that service the Auckland region, which are either constrained or due for closure.
- from a high-level perspective, the proposal appears to be consistent with the National Policy Statement for Infrastructure (**NPSI**), however, any application will need to provide an assessment against its relevant objectives and policies.
- Chapter B3 'Infrastructure' within the Regional Policy Statement (**RPS**) is of relevance, with many of its provisions mirrored in the NPSI.

Given the apparent alignment at a high-level with the Fast-track legislation and the objectives and policies of the NPSI and RPS, none of these provisions would be a reason to reject a Referral application i.e. they would support the proposal being referred into the FTAA process

A copy of the commentary from the Plans and Places Team is appended (**Attachment 2**).

Auckland Transport

A summary of the feedback received from Mr Neil Stone, a Principal Development Planner at Auckland Transport (**AT**), dated 24 September 2026, is set out below:

- AT acknowledges the strategic importance of the proposed Landfill in providing long-term waste disposal capacity for the Auckland region and notes that it has been (and still is) subject to an extensive resource consent and appeal process under the RMA.
- the primary site access is proposed from State Highway 1 (SH1) with access arrangements and effects on the state highway network being matters for New Zealand Transport Agency Waka Kotahi to consider. However, clarification is required to confirm whether the proposal will include any new roads to vest or if it will make use of existing Auckland Council roads.
- reliance on privately owned and maintained access routes from SH1 is preferred for maintenance purpose to avoid a maintenance burden on the rate payer and to prevent general traffic from entering the landfill site.
- noting the above, AT's interest in the proposal relates to any potential effects on transport infrastructure under Auckland Council's jurisdiction, including any operational or safety effects, any proposed works affecting local roads, legal roads, road stopping processes, or any future assets proposed to be vested in Council.
- should the project proceed through the Fast-track approvals process, the Substantive application should include all relevant transport related reports, including an Integrated Transport Assessment (**ITA**), which should be undertaken in accordance with the current Auckland Transport ITA Guidelines and include the following:
 - information on proposed access or construction traffic routes involving roads under Auckland Council jurisdiction.
 - any works affecting legal roads, including any required road stopping or occupation arrangements.
 - any transport infrastructure proposed to be vested in, or maintained by, Auckland Council.
 - any operational or road safety effects on public roads.
 - construction traffic effects on the wider public road network.
 - any material impacts / effects on the wider Auckland transport network arising from the on-going operation of the landfill, including measures to address these.
 - specific conceptual and detailed design plans where relevant.

AT have stated that they are neutral about the proposal being referred into the FTAA process and recommend that it also be referred to the New Zealand Transport Agency Waka Kotahi for comment and input.

A copy of the AT correspondence is appended (**Attachment 3**).

Watercare Services Limited

A summary of the feedback received from Sharon Danks, Head of Water at Watercare Services Limited (WSL), dated 28 September 2026, is set out below:

- WSL is New Zealand's largest provider of water and wastewater services, operating as a substantive council-controlled organisation owned by Auckland Council.
- WSL submitted on the previous resource consent application for the landfill, which focused primarily on the potential effects on the Hōteio Waitematā Regional Aquifer (**the Regional Aquifer**), including risks to groundwater quality and quantity, protection of drinking water sources, groundwater monitoring requirements, contingency planning and notification procedures.
- in the future, WSL will draw on the Regional Aquifer to supply drinking water to Wellsford. As there is the potential for contamination of the Regional Aquifer arising from landfill activities, adverse effects on both the quality and quantity of water within the Regional Aquifer must be avoided through robust monitoring, contingency planning and notification procedures.
- WSL provided comments under section 11 of the FTAA that included examples of the methods and assessments that it considered necessary that any future application should demonstrate to confirm that the risk to the future municipal supply will be appropriately managed. Under section 13(4)(ka) of the FTAA, a Referral application must include a summary of how any responses under section 11 have informed the Project. The Referral application does not contain a specific response to WSL's comments. While a high-level approach to monitoring is outlined in the Referral application, it does not include specific details of monitoring, engagement and contingency responses requested by WSL. The Referral application also does not recognise WSL's groundwater take or provide commentary about any engagement WMNZ intends to have with WSL in relation to that take and/or the management of potential effects on the Regional Aquifer.
- the Referral application has reported the outcome of a set of fate and transport modelling of leachate in the instance that the leachate is not fully contained and treated. Regardless of the level of engineering design and containment proposed for a landfill, there will always remain some risk of changes in water quality, as a result of leachate leakage or containment failure. As a result, any application for a Class 1 landfill in proximity to a public water supply should both demonstrate an absence of a viable hydrogeological link between the base of the landfill and the catchment of the water supply bore / aquifer, and that the at-source protection measures are appropriate. An understanding of the detail of any proposed monitoring, reporting, engagement and response protocols will be critical for understanding the residual risk to WSL's groundwater supply, and the substantive application will need to provide that detail.

WSL have advised that they are available to discuss the above matters further and welcomes the opportunity to continue engagement with WMNZ and review any proposed conditions if the project proceeds to the substantive stage.

A copy of the WSL correspondence is appended (**Attachment 4**).

Auckland Council Parks and Community Facilities

A summary of the feedback received from Douglas Sadlier, Senior Parks Planner and Auckland Council

Parks and Community Facilities, dated 22 September 2026, is set out below:

- the submitted drawings indicate a significant landscape buffer will be provided between the indicative landfill valley and Sunnybrook Reserve. It is therefore highly unlikely that any works would indirectly or directly impinge on Sunnybrook Reserve.
- any works affecting existing vegetation within the adjoining Sunnybrook Reserve or the surrounding road network may require a Tree Asset Owner approval from Auckland Council. This is a separate approvals process not part of a fast-track consent.
- the proposal sits outside Auckland Council's anticipated growth sequence. Therefore, Council does not have provision to acquire parks or open space land that has not been planned for through adopted growth strategies or long-term investment frameworks.

Auckland Council Parks and Community Facilities have stated that they are neutral about the proposal being referred into the Fast-track approvals process.

A copy of the Auckland Council Parks and Community Facilities correspondence is appended (**Attachment 5**).

Houkura Independent Māori Statutory Board

In an email dated 24 September 2026, Caleb Hamilton, Principal Advisor for the Houkura Independent Māori Statutory Board, has stated that WMNZ has contacted all mana whenua listed for this site, and has engaged with Ngāti Manuhiri (who support the application), Te Kawerau ā Maki, Ngāti Rongo, and Ngā Maunga Whakahii, as well as other iwi.

On this basis, Mr Hamilton has confirmed that Houkura is supportive that the project proceeds to the next stage of the FTAA.

A copy of the Houkura correspondence is appended (**Attachment 6**).

Overall Auckland Council Regulatory comments

The benefits of the application are significant at a regional level given the need to provide for long term waste disposal within the Auckland Region and recognizing the current lack of existing capacity.

While there are a number of matters that need to be addressed, and particularly those relating to noise, odour, dust, traffic and ecology, in addition to matters relating to landfill engineering and management (including leachate containment), stormwater discharge, hydrogeology, landscape character and cultural and amenity values, it is considered that these matters can be addressed alongside the resulting benefits / positive effects as part of the FTAA consenting process.

The comments and / or matters of concern raised by RLB, AT, and WSL were all considered as part of the RMA consenting process for the landfill and would be duly considered as part of any FTAA application. Involvement from the entities as part of a FTAA application would also be enabled

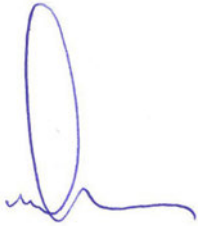
Overall, for the reasons outlined above, Council is not opposed to the referral of the subject application to be processed under the FTAA.

Planning comment provided by

A handwritten signature in black ink, appearing to be 'Mark Ross', written in a cursive style.

Mark Ross
Consultant Planner

Manager's signoff

A handwritten signature in blue ink, appearing to be 'Warwick Pascoe', written in a cursive style.

Warwick Pascoe
Principal Project Lead
Premium Resource Consents

Date: 29 September 2026

From: Rodney Local Board Feedback

Subject: Auckland Regional Landfill – Wayby Valley – Fast-track Referral Application FTAA-2607-1273

Applicant: Waste Management NZ Limited

Date: 24 September 2026

Purpose

To provide Rodney Local Board feedback on the referral application by Waste Management NZ Limited for the proposed Auckland Regional Landfill at 1232 State Highway 1, Wayby Valley, under the Fast-track Approvals Act 2024.

Executive summary

The Rodney Local Board **does not support the Auckland Regional Landfill project being referred to the Fast-track approvals process at this stage.**

The Board acknowledges the regional importance of maintaining sufficient capacity for Auckland's residual waste and recognises the infrastructure and economic benefits identified by the applicant. The proposed landfill is intended to provide approximately 24 million cubic metres of landfill capacity and ultimately replace Redvale Landfill.

However, the Board considers that the project raises significant and potentially irreversible environmental and community effects, particularly relating to freshwater ecology, indigenous biodiversity, the Hōteu River catchment, groundwater and surface-water contamination risk, and the long-term impacts of a major regional landfill on communities in northern Rodney.

These concerns are heightened by the fact that substantially the same proposal has already been subject to an extensive RMA consenting and appeal process. The applicant records that the resource consent process began in 2019, consent was granted in 2021, and the proposal subsequently became subject to Environment Court, High Court and Court of Appeal proceedings.

The Board therefore considers that the Minister should give particular consideration to the potential grounds for declining referral under **section 21 of the Fast-track Approvals Act**, including whether:

- the project may have significant adverse effects on the environment;
- it would be more appropriate for the required approvals to continue to be dealt with through another statutory process; and
- sufficient information is presently available to support referral given the nature and scale of the environmental effects.

Section 22 requires the Minister to consider the project's regional or national benefits and a range of other criteria when assessing a referral application. Section 21 also provides the Minister with discretion to decline an application, including on grounds concerning significant environmental effects and the appropriateness of another consenting pathway.

Recommendation

That the Rodney Local Board:

a) does not support the referral of the Auckland Regional Landfill project at Wayby Valley to the Fast-track approvals process;

b) requests that the Minister for Infrastructure decline the referral application and allow the existing statutory and judicial processes relating to the proposal to be concluded;

c) advises that the Board's primary concerns relate to:

1. the scale and permanence of the potential freshwater and terrestrial ecological effects;
2. potential effects on the Hōteio River catchment and associated downstream receiving environments;
3. the low-probability but potentially high-consequence risk associated with leachate or other contamination of groundwater and surface water;
4. the cumulative effects of operating a major regional landfill in a rural environment over several decades;
5. heavy-vehicle movements, road safety, noise, amenity, pests and other effects on Wayby Valley, Dome Valley, Wellsford, Warkworth and surrounding communities;
6. the extent to which significant ecological effects are proposed to be addressed through mitigation, offsetting and compensation rather than avoidance; and
7. whether referral to an accelerated approvals process is appropriate while substantially the same proposal remains subject to existing statutory and court processes;

d) requests that, should the Minister decide to refer the project despite these concerns, the Rodney Local Board be specifically invited to provide further feedback on any substantive application.

Background

The proposal is for the construction, operation, closure and aftercare of a new Class 1 landfill and associated infrastructure at Wayby Valley. The referral seeks approvals including resource consents under the Resource Management Act, Wildlife Act approval and an archaeological authority under the Heritage New Zealand Pouhere Taonga Act.

The referral stage is limited in scope. Auckland Council has specifically been invited to comment on matters relevant to the Minister's referral decision, rather than the detailed merits that would be considered at substantive application stage.

The applicant identifies significant regional benefits, including replacement capacity for Redvale Landfill, reduced reliance on disposal facilities further from Auckland, potential reductions in waste transport costs and emissions, energy generation from landfill gas, and additional capacity following natural disasters. The applicant states that Redvale currently receives approximately 600,000 tonnes of residual waste annually and is consented to operate until the end of 2028 unless its operational life is extended.

The Board acknowledges those matters. Its concerns relate principally to whether the potential environmental and community consequences of **this particular project and location** make referral appropriate.

Statutory considerations

Section 22 – regional or national benefits

The Board acknowledges that the proposal is potentially capable of meeting aspects of the section 22 criteria concerning significant regional or national benefits.

The applicant identifies waste-disposal capacity, resilience following natural disasters, competition within the landfill market, reduced transport distances and employment and economic activity as significant benefits.

The Board considers these benefits should be weighed against the nature, scale, duration and potential irreversibility of adverse environmental effects.

The need for regional waste infrastructure does not in itself establish that Wayby Valley is an appropriate location or that Fast-track referral is the appropriate approval pathway.

Section 21 – potential reasons to decline referral

The Board asks the Minister to give particular consideration to the discretionary grounds available under section 21.

The Act allows the Minister to decline a referral application notwithstanding that a project may satisfy criteria under section 22, and identifies factors including the possibility of significant adverse environmental effects and whether approvals would be more appropriately considered under another statutory process.

The Board considers these provisions particularly relevant given the scale of the proposed development and the unusually extensive consenting and judicial history of this project.

Environmental considerations

Freshwater and catchment effects

Freshwater effects are a central concern for the Board.

The proposed landfill involves substantial modification of the site's freshwater environment, and the material provided to the Board identifies the loss of approximately **12.2 kilometres of permanent and intermittent streams**.

The project's stormwater system would ultimately discharge treated water to the Waiteraire Stream and other tributaries of the Hōteio River.

The Hōteio catchment is a significant environmental system within Rodney. Given the scale and operating life of the landfill, the Board considers that potential cumulative effects on freshwater ecology and downstream environments should be treated as a major consideration in determining whether referral is appropriate.

Groundwater, leachate and long-term contamination risk

The applicant proposes a sophisticated landfill lining and leachate-management system designed to prevent leakage and minimise leachate entering the wider environment. The proposed liner includes a high-density polyethylene geomembrane and a substantial low-permeability mineral layer, with additional geosynthetic protection where required.

The Board acknowledges these engineering controls.

However, leachate is an unavoidable consequence of landfill operation, and the facility would remain an environmental management responsibility well beyond its active operating life.

The Board therefore considers that even a low-probability failure must be considered in the context of the potentially high consequences of groundwater or surface-water contamination and the very long period over which effective containment must be maintained.

Indigenous biodiversity and ecological loss

The Board is concerned about the scale of habitat modification and vegetation clearance associated with the proposal.

The application proposes ecological restoration, enhancement, offsetting and compensation to address residual effects on terrestrial, freshwater and wetland biodiversity.

The Board considers that the scale and permanence of the ecological losses mean that particular attention should be given to whether effects can genuinely be avoided or minimised before reliance is placed on offsetting and compensation.

Existing consenting and court processes

The Board considers the project's existing consenting history particularly relevant to whether Fast-track referral is appropriate.

The applicant lodged its original RMA consent application in 2019. Independent commissioners granted consent in 2021, after which eight parties appealed the decision to the Environment Court. Subsequent proceedings have included Environment Court interim decisions, High Court proceedings and a Court of Appeal process.

The Board recognises that the applicant considers the length of this process a reason for Fast-track referral. The applicant expressly states that Fast-track consideration would enable the project to be considered more quickly than continuation of the existing appeals process.

The Board takes a different view as to the significance of this history for referral purposes.

The fact that complex freshwater and environmental issues have required detailed consideration through specialist decision-making and judicial processes may itself indicate that the proposal warrants the full scrutiny available through those existing processes rather than a parallel accelerated pathway.

The Board therefore asks the Minister to consider whether completion of the existing process would be more appropriate.

Community effects

There has been substantial and sustained community concern about the proposed landfill within Wayby Valley, Dome Valley, Wellsford, Warkworth and the wider northern Rodney area.

The Board considers that community concern should not be treated simply as opposition to infrastructure. Many concerns relate directly to identifiable environmental and amenity effects, including:

- protection of waterways and freshwater ecology;
- groundwater contamination;
- biodiversity loss;
- heavy truck movements and road safety;
- noise and operating hours;
- odour, pests and air quality;
- rural amenity; and
- the long-term environmental legacy of the facility.

The scale of operations is material. The applicant anticipates that the landfill working face could operate every day between **5.00am and 10.00pm**.

The Board considers the cumulative effects of decades of regional landfill operations on neighbouring communities should therefore form part of the Minister's assessment of whether Fast-track referral is appropriate.

Mana whenua

The Board acknowledges that the applicant records Ngāti Manuhiri as mana whenua and project partner and states that Ngāti Manuhiri supports the referral application. The application also states that agreements have been reached with other interested iwi.

The Rodney Local Board respects the distinct role of mana whenua and does not seek to speak on their behalf.

If the project is referred

If the Minister determines that the project should proceed to the substantive Fast-track process, the Rodney Local Board requests that the substantive assessment include:

- comprehensive and independently peer-reviewed assessment of freshwater ecological effects;
- cumulative effects on the Hōteu River catchment and downstream receiving environments;
- independent consideration of landfill lining, leachate, hydrogeological and groundwater risks;
- assessment of opportunities to avoid or minimise stream and indigenous habitat loss before considering offsetting or compensation;
- assessment of long-term landfill closure and aftercare risks;
- robust and enduring financial bonding sufficient to address remediation and environmental failure;
- assessment of traffic volumes, road safety and road-maintenance effects;
- comprehensive assessment of noise, odour, pest, amenity and community effects;
- explicit consideration of reasonable alternatives; and
- further formal involvement of the Rodney Local Board and affected communities.

Conclusion

The Rodney Local Board recognises the strategic importance of secure waste-management infrastructure for Auckland.

However, the Board considers that the combination of substantial freshwater and ecological effects, long-term environmental risk, significant community impacts and the existence of an already advanced statutory and judicial process creates a strong case for caution at the referral stage.

The Rodney Local Board therefore requests that the Auckland Regional Landfill referral application be declined and that the existing statutory and judicial processes be allowed to run their course.

The invitation from the Fast-track team confirms that this decision is specifically about whether the project should enter the Fast-track process and that more detailed assessment would occur only if a substantive application is subsequently lodged.

Regards

Guy Wishart
Chairperson
Rodney Local Board

Fast-track: Auckland Regional Landfill (ARL)- Referral application

Policy Advice

Overall Summary

1. The proposal seeks fast-track referral under the Fast-track Approvals Act (FTAA) for the Auckland Regional Landfill (ARL) at Wayby Valley, a new Class 1 landfill .
2. ARL is the anticipated long-term replacement for the Redvale landfill in Dairy Flat which is consented to take waste until 2028. Redvale Landfill has had its referral application under the FTAA approved (24 April 2026) and will be lodging the substantive application in July 2026 which seek an extension of time to operate from 2028 to 2036.
3. ARL's 2021 consent was appealed to the Environment Court by parties including iwi and Forest & Bird. The December 2023 interim decision was appealed to the High Court, which dismissed all appeals in December 2024. Iwi concerns were resolved, with Forest & Bird gaining the ability to progress to the Court of Appeal. A hearing is set for 13 August 2026.
4. In my opinion the proposal meets the regionally significant definition of the Fast-Track Approvals Act based on a high-level assessment. Regionally significant benefits appear to be achieved by the continued operation for the period sought.
5. In the FTAA, National Policy Statements are a relevant consideration which require assessment at the referral stage. All decisions under the RMA affecting the operation, maintenance, renewal and upgrades of existing infrastructure, as well as the provision of new infrastructure are captured by the NPS for Infrastructure. Waste disposal facilities are defined as infrastructure in the NPS – I. From a high level assessment, it appears that the application is consistent with the NPS.
6. In addition to alignment with the NPS – I, the proposal appears to align with the RPS objectives and policies which reinforce the importance of infrastructure including recognising the outlined benefits of infrastructure to the region.

Regional Significance

7. The applicant, Waste Management NZ, is lodging a formal pre-app request under the Fast-track Approvals Act 2024 ('FTAA'). The purpose of the FTAA is (Section 3 of the FTAA):
 - *The purpose of this Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.*
8. The FTAA in Schedule 5 s5(1)(h) requires an applicant to include an assessment of the activity against any relevant provisions in any of the documents listed in subclause (2). The documents in subclause (2) include a national policy statement, a regional policy statement and a plan. Subclause (3) states:

- (3) An assessment under subclause (1)(h) must include an assessment of the activity against—
 - any relevant objectives, policies, or rules in a document listed in subclause (2);...
9. The applicant has not yet provided commentary on this, however in their *Auckland Regional Landfill Fast Track Briefing Document* they state:

WM is progressing a fast-track approval for ARL under the Fast-track Approvals Act 2024. This is a statutory process step, not a new proposal or a fresh public consultation. WM has already completed the full RMA pathway — environmental assessment, technical design and engagement — and the project itself is unchanged. What changes is creating a new option to gain approval.

10. Having not yet seen the lodged documentation I am unable to make full comments, however, from a high-level perspective it is likely that the proposal has regionally significant benefits, particularly given the importance of landfills to supporting the operations of the region, the limited number of alternative landfills and the anticipated closure of the Redvale Landfill. However, I would defer the detailed economic benefits analysis to Councils Economist.

National Policy Statement for Infrastructure 2025

11. The National Policy Statement for Infrastructure (NPS-I) came into effect on 15 January 2026 and applies to all decisions under the RMA affecting the operation, maintenance, renewal and upgrades of existing infrastructure, as well as the provision of new infrastructure. Waste disposal facilities are defined as infrastructure in this NPS.
12. The NPS-I requires decision-makers to recognise infrastructure as nationally significant under the RMA and provides direction to support the development, maintenance and upgrades of infrastructure, while still addressing adverse effects.
13. The NPS-I aligns with other national policy statements (e.g., NPS for Renewable Electricity Generation, Electricity Networks and Freshwater allocation and prioritisation) but does not override protections for values of national importance under the RMA.
14. It is recommended that the applicant provides assessment against this new NPS, I have however noted some of the most relevant objectives and policies from the NPS below:

Objectives

- (a) ensure the national, regional and local benefits of infrastructure are provided for;
- (b) enable infrastructure to support the social, economic and cultural wellbeing of people and communities and their health and safety;
- (c) enable infrastructure to support the development and change of urban and rural environments to meet the diverse and changing needs of present and future generations;
- (d) ensure infrastructure is well-functioning, resilient and compatible, as far as practicable, with other activities; and

(e) ensure infrastructure is delivered in a timely and efficient manner while managing adverse effects from or on infrastructure.

Policy 1: Providing for the benefits of infrastructure

(1) Decision-makers must ensure that the national, regional or local benefits of infrastructure, relative to any localised adverse effects on the environment, are recognised and provided for.

(2) Decision-makers must recognise that the benefits of infrastructure include:

- (a) providing for the social, cultural and economic wellbeing of present and future generations;
- (b) creating, supporting and enhancing well-functioning urban and rural environments;
- (c) supporting sufficient development capacity to meet demand for housing and business land;
- (d) providing services that are essential to support human life and the development, growth and functioning of districts, regions, New Zealand and the economy;
- (e) helping to protect and restore the natural environment;
- (f) supporting New Zealand's emissions reduction targets and mitigating the effects of climate change; and
- (g) reducing the risks from, and improving resilience to, natural hazards and climate change.

Policy 4: Enabling the efficient and timely operation and delivery of infrastructure activities

(1) Decision-makers must:

- (a) enable the efficient and timely delivery of infrastructure activities;
- (d) enable opportunities to make more effective use of existing infrastructure;
- (e) consider opportunities for continuous improvement in service delivery and environmental outcomes when renewing or replacing resource consents;

Policy 6: Recognising and providing for Māori interests

(1) Decision-makers must recognise and provide for Māori interests in relation to infrastructure activities and infrastructure supporting activities, including by:

- (a) taking into account the outcome of any engagement with tangata whenua on any relevant resource consent, notice of requirement, or request for a private plan change;

Policy 7: Assessing and managing the effects of proposed infrastructure activities

(1) When assessing and managing the effects of infrastructure activities, decision-makers must:

- (a) have regard to the extent to which adverse effects have been avoided, remedied or mitigated through the selection of the route, site or method of undertaking the work;
- (b) consider the technical and operational requirements and constraints of infrastructure activities;
- (c) take into account the extent to which the effects of the infrastructure activities are different in scale, intensity, duration and frequency from the effects of existing infrastructure;
- (d) take into account relevant international standards (that are recognised or used in New Zealand), national standards and recognised best practice standards and methodologies to assess and manage adverse effects; and
- (e) ensure that the mitigation measures and consent conditions are proportionate to the scale of adverse effects generated by the activity.

- 15. From a high-level perspective the application appears to be consistent with the NPS-I, however an assessment would need to be provided by the applicant against the relevant objectives and policies.
- 16. Schedule 5 of the FTAA clause 2 outlines that assessments against national policy statements in the referral application are required, while assessment against a plan is not required until the substantive application (FTAA Schedule 5 cl5(1)(h)) I have included the AUP RPS provisions below as many of the objectives and policies are mirrored in the NPS for Infrastructure.

Regional Policy Statements

- 17. The following RPS B3: Infrastructure, transport and energy are found to be relevant to the application:

B3.2.1. Objectives

- (1) Infrastructure is resilient, efficient and effective.
- (2) The benefits of infrastructure are recognised, including:
 - (a) providing essential services for the functioning of communities, businesses and industries within and beyond Auckland;
 - (b) enabling economic growth;
 - (c) contributing to the economy of Auckland and New Zealand;
 - (d) providing for public health, safety and the well-being of people and communities;
 - (e) protecting the quality of the natural environment;
- (3) Development, operation, maintenance, and upgrading of infrastructure is enabled, while managing adverse effects on:
 - (a) the quality of the environment and, in particular, natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character;
 - (b) the health and safety of communities and amenity values.
- (4) The functional and operational needs of infrastructure are recognised.

B3.2.2. Policies

Provision of infrastructure

- (1) Enable the efficient development, operation, maintenance and upgrading of infrastructure.
- (2) Recognise the value of investment in existing infrastructure.
- (3) Provide for the locational requirements of infrastructure by recognising that it can have a functional or operational need to be located in areas with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.

- 18. In my opinion at a high-level the proposal aligns with these objectives and policies which reinforce the importance of infrastructure including recognising the outlined benefits of infrastructure to the region.

Conclusion

- 19. From a high-level perspective the pre-lodgement application appears to meet the regionally significant threshold required by the Fast Track process, as there are only three large landfills which service the Auckland region many of which have constraints or anticipated closures.
- 20. The application does appear to be consistent with the objectives and policies of the NPS-I but assessment should be made by the applicant.
- 21. The application appears to be consistent with the AUP RPS objective and policies.
- 22. Given the apparent alignment at a high-level with the Fast-track legislation and the objectives and policies of the NPS for Infrastructure and RPS, it's my opinion that none of these provisions would be a reason to reject a referral application.

Referral Application Feedback Form

This form is to be used by Council agencies, asset owners and specialists to provide feedback on Referral applications under section 13 of the Fast-track Approvals Act 2024 (FTAA). Please complete the relevant sections below, considering the criteria set out in section 22 of the FTAA.

Project Information

Project Name	Auckland Regional Landfill
Address	1232 SH1, Wayby Valley
FT application number	FTAA-2607-1273

Respondent Information

Name	Neil Stone
Role	Principal Development Planner
Agency / Department	Auckland Transport
Date	24/09/2026

Do you support the proposal proceeding through the fast-track process?

- ☐ Support
☐ Oppose
☒ Neutral

Having considered the Fast-track Referral assessment criteria, please explain your position and provide any other relevant details.

Agency/Department Response:

Auckland Transport (AT) acknowledges the strategic importance of the proposed Auckland Regional Landfill in providing long-term waste disposal capacity for the Auckland region and notes that the proposal has previously been the subject of extensive resource consent and appeal processes.

AT notes that the primary site access is proposed from State Highway 1 and therefore access arrangements and effects on the state highway network are principally matters for New Zealand Transport Agency Waka Kotahi. However, it is unclear whether the proposal will include any new proposed roads to vest or make use of existing Auckland Council Roads. For maintenance

purposes it is recommended that the proposal rely on privately owned and maintained access routes from State Highway 1 to avoid a ratepayer maintenance burden and to assist the applicant in preventing general traffic from entering their site.

Notwithstanding the above AT's interest in the proposal is still on any potential effects on transport infrastructure under Auckland Council's jurisdiction, including any operational or safety effects, any proposed works affecting local roads, legal roads, road stopping processes, or any future assets proposed to be vested in Council.

Should the project proceed through the Fast-track approvals process, AT recommends that any substantive application includes all relevant transport related reports including an Integrated Transport Assessment (ITA) undertaken in line with the current Auckland Transport ITA Guidelines, and that the ITA should include but not necessarily be limited to:

- Information on proposed access or construction traffic routes involving roads under Auckland Council jurisdiction;
- Any works affecting legal roads, including any required road stopping or occupation arrangements;
- Any transport infrastructure proposed to be vested in, or maintained by, Auckland Council;
- Any operational or road safety effects on public roads;
- Construction traffic effects on the wider public road network;
- Any material impacts/effects on the wider Auckland transport network arising from the on-going operation of the landfill, including measures to address these. And;
- Specific conceptual and detailed design plans where relevant.

Subject to the matters above, AT remains neutral about the proposal being referred into the Fast-track approvals process.

AT also recommends that the referral or any future substantive application be referred to the New Zealand Transport Agency Waka Kotahi for comments and inputs.

28 September 2026

Warwick Pascoe
Principal Project Lead, Auckland Council

s 9(2)(a)

Dear Warwick

Re: Invitation to provide written comments on the referral application for the Auckland Regional Landfill project under the Fast-track Approvals Act 2024

Introduction

1. Watercare Services Limited (**Watercare**) welcomes the opportunity to provide comments on the referral application for the Auckland Regional Landfill (**Project**), made under section 13 of the Fast-track Approvals Act 2024 (FTAA) by Waste Management New Zealand (**Applicant**).
2. The Project is intended to provide long-term waste disposal for the Auckland region through the development and operation of a new engineered landfill facility in Dome Valley. It is proposed to replace the existing Redvale Landfill, is intended to provide ongoing waste management infrastructure to support the region's future needs, and involves the establishment and operation of a new engineered landfill facility and associated infrastructure for the management of leachate and stormwater.
3. Watercare provided submissions on a previous resource consent application for the Project (BUN60339589) and on Private Plan Change 42 in 2020. Those submissions focused primarily on the potential effects of the Project on the Hōteio Waitematā Regional Aquifer (**Regional Aquifer**), including risks to groundwater quality and quantity, protection of drinking water sources, groundwater monitoring requirements, contingency planning and notification procedures. Watercare also provided comments on the notification of the Project under section 11 of the FTAA (attached as **Appendix A**).
4. Watercare's comments below draw on the issues raised in its earlier submissions and comments, as well as technical advice that it has received regarding the potential impacts of the Project on the Regional Aquifer. They are based on the referral application as at today's date. Any amendment to the application will require further review from Watercare.
5. To inform its feedback, Watercare commissioned a technical review of the referral application, focussing on the potential risks to the Regional Aquifer that may arise from the Project. The technical memorandum, prepared by Beca Limited and dated 28 September 2026 is attached as **Appendix B**.

Watercare's purpose and statutory obligations

6. Watercare is New Zealand's largest provider of water and wastewater services, operating as a substantive council-controlled organisation owned by Auckland Council with the purpose embodied in the Māori whakatauki "*Ki te ora te wai, ka ora te whenua, ka ora te tangata*" (When the water is healthy, the land and the people are healthy), reflecting the connection between its services and the wellbeing of the community and local environment.

7. Under the Local Government (Auckland Council) Act 2009, Watercare must manage its operations efficiently, maintain the long-term integrity of its assets, and act consistently with relevant statutory and strategic planning frameworks.
8. Under the Local Government (Water Services) Act 2025, Watercare must provide quality water services that are reliable and resilient, and that meet all regulatory requirements, including providing drinking water that is safe for consumers. Watercare is required to use water resources efficiently when providing drinking water services
9. The Water Services Act 2021 establishes the regulatory framework for drinking water suppliers and requires Watercare to maintain drinking water safety plans, comply with drinking water standards, and identify, manage and monitor risks to source water.

Watercare Comments

10. Watercare will in future draw on the Regional Aquifer to supply drinking water to Wellsford.
11. There is the potential for contamination of the Regional Aquifer arising from landfill activities if they are not carefully managed. The Project should therefore avoid or appropriately manage risks to the Regional Aquifer, and in particular avoid adverse effects on both the quality and quantity of the Regional Aquifer through robust monitoring, contingency planning and notification procedures. Watercare's comments on the notification of the Project under section 11 of the FTAA included examples of the methods and assessments that it considered necessary in any future application to demonstrate that the risk to the future municipal supply will be appropriately managed.
12. Under section 13(4)(ka) of the FTAA, a referral application must include a summary of how any responses to a notice given under section 11(1)(b) have informed the Project. The referral application does not contain a specific response to Watercare's comments. Beca notes that while a high-level approach to monitoring is outlined in the referral application, it does not include specific details of monitoring, engagement and contingency responses requested by Watercare as part of its section 11(1)(b) response. The referral application also does not recognise the Watercare groundwater take or provide commentary about any engagement the Applicant intends to have with Watercare in relation to that take and/or the management of potential effects on the Regional Aquifer.
13. The referral application has reported the outcome of a set of fate and transport modelling of leachate in the instance that the leachate is not fully contained and treated. The Beca technical memorandum concurs that, regardless of the level of engineering design and containment proposed for a landfill, there will always remain some risk of changes in water quality, as a result of leachate leakage or containment failure. As a result, any application for a Class 1 landfill in proximity to a public water supply should both demonstrate an absence of a viable hydrogeological link between the base of the landfill and the catchment of the water supply bore/aquifer, and that the at-source protection measures are appropriate. An understanding of the detail of any proposed monitoring, reporting, engagement and response protocols will be critical for understanding the residual risk to Watercare's groundwater supply, and the substantive application will need to provide that detail.

Conclusion

14. Watercare recognises the importance of the Project as regionally significant infrastructure supporting Auckland's waste management needs. Watercare's principal concern is ensuring that the

Project does not adversely affect the Regional Aquifer, which is an important future source of drinking water for Wellsford.

15. Watercare's comments are subject to the provision and subsequent review of further detailed information at the substantive application stage. That includes the information in the "Suggested Content for the Substantive Application" section of Beca's technical memorandum.
16. Watercare remains available to discuss these matters further, and welcomes the opportunity to continue engagement with the Applicant and review any proposed conditions if the Project proceeds to the substantive stage.

Yours faithfully,



Sharon Danks
Head of Water
Watercare Services Limited

Address for correspondence:
Chloe Jacobs
Development Planner
Phone: s 9(2)(a) [REDACTED]
Email: fasttrack@water.co.nz

Appendix A – Watercare Section 11(1)(b) Response

14 July 2026

Warwick Pascoe
Principal Project Lead, Auckland Council
s 9(2)(a)

Dear Warwick

Re: Notification of application under section 11(1)(b) of the Fast-track Approvals Act 2024 – Auckland Regional Landfill

Introduction

1. Watercare Services Limited (**Watercare**) welcomes the opportunity to provide comments on the notification of the Auckland Regional Landfill (the **Project**), made under section 11(1)(b) of the Fast-track Approvals Act 2024 (FTAA) by Waste Management New Zealand (**Applicant**).
2. The Project is intended provide long-term waste disposal for the Auckland region through the development and operation of a new engineered landfill facility in Wayby Valley. The Project is proposed to replace the existing Redvale Landfill and is intended to provide ongoing waste management infrastructure to support the region's future needs.
3. The Project involves the establishment and operation of a new engineered landfill facility, including associated infrastructure for the management of leachate and stormwater.
4. Watercare provided submissions on the previous resource consent application for the Project (BUN60339589) and Private Plan Change 42 (PPC42) in 2020. Those submissions focused primarily on the potential effects of the Project on the Waitemata Regional Aquifer (the **Regional Aquifer**), including risks to groundwater quality and quantity, protection of drinking water sources, groundwater monitoring requirements, contingency planning and notification procedures. Watercare's comments below draw on the issues raised in those earlier submissions and should be considered as part of the preparation of a referral application.

Watercare's purpose and statutory obligations

5. Watercare is New Zealand's largest provider of water and wastewater services, operating as a substantive council-controlled organisation owned by Auckland Council with the purpose embodied in the Māori whakatauki "*Ki te ora te wai, ka ora te whenua, ka ora te tangata*" (When the water is healthy, the land and the people are healthy), reflecting the connection between its services and the wellbeing of the community and local environment.
6. Watercare must manage its operations efficiently, maintain the long-term integrity of its assets, and act consistently with relevant statutory and strategic planning frameworks.
7. Under the Local Government (Water Services) Act 2025, Watercare must provide quality water services that are reliable and resilient, and that meet all regulatory requirements, including

providing drinking water that is safe for consumers¹. Watercare is required to use water resources efficiently when providing drinking water services².

8. The Water Services Act 2021 establishes the regulatory framework for drinking water suppliers and requires Watercare to maintain drinking water safety plans, comply with drinking water standards, and identify, manage and monitor risks to source water³.

Key issues for the Applicant to address

9. Under section 13(4)(ka) of the FTAA, the subsequent referral application is required to include a summary of how any responses to a notice given under section 11(1)(b) have informed the Project.
10. Watercare currently draws on the Regional Aquifer to supply drinking water Warkworth, and will in future draw on it to also supply drinking water to Wellsford. There is also the potential for contamination of the Regional Aquifer arising from landfill activities if they are not carefully managed.
11. Watercare considers that the referral application will need to clearly demonstrate how the Project will avoid or appropriately manage risks to the Regional Aquifer, and in particular avoid adverse effects on both the quality and quantity of the Regional Aquifer through robust monitoring, contingency planning and notification procedures:
 - a) Recognising the potential for contamination of the Regional Aquifer from landfill activities, the proposed design, monitoring and management measures should be robust and ensure that any contamination is detected at the earliest opportunity.
 - b) The application should include a detailed groundwater monitoring programme, including monitoring locations, bore design, monitoring parameters, sampling frequency, trigger levels and reporting requirements, and demonstrate how these will provide confidence that any adverse effects on the Regional Aquifer will be identified and managed.
 - c) The application should include contingency and incident response arrangements, including actions that will be undertaken should contamination be detected and a process for immediate and ongoing engagement with Watercare where there is risk to source water quality.
 - d) The potential effects of groundwater abstraction and landfill development on the recharge and long-term availability of the Regional Aquifer, including any cumulative effects arising from the Project and associated risks, should be assessed in detail by suitably qualified technical specialists, and any appropriate management or mitigation measures identified.
 - e) The Application should clearly explain how the Project will recognise and give effect to the need to protect drinking water sources, including its consistency with the Resource Management (National Environmental Standards for Sources of Human Drinking Water)

¹ LGWSA 2025 s17(1)(a)

² LGWSA 2025 s17(1)(b)

³ Water Services Act 2021 s3

Regulations 2007, the Water Services Act 2021 (including Watercare's Drinking Water Safety Plan and Source Water Risk Management Plan for the Regional Aquifer prepared pursuant to that Act) and the relevant Auckland Unitary Plan provisions relating to drinking water supply catchments and aquifers.

Summary

12. Watercare recognises the importance of the Project as regionally significant infrastructure supporting Auckland's waste management needs.
13. Watercare's principal concern is ensuring that the Project does not adversely affect the Waitemata Regional Aquifer, which is an important existing and future source of drinking water for Warkworth and Wellsford.
14. Watercare considers that the referral application should clearly demonstrate how the Project will avoid or appropriately manage risks to the Regional Aquifer, including through robust monitoring, contingency planning and notification procedures.
15. Watercare remains available to discuss these matters further and to continue engagement with the Applicant as the Project progresses.

Yours faithfully,



Sharon Danks
Head of Water
Watercare Services Limited

Address for correspondence:
Chloe Jacobs
Development Planner
Phone s 9(2)(a)
Email: fasttrack@water.co.nz

Appendix B – Beca Technical Comments

Watercare Services Ltd
Private Bag 92521 Wellesley Street
Auckland
New Zealand

28 September 2026

Attention: Chloe Jacobs

Dear Chloe

**Auckland Regional Landfill: Technical Comments on Fast-track Approval Referral Application
Regarding Risk to Watercare Abstraction from the Regional Waitematā Group Aquifer**

Beca Ltd (**Beca**) has been engaged by Watercare Services Ltd (**Watercare**) to comment on the potential risks to the regional Hōteio Waitematā aquifer that may arise from the proposed Class 1 Landfill activity (the proposed Auckland Regional Landfill or ‘the Project’) at 1232 SH1, Wayby Valley.

Waste Management NZ Limited (**WMNZ**) previously sought resource consent and a private plan change to enable the Auckland Regional Landfill under the Resource Management Act 1991 (**RMA**) in 2019. These were subject to appeals to the Environment Court and High Court. The Environment Court subsequently issued interim decisions in December 2023, February 2026 and June 2026. WMNZ has now applied to have the Project referred under the Fast-track Approvals Act (**FTA**).

Regardless of the level of design and containment proposed for a landfill, there will always remain some risk of changes in water quality, as a result of leachate leakage through the liner system. This risk is implicit in the applicant’s undertaking of fate and transport modelling, as referenced in the FTA referral material.

We understand that Watercare has had the opportunity to comment on previous application(s) and the section 11(1)(b) notification and is not, in principle, opposed to the Project, subject to the application demonstrating how the Project will avoid or appropriately manage risks to the Hōteio Waitematā aquifer, which is a future source of municipal groundwater to the Wellsford area.

Approach to Assessment

Given the timeframes for responding, our review is based on the information provided in the FTA referral application only. The application is in the form of brief technical memos. Whilst the memos summarise the approach to the assessment and the overall findings, they do not provide the underlying technical analysis, calculations etc, nor do they include draft conditions, the details of proposed construction or environmental monitoring, or draft management plans. We understand that this level of detail is typical at the referral application stage.

All technical memos note that they are based on the relevant 2019 reports “...and incorporates changes to the design undertaken prior to and during the Environment Court hearings.” However, the nature of any changes in design are not specifically identified and there has not been sufficient time to compare the referral application to the 2019 reports.

Our approach has therefore been to identify matters where the substantive application will need to provide more detail, in order to provide Watercare with the necessary information to determine whether the risk to the aquifer is appropriately managed.

Per Watercare instruction we have focused on the risk to the regional Hōteio Waitematā aquifer, as defined in the Auckland Unitary Plan (updated 11 September 2026). We have considered both the risk to the existing Watercare wells on Wayby Valley Road that will abstract from this aquifer, together with the broader risk to the integrity of the aquifer noting that it has been identified as a potential future source of water.

Key Relevant Aspects of the Technical Memoranda

The Contaminant Fate and Transport Memorandum, prepared by T&T July 2026, makes the below statement with regards to the proposed lining system and leakage.

“The lining system of ARL is specifically designed not to leak and no leakage is intended or sought to be authorised. Notwithstanding this, the contaminant fate and transport modelling assumes seepage of contaminants through the lining system of ARL, to enable the potential effects to be assessed in the very unlikely event such seepage was to ever occur.”

The memo identifies that a Hydrogeological Assessment has been undertaken and that this assessment has included contaminant fate and transport modelling of a simulated leachate loss scenario. It states:

“Modeling indicates that contaminant concentrations would be well below relevant criteria at all assessed receptors”

The model identified six receptor points. One of these receptors is the regional aquifer south of the landfill. The Watercare wells on Wayby Valley Road are not specifically identified as a receptor. It is not clear from the memo if potential drawdowns induced by the Watercare abstraction have been taken into account, nor is it clear if preferential fracture flow is considered within the assessment.

The Human Health Risk Memorandum prepared by T&T 2026 indicates that per- and polyfluoroalkyl substances (PFAS) have been considered in the modelling and assessment. Their assessment concludes that the:

“...proposed landfill presents no unacceptable health risk to surrounding residents or other receptors”.

The substantive application should provide specific risk scenarios relating the Watercare’s bore abstraction as described in the Suggested Content for the Substantive Application section below.

The Human Health Risk Memorandum also states that:

“The Waste Acceptance Criteria (WAC) Memorandum prepared by T&T 2026, identifies that Class 1 landfill WAC, as defined in the WASTEMINZ Technical Guidelines for Disposal to Land will be used.”

These criteria as currently written do not provide a criterion for PFAS or any other emerging contaminants. It is unclear from review of the referral application memoranda if the facility intends to allow any limit for PFAS. Section 5.5 of the WAC Memo allows for:

“...adaptation over time to address new or emerging contaminants (e.g., PFAS)”.

The substantive application should outline how this process would be evaluated and risks managed.

The WAC Memo identifies that quarterly monitoring of leachate is limited to “indicators” with annual testing for a broader suite. Neither suite includes organics such as PFAS unless “contamination pathways are suspected”. Understanding the concentration of contaminants such as PFAS in leachate directly influences risk consideration of leachate migration. It is not considered appropriate to wait until a suspected leachate pathway is identified before understanding the composition of the leachate.

Suggested Content for the Substantive Application

To provide Watercare with confidence that the Project will avoid or appropriately mitigate risks to the aquifer, the substantive application should include:

1. A summary of changes (if any) in the existing environment since 2019, i.e., any new or changed scientific understanding of the aquifer, additional monitoring etc. that could impact the risk assessment.
2. Recognition of any changes in contaminated land, or waste disposal guidelines since 2019 including (but not limited to) the revised Ministry for Environment (MfE) Contaminated Land Management Guidelines (CLMG) No. 1 (Reporting on Contaminated Sites in New Zealand, Revised 2021), MfE CLMG No.5 (Site Investigation and Analysis of Soils, Revised 2021), the WasteMINZ Technical Guidelines for Disposal to Land (Revision 3.1, 2023), and the WasteMINZ Technical Guidelines: Characterising Surplus Soil for Disposal (2024).
3. Recognition of Watercare's consent (granted 2023) for groundwater take for municipal supply from two bores on Wayby Valley Road. Specifically, the substantive application must:
 - Consider the potential for changes in water quality or quantity arising from the Project, that could impact Watercare's ability to provide a safe, resilient supply.
 - Provide sufficient technical detail to support the conceptual model of three distinct groundwater tables and the stated 150-year travel time to evidence negligible risk to the regional Hōteu Waitematā aquifer.
 - Demonstrate that the contaminant-fate assessment has specifically considered the potential for structurally controlled, high hydraulic conductivities pathways in the Pakiri Formation underlying the site¹ and any changes in the direction and gradient of groundwater flow that might occur as a result of drawdown from the Watercare groundwater take.
 - Recognise that by the time the landfill is operational, there will be a Source Water Risk Management Plan (SWRMP) in place for the municipal groundwater take.
 - Provide specific risk scenarios relating to the Watercare bore abstraction so that Watercare can evaluate the risk position relative to their current or foreseeable future statutory obligations.
4. A clear summary of changes made to the design, management plans or conditions since 2019 and in response to the Environment Court 2023 and 2026 decisions.
5. A full set of draft management plans including:
 - The detail of proposed leachate, groundwater and surface water level and / or quality monitoring, including but not limited to design of the monitoring network, frequency of monitoring, parameters to be monitored, trigger levels, and reporting protocols.

¹ The Hydrogeology Memorandum identifies hydraulic conductivity of up to 10^{-5} m/s in the underlying Pakiri Formation. This is similar to the hydraulic conductivity encountered in the same ground conditions at Warkworth, which results from fracture zones that produce high yielding wells, with rapid travel times and drawdown extending potentially several kilometers. If such features are present here, they could provide a more direct pathway between the landfill and the Wayby Valley Road groundwater bores, or other bores, particularly once the bores have been operating for some time and if drawdown has altered the natural groundwater gradients.

- How organic contaminants including PFAS are to be monitored in the leachate, surface water, and groundwater.
- How plans will be reviewed and updated to consider new and emerging contaminants of concern as may be identified by Watercare or Taumata Arowai.
- Approach to ongoing reporting and engagement with Watercare to ensure a “no surprises” approach and that contamination risk is shared at the earliest opportunity i.e., not waiting until contamination is detected in the farthest downgradient location. This might include ongoing interface with Watercare’s SWRMP for the groundwater wells.
- Response plans if contamination is identified in shallow or deep groundwater. Including specific measures and mitigation to address risk at the Watercare groundwater wells on Wayby Valley Road.
- How leachate within the landfill is proposed to be collected and treated. The substantive application should provide an assessment of the risk of a failure to the leachate containment system such as a pipe failure or treatment failure that results in untreated leachate entering the environment.

6. A full set of draft conditions.

We note that Watercare specifically requested the details of monitoring, engagement and contingency responses (noted under item 5 above) as part of their s11(1)(b) response dated 14 July 2026. Whilst the approach to monitoring is outlined in the referral application, it does not include the specific details requested by Watercare.

Conclusion

The referral application has reported the outcome of a set of fate and transport modeling of leachate in the instance that the leachate is not fully contained and treated. The assessment is predicated on an assumption that regardless of the level of engineering design and containment proposed for a landfill, there will always remain some risk of changes in water quality, as a result of leachate leakage or containment failure.

As a result, any application for a Class 1 landfill in proximity of a public water supply should both demonstrate an absence of a viable hydrogeological link between the base of the landfill and the catchment of the water supply bore/aquifer, and also that the at-source protection measures are appropriate.

An understanding of the detail of proposed monitoring, reporting, engagement and response protocols is critical for understanding the residual risk to Watercare’s groundwater supply in the Hōteo Waitematā aquifer

Yours sincerely



Sian France

Technical Director - Hydrogeology



Phillip Ware

Technical Director – Environments,

Certified Environmental Practitioner Contaminated
Site Specialist

on behalf of

Beca Limited

Phone Number: § 9(2)(a)
Email: § 9(2)(a)

on behalf of

Beca Limited

Phone Number: § 9(2)(a)
Email: § 9(2)(a)

Limitations

The scope of Beca's work for Watercare Services Ltd (Watercare) has been to inform Watercare's referral comments on the Auckland Regional Landfill Application at 1232 SH1, Wayby Valley, under the Fast-track Approvals Act (the "Purpose"). The contents of this letter are in relation to this specific proposal and catchment context.

The contents of this letter may not be used by Watercare for any other purpose other than in relation to the Purpose, nor may this report be relied on by any other party, other than as set out below.

- This letter is confidential and addressed to Watercare Services Limited. This Report is given to Watercare Services Ltd solely for the Purpose. Subject to the terms set out below, the report may be relied on by the following parties: Watercare Services Ltd, Auckland Council, and the Minister for Infrastructure.
- Beca consents to making this report available to the above-named parties on the understanding that by accepting and relying on the report, the parties confirm that: (a) Beca's duty of care is owed solely to Watercare Services Ltd and no other person; (b) Beca's liability to the above-named parties in relation to this report shall be subject to the same limitation of liability provided in Beca's terms of engagement with Watercare Services Ltd; and any amounts for which Beca is liable in relation to this report or the Services (whether in contract, tort or otherwise) may only be recovered once as between the above-named parties.

Other than as set out above, Beca accepts no liability to any person other than to Watercare Services Ltd for issues arising out of this letter.

Beca has had no involvement in earlier assessments for Watercare of this project, or in the development of Watercare's previous position.

Parks Referral Application Feedback Form

This form is to be used by Council agencies, asset owners and specialists to provide feedback on referral applications under section 17 of the Fast-track Approvals Act 2024 (FTAA). Please complete the relevant sections below, considering the criteria set out in section 22 of the FTAA.

Project Information

Project Name	Auckland Regional Landfill
Address	1232 State Highway 1, Wayby Valley
Council reference	PRR00044810
FT application number	FTAA-2607-1273

Respondent Information

Name	Douglas Sadlier
Role	Senior Parks Planner
Agency / Department	Specialist Operations Parks & Community Facilities (PCF) Community Directorate
Date	23 September 2026

Do you support the proposal proceeding through fast-track?

- ☐ Support
☐ Oppose
☒ Neutral

Agency/Department Response

Having considered the assessment criteria on the following page, please explain your position and provide any other relevant details.

Assessment Criteria (Section 22 FTAA)

Please consider the below assessment criteria in preparing your response:

- *Does the project have significant regional or national benefits?*
Not from a Parks and Community Facilities perspective.
- *Would referring the project facilitate its delivery in a more timely and cost-effective way?*
Not from a Parks and Community Facilities perspective.
- *Is the referral unlikely to materially affect the efficient operation of the fast-track approvals process?*
Not from a Parks and Community Facilities perspective.

- *Has the project been identified as a priority in any government or sector plan or strategy?*
No indication from a Parks and Community Facilities perspective.
- *Will the project deliver new or support existing regionally/nationally significant infrastructure?*
Not from a Parks and Community Facilities perspective.
- *Will the project increase housing supply or contribute to a well-functioning urban environment?*
Not in scope and therefore not a matter for Parks and Community Facilities to advise on.
- *Will the project deliver significant economic benefits?*
Not in scope and therefore not a matter for Parks and Community Facilities to advise on.
- *Will the project support primary industries (e.g., aquaculture)?*
Not in scope and therefore not a matter for Parks and Community Facilities to advise on.
- *Will the project support development of natural resources (e.g., minerals, petroleum)?*
Not in scope and therefore not a matter for Parks and Community Facilities to advise on.
- *Will the project support climate change mitigation (e.g., reduce/remove greenhouse gas emissions)?*
Not in scope and therefore not a matter for Parks and Community Facilities to comment on.
- *Will the project support climate change adaptation or recovery from natural hazard events?*
Not in scope and therefore not a matter for Parks and Community Facilities to advise on.
- *Will the project address significant environmental issues?*
Not from a Parks and Community Facilities perspective.
- *Is the project consistent with local or regional planning documents (e.g., spatial strategies)?*
Overall not in scope of Parks and Community Facilities to advise on.
- *Are there any other relevant matters to consider?*
See assessment below.

Auckland Council assessment criteria for fast-track referrals

Please consider the below assessment criteria in preparing your response:

- *Is the application clearly inconsistent with the Auckland Unitary Plan and/or not aligned with the outcomes in the Auckland Plan 2050?*
Not in scope and therefore not a matter for Parks and Community Facilities to advise on.
- *Is the application out of sequence with the Auckland Plan Development Strategy and Future Urban Land Supply Strategy?*
From a Parks and Community Facilities perspective, it is noted that the area is developed within an area zoned for Rural Production which is not captured within the Manaaki Tāmaki Makaurau: Auckland Open Space, Sport and Recreation Strategy. Open space requirements are therefore not modeled for development within a rural context.
- *Is there insufficient infrastructure to support the application, or would the project result in significant impacts on Auckland Council, CCO, or third-party infrastructure, including the need for substantial investment or upgrades?*
This is not in scope of Parks and Community Facilities to advise on.
- *Is there the potential for significant adverse environmental effects to occur?*

No potential for significant adverse environmental effects to occur from a Parks and Community Facilities perspective and areas of interest.

Other relevant matters

Preamble

- Thank-you for your request for specialist input from the Parks Planning Team representing the wider Parks and Community Facilities Department (PCF) for this referral application under the Fast-track Approvals Act 2024 (FTAA).
- The following comments are provided at a high-level only and reflect the detail supplied in the referral request to flag any immediate matters of concern regarding potential effects on adjacent public owned land.

Landowner Approval (LOA) Matters – Sunnybrook Reserve Adjoining Open Space Zoned Land

- Any works adversely impacting indirectly, or directly on, or requiring temporary occupation of Sunnybrook Reserve open space zoned land, will require LOA from Auckland Council. This is a separate approvals process not part of a fast-track consent.

Note:

The Appendix D Drawings at Figure 2 illustrates that the vegetated Waitarairi Tributary Block and the vegetated Southern Block provides a significant landscape buffer between the indicative landfill valley and Sunnybrook Reserve. It is therefore highly unlikely that any works would indirectly or directly impinge on Sunnybrook reserve as part of the proposed future development.

Tree Asset Owner (TAO) Matters

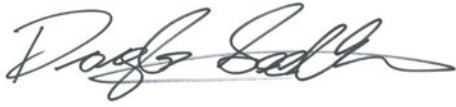
- Any works affecting existing vegetation within the adjoining Sunnybrook Reserve or the surrounding road network may require a TOA from Auckland Council. This is a separate approvals process not part of a fast-track consent.

Open Space Provision

- The proposal sits outside Auckland Council's anticipated growth sequence. Therefore, Council does not have provision to acquire parks or open space land that has not been planned for through adopted growth strategies or long-term investment frameworks.

Prepared by:

Accepted for release by:



Douglas Sadler - Senior Parks Planner
Parks Planning Team
Parks and Community Facilities

Date: 22 September 2026

Hester Gerber – Manager Parks Planning,
Agency Lead for Parks and Community
Facilities

Date: 23/09/2026

From: [Caleb Hamilton](#)
To: [Warwick Pascoe](#)
Cc: [Mark Ross](#); [Taff Wikaira](#)
Subject: RE: Auckland Regional Landfill Fast Track application (FTAA-2607-1273) - Notice of Referral application
Date: Thursday, 24 September 2026 1:29:53 pm

Kia ora anō Warwick,

Thanks for sending all the details through for this FTA, I appreciate it, especially with more coming through.

At this stage of the process, the applicant has contacted all mana whenua listed for this site, and has engaged well with Ngāti Manuhiri (who support the application), Te Kawerau ā Maki, Ngāti Rongo, and Ngā Maunga Whakahii, as well as other iwi (though not details are minimal on these as part of the Tāmaki Collective).

Based on the information provided, Houkura is supportive that this proceeds to the next stage of the FTAA process.

Ngā mihi,
Caleb



From: Warwick Pascoe s 9(2)(a)
Sent: Wednesday, 23 September 2026 8:26 am
To: Caleb Hamilton s 9(2)(a)
Cc: Mark Ross s 9(2)(a)
Subject: RE: Auckland Regional Landfill Fast Track application (FTAA-2607-1273) - Notice of Referral application

Ata mārie Caleb

I've attached a copy of Appendix X which is a pretty brief summary of Waste Management's engagement with Mana Whenua

The rest of the Referral documents can be accessed [here](#)

I anticipate that a much more comprehensive document will be submitted in the event that the Referral application is accepted, and a Substantive application lodged.

Kia pai tō rā

Warwick Pascoe | Principal Project Lead
Auckland Council | Premium Resource Consents
Level 6 (North), 135 Albert Street

Mobile s 9(2)(a)

From: Caleb Hamilton s 9(2)(a)
Sent: Monday, 21 September 2026 11:26 am
To: Warwick Pascoe s 9(2)(a)
Subject: RE: Auckland Regional Landfill Fast Track application (FTAA-2607-1273) - Notice of Referral application

Kia ora Warwick,

I am just getting in touch regarding this application. I can't see the mana whenua consultation, are you able to provide this for me, please?

Ngā mihi,
Caleb



From: Warwick Pascoe s 9(2)(a)
Sent: Wednesday, 16 September 2026 3:27 pm
To: Councillor Richard Hills s 9(2)(a); RES Local Board Rodney
s 9(2)(a) Councillor Greg Sayers
s 9(2)(a); Councillor Josephine Bartley
s 9(2)(a); Ngarimu Blair s 9(2)(a); Karen
Wilson s 9(2)(a); Caleb Hamilton s 9(2)(a) Councillor
Andrew Baker s 9(2)(a) Taff Wikaira s 9(2)(a)
Cc: Dean Williams s 9(2)(a); Mark Ross
s 9(2)(a)

Subject: Auckland Regional Landfill Fast Track application (FTAA-2607-1273) - Notice of Referral application

Importance: High

PRIVATE & CONFIDENTIAL

Tēnā koutou katoa,

This email is to provide visibility on the above Referral application currently under consideration under the Fast-track Approvals Act 2024 (FTAA).

This communication forms part of an updated internal process to ensure key members are informed of any significant issues arising through the Fast-track pathway.

Please note that the purpose of this update is to provide visibility only and no formal feedback is required, although comments are welcome should you wish to share them (by COB Thurs 24 Sept 26 please).

REFERRAL APPLICATION SUMMARY

It is important to note that this is a **‘Referral’** application, where the applicant is applying to use the Fast-Track process set out in the FTAA and this is the first stage of the process.

If accepted, it will be subject to full consideration under the FTAA at a later date as a **‘Substantive’** application. As a result, only limited information is provided at this stage, and we have been asked to provide specific **high-level comments**.

If the application is accepted and ‘Referred’ to the Fast-track process, a ‘Substantive’ application would need to be made which would provide more extensive application documents and plans. You will be briefed again at that point, and may have an opportunity to provide more detailed feedback.

Please note that the Referral details are being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of Auckland Council.

COUNCILS ROLE UNDER SECTION 17 FTAA:

Under section 17 of the FTAA, the Minister invites comments from the Council. Our internal processes require us to seek input from relevant agencies and stakeholders, including:

- **Council-controlled organisations** (e.g., Watercare)
- **Council asset owners** (e.g., Healthy Waters, Parks Planning, Auckland Transport)
- **Local boards, ward councillors and Houkura**
- **Chairs of relevant committees** (Planning, Regulatory, Infrastructure)
- **Specialists** (as required)

Note regarding relevance of comments:

To ensure comments are focused on relevant matters that are material to the Minister’s decision on whether to accept and refer the project, the focus is limited to the criteria in Section 22 of the Act (as outlined in the accompanying template) and therefore do not provide detailed comments on matters that would more appropriately be considered during the Substantive application process.

The Council’s feedback needs to focus on the following:

- Any concerns or support for the project
- Specific technical or planning considerations
- Implications for your area of responsibility
- Alignment with strategic plans and policies
- Infrastructure servicing and capacity
- Environmental and community impacts
- Any other relevant considerations

SUMMARY OF THE PROPOSAL:

Applicant: Waste Management NZ Ltd (WMNZ)

Site: 1232 SH1, Wayby Valley

Project:

Construction, operation, closure, and aftercare of a new Class 1 Landfill, and associated infrastructure, in the Wayby Valley area north of Auckland.

While WMNZ secured resource consents to build a landfill at the Waby Valley site in 2021, the consent decision was appealed, and is currently going through the Courts (Environment Court, High Court, and Court of Appeal).

As it is uncertain when a final decision will be made on the appeal, WMNZ are pursuing an additional pathway to secure approvals given their goal of having the ARL operational as soon as is possible due to Redvale Landfill's pending closure (2028, unless extended to 2036 under by their current Fast Track Substantive application).

The specific works proposed are listed in Section 2.2 of the attached Referral Application Report

Key benefits noted by the applicant include (refer to Section 3 of the Referral Application Report):

- Construction and operation of a new Class 1 landfill on the North Shore to replace Redvale Landfill (which takes ~50% of Auckland's residual waste) that will either cease operating in 2028 (the expiry date of existing consents) or in the mid-2030s, if their Fast Track application to extend the landfill's operational life is granted.
- Reducing truck movements (and associated emissions) to waste facilities further afield such as Whitford (south-east Auckland), Hampton Downs (Waikato) and Pūwera (Northland).
- Energy recovery (landfill gas is used to generate electricity).
- Avoiding increased waste disposals costs due to reduced capacity in the Auckland market
- Providing capacity for waste derived from natural hazards and disasters (such as the Auckland Anniversary Floods).
- Delivering significant regional economic benefits.

Key Issues and Red Flag Assessment

Key Issue	Description	Red Flag?
Local community impact	Many local residents in the Wayby / Dome Valley area, Warkworth and Wellsford submitted in opposition to the consent applications when they were notified in March 2020. Concerns included impacts from	⚠️ <i>Potential red flag if adverse effects outweigh regional / national benefits.</i>

	heavy vehicle movements, noise, pests, air quality and potential environmental degradation, including adverse effects on terrestrial and freshwater ecological values.	
Mana whenua	Discharges to land & water have the potential to impact a broad range of mana whenua values, as does the placement of waste in the ground and presence of a landfill within an area of cultural significance. It is noted that Ngāti Manuhiri have written a letter of support in respect of this Referral application.	 <i>Potential red flag if adverse cultural effects outweigh regional / national benefits.</i>
Ecological impacts	Construction of the landfill will result in the loss of up to 12.2km of permanent & intermittent streams, and the clearance of ~86.8ha of plantation forest and ~4.8ha of indigenous regenerating forest. Associated with these activities will be adverse effects on native flora and fauna	 <i>Potential red flag if residual adverse ecological effects outweigh regional / national benefits.</i>
Contamination of groundwater and surface water	While the landfill has a Class 1 liner of extremely low permeability, and extensive measures are proposed to reduce the potential for sediment & waste to enter surface water, there is still low probability risk of high potential impact of contamination occurring.	☒ Not a red flag if conditions are robust and implemented regarding the construction & maintenance of the landfill liner, management of waste, and earthworks, especially during construction.
Traffic	Heavy truck movements of up to 100/day during construction, and 740 vehicle movements per day during operation, impacting local residents (safety) and road surfaces.	☒ Not a red flag if a robust Traffic Management Plan is implemented that has taken into account feedback from AT/AC traffic engineers.

Please do not hesitate to reach out if you have any questions or would like to discuss.

Kia pai tō koutou rā

Warwick Pascoe | Principal Project Lead

Auckland Council | Premium Resource Consents

Level 6 (North), 135 Albert Street

Mobile s 9(2)(a)



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FW: Invitation to comment on Fast-track referral application for the Auckland Regional Landfill under the Fast-track Approvals Act 2024 – FTAA-2608-1274

From Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

Date Fri 18/09/2026 2:24 PM

To FTArefferrals <FTArefferrals@mfe.govt.nz>

From: Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>

Sent: Friday, 18 September 2026 1:59 pm

To: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

Subject: RE: Invitation to comment on Fast-track referral application for the Auckland Regional Landfill under the Fast-track Approvals Act 2024 – FTAA-2608-1274

No ACH comment 😊

From: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

Sent: Tuesday, 8 September 2026 11:49 am

To: Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Shane Jones (MIN) <S.Jones@ministers.govt.nz>; Nicola Grigg (MIN) <N.Grigg@ministers.govt.nz>; Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>; Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>; Simon Watts (MIN) <S.Watts@ministers.govt.nz>; Simeon Brown (MIN) <S.Brown@ministers.govt.nz>; Mark Mitchell (MIN) <M.Mitchell@ministers.govt.nz>

Cc: FTArefferrals <ftarefferrals@mfe.govt.nz>

Subject: Invitation to comment on Fast-track referral application for the Auckland Regional Landfill under the Fast-track Approvals Act 2024 – FTAA-2608-1274

To:

- Minister for Economic Growth
- Minister for Regional Development
- Minister for the Environment
- Minister for Māori Crown Relations: Te Arawhiti
- Minister for Māori Development
- Minister of Conservation
- Minister for Arts, Culture and Heritage
- Minister for Auckland
- Minister for Energy
- Minister for Emergency Management and Recovery

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Waste Management NZ Limited for referral of Auckland Regional Landfill project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2608-1274).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **15 working days** of receipt of this email, being **29 September 2026**. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing ftareferrals@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferrals@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

Project summary

Project name	Auckland Regional Landfill
Applicant	Waste Management NZ Limited
Location	Wayby Valley, Auckland
Project description	The project is for the construction, operation, closure, and aftercare of a new Class 1 Landfill, and associated infrastructure, in the Wayby Valley area north of Auckland.

Kind regards,



Office of Hon Chris Bishop

Attorney-General | Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | MP for Hutt South

Office: 04 817 6802 | EW 6.3

Email: c.bishop@ministers.govt.nz Website: [<http://www.beehive.govt.nz/>]www.beehive.govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

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21 SEP 2026

Hon Chris Bishop
Minister for Infrastructure
Parliament Buildings
Wellington

REQ-0039249

Dear Chris

Thank you for the opportunity to comment under the Fast-track Approvals Act 2024 (the Act) on the referral applications for Auckland Regional Landfill (FTAA-2607-1273), ^{Out of scope}
Out of scope

I am providing these comments in my capacity as Minister for Economic Growth. They focus on whether each application is likely to deliver significant economic benefits under section 22(2)(a)(iv) of the Act based on the information provided by the applicants. The quantitative estimates below are drawn from economic assessments provided by the applicants.

Auckland Regional Landfill, FTAA-2607-1273

The proposed Auckland Regional Landfill would establish a new Class 1 municipal landfill with an approximate capacity of 24 million cubic metres north of Auckland in the Wayby Valley. The proposal includes landfill cells, stormwater management systems, landfill-gas infrastructure, a waste-to-energy facility and associated operational facilities. The landfill is intended to provide long-term disposal capacity for Auckland following the closure of the Redvale Landfill.

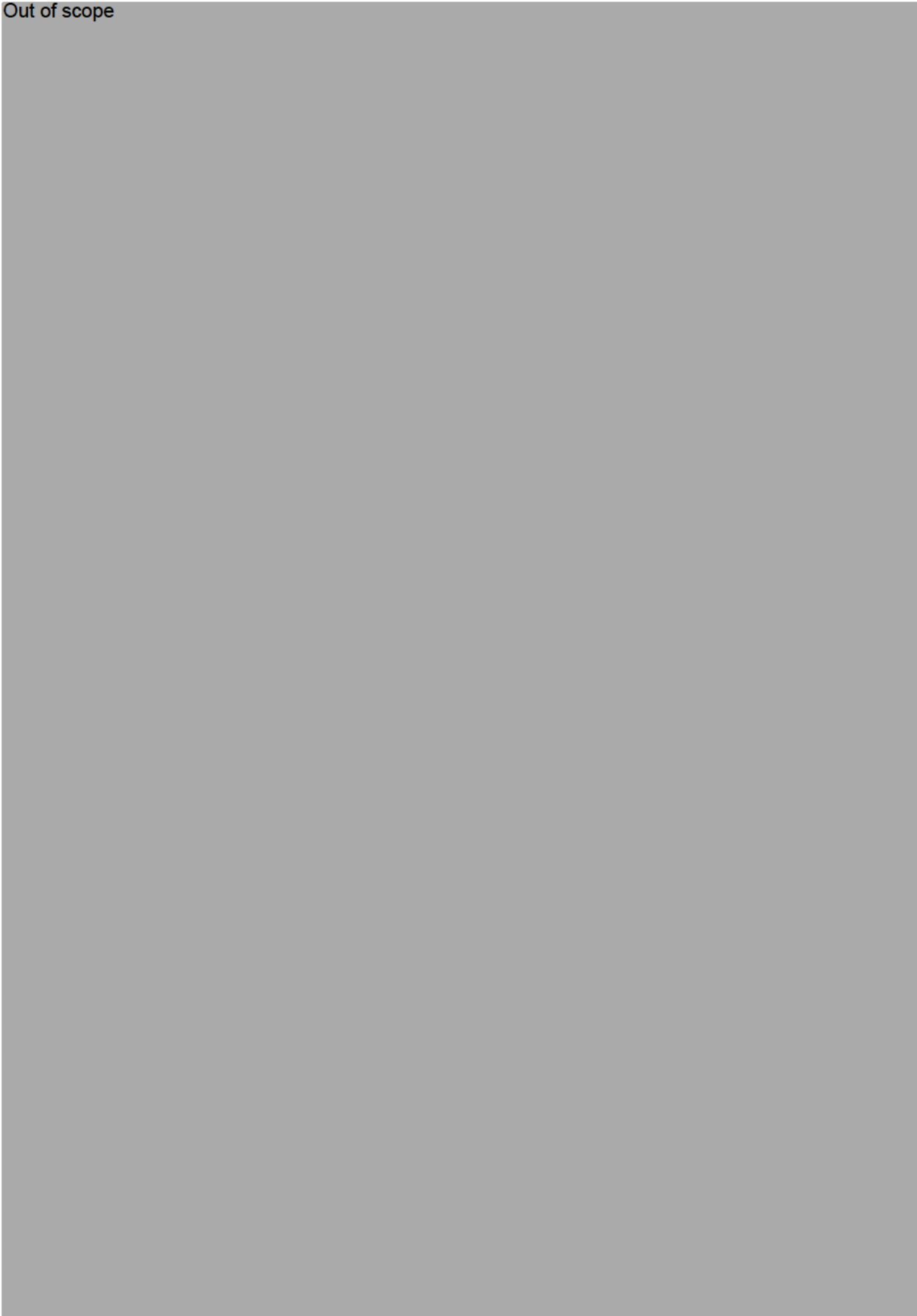
The applicant's economic assessments do not estimate the project's capital costs or its direct contribution to GDP and employment. Instead, they focus on avoided costs and wider efficiency benefits across the waste system.

The NZ Institute of Economic Research (NZIER) estimates the proposal could reduce waste-transport costs by approximately \$17.3 million annually, equivalent to a net present value of approximately \$201.4 million over 35 years while reducing vehicle travel and transport-related emissions. NERA Economic Consulting (NERA) estimates landfill gate prices could be 10 to 30 per cent higher without the project, with a 15 per cent increase equating to approximately \$42.2 million in additional annual disposal costs across Auckland.

Therefore, the proposal may provide economic benefits through maintaining long-term disposal capacity, supporting the resilience of Auckland's waste-management system, maintaining competition in Auckland's landfill market, reducing transport costs and moderating future waste-disposal prices. The project could also support continuity for Auckland's waste streams as Redvale approaches closure. These benefits are primarily regional, although they may extend to neighbouring regions that use Auckland disposal infrastructure.

On balance, the proposal appears likely to deliver significant economic benefits under section 22(2)(a)(iv) of the Act through avoided transport and disposal costs, improved disposal capacity and enhanced waste-system resilience.

Out of scope



Out of scope

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Nicola Willis', with a stylized flourish at the end.

Hon Nicola Willis
Minister for Economic Growth

Hon Tama Potaka

Minister of Conservation
Minister for Māori Crown Relations
Minister for Māori Development
Minister for Whānau Ora
Associate Minister of Housing



By email: infrastructure.portfolio@parliament.govt.nz

Tēnā koe Minister Bishop,

Invitation to comment on the Auckland Regional Landfill project under the Fast-track Approvals Act 2024

Thank you for the invitation to comment on the Auckland Regional Landfill project under section 17 of the Fast-track Approvals Act 2024.

I have considered the application and its alignment with my portfolios as Minister for Māori Crown Relations: Te Arawhiti and Minister for Māori Development.

I support the application progressing and I encourage the applicant and the panel to have due regard to:

- relevant Treaty settlement legislation and instruments; and
- any feedback received from relevant Māori groups, as set out in the Treaty settlements and other obligations (Section 18) report.

Nāku noa, nā

A handwritten signature in black ink, reading 'Tama Potaka'.

Hon Tama Potaka

Te Minita mō Te Arawhiti me Te Minita Whanaketanga Māori
Minister for Māori Crown Relations: Te Arawhiti and Minister for Māori Development

Hon Shane Jones

Minister for Oceans and Fisheries
Minister for Regional Development
Minister for Resources
Associate Minister of Finance
Associate Minister for Energy



23 September 2026

Hon Chris Bishop
Minister for Infrastructure
Parliament Buildings
Wellington

Fast-track Approvals Act 2024 – Auckland Regional Landfill referral application (FTAA-2608-1274)

Dear Chris,

Thank you for the opportunity to comment on this referral application under the Fast-track Approvals Act 2024 (FTAA 2024).

The FTAA 2024 has been established to provide a regime that makes it easier and quicker for regionally and nationally significant infrastructure projects to gain the approvals needed for development, in support of this Government's economic growth objectives.

I have considered the application and its alignment with the priorities of my Regional Development portfolio. My comments are attached as Annex One.

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'S. Jones'.

Hon Shane Jones
Minister for Regional Development

Annex One – Regional Development comments

Project overview

1. Waste Management New Zealand Limited has applied for Fast-track Approval to develop the Auckland Regional Landfill, a new Class 1 landfill in the Wayby Valley area, north of Auckland (the Project). The Project involves the construction, operation, closure, and aftercare of the proposed landfill and associated infrastructure. If the Project proceeds, the application indicates it would likely be built and operational by 2035.
2. The Project proposes to respond to Auckland's need for long-term waste infrastructure, while also generating energy from landfill gas recovery.
3. As set out in the application, there appears to be alternative options should the Project not proceed. However, the applicant's economic assessments show that the Project is estimated to:
 - a. reduce total waste transporting costs from across the Auckland region by around \$17 million per annum, in comparison to continuing using existing landfill sites
 - b. prevent an increase in landfill gate prices of between 10 and 30 per cent, due to the increased competition from having a fourth significant landfill site.
4. The application therefore suggests that, without the development of the new landfill, the Auckland region would primarily rely on three existing landfills which may not be the most economic option.
5. The applicant does not provide an assessment of the broader regional or national economic impacts from the Project, such as employment and impacts on gross domestic product.

Regional Development comments

6. Based on the information provided, I expect that the Project would offer regional benefit from reduced costs to consumers from accessing, and transporting waste to, landfill. There is no immediately available information on the economic impacts from the development, or ongoing operation, of the Project; if this is an important part of your referral decision, you may wish to request further information from the applicant.
7. Given the proposed landfill's classification as Class 1, the Project is likely to be a significant asset for the Auckland region from 2035 and beyond and would reduce pressure on Auckland's waste management system.
8. Comments on any adverse effects and associated costs should come from relevant portfolio Ministers, such as the Minister for the Environment.



Comments on referral application under the Fast Track Approvals Act 2024

Auckland Regional Council FTAA-2607-1273

Contact Details	
Organisation Name	Heritage New Zealand Pouhere Taonga (HNZPT)
Contact person	HNZPT Fast-track Team
Email	fasttrack@heritage.org.nz

General Comments

1. Waste Management New Zealand Ltd (Applicant) has lodged an application for referral of the Auckland Regional Landfill (project) under the Fast-track Approvals Act 2024 (the FTA Act).
2. In accordance with section 17(1)(c) of the FTA Act, Heritage New Zealand Pouhere Taonga (HNZPT) has been invited to comment on the referral application as the administering agency for the Heritage New Zealand Pouhere Taonga Act 2014.
3. HNZPT has not been provided application documents that are relevant to the archaeological authority application.

Consultation and Engagement

4. The Applicant sent HNZPT a notification of the intention to lodge referral application on the 17 June 2026.
5. HNZPT responded on the 6th July 2026 noting that while there are no recorded sites within the project area there may be potential for unrecorded sites. Thus, we recommended that an archaeological assessment should be completed by a suitably qualified archaeologist.
6. The Applicant responded stating that they would address the archaeological authority requirements in the referral application.

Archaeological Authority Application

7. The Applicant sets out in *Auckland Regional Landfill: Referral Application prepared by Tonkin & Taylor Ltd, July 2026* that they intend to apply for an archaeological authority as part of their substantive application, if the project is referred.
8. Further, the Applicant notes that a package of documents will be prepared as part of the substantive application to inform the authority application.
9. As an archaeological assessment has not been prepared and submitted as part of the referral application, HNZPT is unable to confirm the requirement for an archaeological authority for this project.
10. There are four Treaty Settlement Acts and entities considered relevant to the Project:



- Ngāti Manuhiri Claims Settlement Act 2012 - Ngāti Manuhiri Settlement Trust
- Ngāti Whātua o Kaipara Claims Settlement Act 2013 - Ngā Maunga Whakahii o Kaipara Development Trust
- Ngāi Tai ki Tāmaki Claims Settlement Act 2018 - Ngāi Tai ki Tāmaki Trust
- Ngāti Pāoa Claims Settlement Act 2025 - Ngāti Pāoa Iwi Trust

11. There are no signed Deeds of Settlement within the project area.

12. The project area sits adjacent to the statutory acknowledgment OTS-125-15 Hōteio River in the Ngāti Manuhiri Claims Settlement Act 2012 which affirms the significance and cultural/Mana Whenua value of the Hōteio River and its catchment.

13. Although there are no recorded archaeological sites in the project area, there are sites of significance in proximity to and prominence (e.g. Tohitohi o Reipae) in the wider vicinity of the Project.

14. HNZPT notes that Ngāi Tai ki Tāmaki, Ngāti Manuhiri, Ngāti Maru, Ngāti Pāoa, Ngāti Tamaterā, Ngāti Te Ata, Ngātiwai, Ngāti Whanaunga, Ngāti Whātua o Kaipara, Ngāti Whātua Ōrākei, Te Ākitai Waiohū, Te Kawerau ā Maki, Te Rūnanga o Ngāti Whātua, Ngāti Rango and Te Uri o Hau have been consulted with. Ngāti Manuhiri, Ngāti Rango, Ngāti Whātua o Kaipara, Te Rūnanga o Ngāti Whātua, and Te Uri o Hau are the mana whenua representatives of the Executive Committee directing the health and well-being of Te Awa o Hōteio beyond the site and the Kaipara Moana. If the Project obtains approvals under the FTAA, this Committee will continue to be consistent with relevant Treaty settlement legislation, recognise and provide for the relationship of Mana Whenua with their ancestral lands, water, sites, waahi tapu and taonga, and their culture and traditions in Wayby Valley, Te Awa o Hōteio, and the Kaipara Moana. The Executive Committee will acknowledge and respond to the adverse effects of the Project on cultural values and provide for specific actions in the management, monitoring and cultural assessment of the Project, which includes governance of Te Taiao within the Te Awa o Hōteio (downstream of the Project site) and Kaipara Moana.

15. HNZPT notes that no Cultural Impact Assessment has been provided with this application. However, *Appendix X Cultural Values Memo* states that Cultural values assessment reports were received from Ngāti Manuhiri, Ngāti Rango and Te Rūnanga o Ngāti Whātua.

Conclusion

16. The applicant has stated that they intend to apply for an archaeological authority if the project is referred to the substantive.

17. If referred, HNZPT anticipates further engagement with the Applicant to ensure all relevant documentation is provided with a substantive application, including:

- A fulsome archaeological assessment;
- Appropriate methodologies and strategies proposed;



- Appropriate draft management plan and research strategy;
- Evidence of appropriate consultation with tangata whenua; and
- Appropriate draft archaeological authority conditions.

Your written comments on a project under the Fast-track Approvals Act 2024

Project name	Auckland Regional Landfill
--------------	----------------------------

Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name	Director-General of Conservation Statutory delegations are in place for the Department of Conservation (DOC / the Department) to provide commentary on behalf of the D-G.		
*First name	Lana		
*Last name	Gooderham		
Postal address			
*Contact number	phone	s 9(2)(a)	Alternative
*Email	Fast-track@doc.govt.nz ;		

2. Please provide your comments on this application
If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Manager's signoff



Linda Kirk

29 September 2026

Director-General of Conservation s17 comments

Project name	Auckland Regional Landfill
Applicant name	Waste Management NZ Limited
Application number	FTAA-2607-1273
Project summary details	The project is construction, operation, closure and aftercare of a new Class 1 Landfill, and associated infrastructure, in the Wayby Valley area north of Auckland. The applicant seeks the following approvals through the fast-track approvals process to authorise the project: - resource consents under the Resource Management Act 1991 (RMA) - Wildlife Act approval under the Wildlife Act 1953 - archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014. The applicant may also seek the following approvals through the through the fast-track approvals process to authorise the project: - approval for a standard and/or complex freshwater fisheries activity under the Freshwater Fisheries Regulations 1983 - approval under the Conservation Act 1987 for fish salvage activities

1 Overview

1.1 Application History

- 1.1.1 DOC has had extensive involvement in this proposal under the resourcing consenting process.
- 1.1.2 A resource consent application with for a new landfill in Dome Valley was lodged in May 2019. A hearing for the resource consent application occurred from November 2020 to January 2021, and consent was granted in June 2021.
- 1.1.3 Eight appeals against that decision were filed with the Environment Court, which included the Director General of Conservation (D-G).
- 1.1.4 The Environment Court issued an interim decision on the resource consent application in December 2023 (First Interim Decision) which did not decline nor grant the landfill consent application, but concluded a modified application could meet the purposes of the Resource Management Act 1991 i.e. that further measures were needed if the applications were to obtain resource consent.



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- 1.1.5 Two appeals were filed against the Environment Court's First Interim Decision by Te Rūnanga o Ngāti Whātua (Ngāti Whātua) and the Royal Forest and Bird Protection Society of New Zealand (Forest and Bird). The D-G did not file an appeal against this interim decision.
- 1.1.6 In December 2024, the High Court dismissed these appeals.
- 1.1.7 In March 2025, Forest and Bird applied for leave to appeal the High Court's decision, and in March 2026 leave was granted (in part) to appeal the High Court's decision to the Court of Appeal.
- 1.1.8 In August 2026, the Court of Appeal heard Forest and Bird's appeal, and reserved its decision.
- 1.1.9 In this period, the Environment Court continued to progress the matters remaining following its First Interim Decision, except for the confined matters in the subject of Forest and Bird's appeal. The Environment Court issued three more interim decisions (26 February 2026, 18 June 2026 and 6 August 2026). In its Second Interim Decision (26 February 2026), the Environment Court said it was satisfied consent could be granted following further proposals by the applicant (on ecological conditions and other matters). Extensive discussion between the parties on the detail of consent conditions followed. Many of the parties including DOC, have reached agreement on the remaining consent conditions (with the exception of the conditions subject to the Forest and Bird appeal).
- 1.1.10 In addition to the above, there is a current Wildlife approval application being processed by DOC through the 'business as usual' process. This application was lodged by Waste Management NZ Limited and is for the subject site. The Wildlife approval is for the capture, measurement, handling and temporary holding of frogs, lizards and invertebrates. At the time of writing this report, no decision has been made on the Wildlife approval application.

1.2 Applicant Engagement – Notification

- 1.2.1 As the project includes an approval under a specified Act for which the Director-General of Conservation is the administering agency, the applicant was required to notify DOC and allow 20 working days to respond before lodging the referral application in accordance with section 11.
- 1.2.2 It is noted that the protocol for notifying DOC prior to lodgement is set out on the DOC website¹. This protocol includes completion of a Fast-track application pre-lodgement form to be submitted to the DOC Fast Track email. Submission through this protocol enables DOC to put together project teams and prepare for lodgement.

¹ [Fast-track and DOC: Permissions](#)

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- 1.2.3 The applicant notified a DOC external consultant of intention to lodge on 17 June 2026, rather than following standard protocol for DOC notification outlined in the paragraph above.
- 1.2.4 It is acknowledged that this external consultant has had extensive involvement in the resource consent process running parallel to this Fast Track application. For this reason, it is DOC's view that the intent of s11 has been met. Notwithstanding this, due to standard protocol not being followed in this case, DOC has had limited time to put together a project team or provide any direction or feedback the applicant on the referral application prior to lodgement.
- 1.2.5 The applicant is advised that the standard protocol for notifying applications to DOC should be followed for any future applications.

1.3 DOC Comments on Referral Application

- 1.3.1 The criteria for assessing a referral application are set out in section 21 of the FTAA. It is noted that the Minister may decline an application based on a range of criteria, including whether it would be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts (s21(5)(b)). The Minister may also decline a referral application for any other reason, whether or not the application meets the criteria in section 22 (s21(4)).
- 1.3.2 DOC makes the following comments on this application:
 - a) The project has a long RMA history and DOC has invested a significant amount of resourcing since the application was lodged in 2019, advocating for the conservation of natural and heritage resources including threatened and at-risk species. As with other parties, this investment in resources has included calling expert evidence from numerous technical experts (at Council and Environment Court hearings), extensive expert conferencing/workshopping and involvement in multi-party discussions on a complex set of consent conditions; many of which are now agreed.
 - b) Although the referral application indicates that the applicant does not intend to move away from consent conditions agreed by parties, it does not foreclose that possibility. Further changes to the consent conditions that have been agreed by all parties would place DOC and other parties in the position of re-visiting detailed matters at expense that is difficult to justify.
 - c) If a substantive Fast-track application is lodged with the Environmental Protection Agency, and the EPA notifies the Panel Convener that a panel can be set up to hear the substantive application, the Environment Court proceedings will be at an end. Although the parties to the Environment Court (and Court of Appeal) proceedings will then have an opportunity to seek a Court award for recovery of their costs (such as the costs of lawyers

and expert witnesses), it is unlikely full costs would be recoverable from WMNZ. Continuing with the current processes will preserve the effort and resource that the parties, including DOC, have invested.

- d) In the RMA process, parties have been encouraged by the Environment Court to discuss and agree matters. This has engendered a significant level of collaboration (except on the isolated riparian matters that are to be the subject of the Court of Appeal decision), which would be expected to continue in the RMA process.
- e) The applicant has advised that it has not reached a decision on whether a substantive application under the Fast-track Approvals Act 2024 would be submitted. Its referral application would pave the way for a substantive application whether or not the Court of Appeal finds in the applicant's favour. As stated by the applicant, a decision by the Court of Appeal to uphold Forest and Bird's appeal, would require reconsideration by the Environment Court, delay and ultimate uncertainty as to whether consents would be granted under the Resource Management Act 1991. While that may be a legitimate reason to seek recourse to the alternative (Fast-track) pathway, if the Court of Appeal finds in favour of WMNZ then it may be more appropriate to continue to deal with the matters under the Resource Management Act 1991 and the 'business as usual' processes of the Wildlife Act 1953. Under the Resource Management Act, the only remaining matters to be dealt with involve the set of conditions that depend on the Court of Appeal outcome (the 'ringfenced conditions'), which could be reasonably expeditiously dealt with by a decision-maker already appraised of the Project (the Environment Court) with guidance from the Court of Appeal.
- f) It is expected that an Environment Court decision on the 'ring fenced' conditions, and the Environment Court's final decision, could be dealt with expeditiously (noting however the final decision may itself be the subject of appeal to the High Court and higher Courts).
- g) It is DOC's understanding that the Court of Appeal intends to release its decision before the end of this year. Should the Court of Appeal rule in favour of Forest and Bird, or should Forest and Bird obtain leave to appeal to the Supreme Court, another referral application may be made again under the Fast-track Approvals Act 2024. That may be a more opportune time to consider the merits of Fast-track referral as against the parallel RMA process.
- h) It is possible that a decision on referral would be better made after the decision of the Court of Appeal on the appeal by the Royal Forest and Bird Protection Society of NZ or, if the decision is in favour of WMNZ, a decision on any application for leave to appeal such decision to the Supreme Court.
- i) Ngāti Manuhiri is a project partner with WMNZ on this matter and has worked with WMNZ to develop consent conditions which facilitate its

cultural and ecological aspirations. All other iwi and hapū groups with an interest in the Auckland Regional Landfill project have withdrawn opposition (by withdrawing from the RMA proceedings)² or support the conditions agreed in the RMA proceedings³. Agreements with, and benefits to, mana whenua informed DOC's position on the resource consent applications in the RMA process. Ngāti Manuhiri Settlement Trust's support for the application for referral into the fast-track approvals process is acknowledged (letter at Appendix Z of the application).

- 1.3.3 In summary, it is DOC's view that careful consideration needs to be given to the appropriateness of accepting this referral application, given that there is a parallel and active RMA process for this application.

1.4 Approvals sought

- 1.4.1 The application outlines that the following approvals for which DOC is administering agency will be sought as part of the substantive application, if the referral is accepted:
- a) A wildlife approval for works affecting indigenous fauna
 - b) Complex freshwater fisheries approvals, if required

1.5 Wildlife approval

- 1.5.1 The referral application includes a Terrestrial Ecology Memorandum, dated July 2026, which provides an overview of the ecology of the subject site and potential adverse effects.
- 1.5.2 The referral application states that the proposal will require works within identified habitat of indigenous fauna and therefore Wildlife approval will be required. It sets out that this will be prepared as part of the substantive application. No further detail is provided in the application document.
- 1.5.3 As noted above, there is a current Wildlife approval application being processed by DOC through the 'business as usual' process. This application was lodged by Waste Management NZ Limited and is for the subject site. The Wildlife approval is for the capture, measurement, handling and temporary holding of frogs, lizards and invertebrates. At the time of writing this report, no decision has been made on the Wildlife approval application as DOC is awaiting further information from WMNZ.

² Te Rūnanga o Ngāti Whatua, Trustees of Ngā Maunga Whakahii o Kaipara Development Trust and Ngāti Whātua Ōrākei.

³ Te Uri o Hau.

1.6 Complex freshwater fisheries

- 1.6.1 The referral application includes a Freshwater Ecology Memorandum, dated July 2026, which provides an overview of freshwater ecological effects during construction and operation, and sets out high level mitigation measures.
- 1.6.2 The application sets out that it is anticipated that a complex and/or standard freshwater fisheries activity will be undertaken at the site that may include, but not be limited to, stream diversions and the construction of structures such as culverts or weirs within the stream that may impact fish passage. It states that Freshwater fisheries approval may be sought as part of the substantive application. Fish salvage may also require approval under the Conservation Act 1987.

2 Criteria for Minister's decision on referral application

- 2.1.1 Sections 21 and 22 of the FTAA set out matters to be considered by the Minister in determining whether a referral application should be accepted.
- 2.1.2 Comments below are targeted to provisions where DOC has specific interests or information relevant to the Minister's decision.

Section	Criteria	Comments
21(3)(b)	Does the project involve an ineligible activity	Based on the information available, DOC has considered the ineligibility criteria at sections 5(1)(h), (i), (j) and (k), and has not identified any aspect of the Project that would be ineligible based on those criteria.
21(3)(c)	Is there adequate information to inform a decision	With respect to the approvals identified in the referral application for which DOC is the administering agency, DOC considers the information adequate in terms of a referral decision.
21(4)	Are there any other reasons to decline the application?	DOC considers that careful consideration should be given to the acceptance of this referral application, for the reasons set out in Section 1.3 above.

Section	Criteria	Comments
21(5)(a)	Is the project inconsistent with: • a Treaty settlement; • Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019; • Marine and Coastal Area (Takutai Moana) Act 2011.	Based on the information available, DOC has not identified any inconsistency with any relevant Treaty settlement or other obligations. The High Court's decision in <i>Te Rūnanga o Ngāti Whātua v Auckland Council</i> [2024] NZHC 3794 found that Ngāti Manuhiri has a more 'intimate' relationship with the landfill Site itself; the mana and concerns of other iwi and hapū also needing to be weighed (for the Hōteio River the Court accepted evidence as to overlapping interest - the exact boundary between iwi not being agreed). The position of the iwi and hapū parties in the RMA process is summarised above (Section 1.3) and the letter of support from Ngāti Manuhiri Settlement Trust is noted.
21(5)(b)	Would it be more appropriate to deal with the proposed approvals under another Act(s)	As discussed in section 1.3 above, DOC considers that it may be more appropriate to deal with the application under the RMA framework. This view may however be influenced by the Court of Appeal's decision on the appeal of Forest and Bird on that RMA framework, which decision is expected to be released before the end of this year (and whether a decision of the Court of Appeal is itself subject to appeal). Should the Court of Appeal rule in favour of Forest and Bird, this matter could be appropriately reconsidered under a new referral application (i.e. in light of that decision).
21(5)(c)	Would the project have significant adverse effects on the environment	The project has potentially significant effects on the environment. Based on the information available, DOC considers it is likely that adverse effects of the Project can be addressed through appropriate conditions on any substantive approvals. This is consistent with the findings of the Environment Court (Second Interim Decision), that RMA resource consents can be granted on modified conditions. DOC did not appeal that Decision. DOC has been working extensively with the applicant and other parties to agree appropriate conditions in that RMA process.

Section	Criteria	Comments
		While there remain some conditions to be resolved (the 'ringfenced conditions'), it is anticipated appropriate conditions for those remaining matters could potentially address adverse effects. However, the detail of such conditions will be very important considerations in any substantive decision.
21(5)(d)	Does the applicant(s) have a poor compliance history under a specified Act	DOC has not identified any issues with the applicant's compliance history.
21(5)(g)	Would a substantive application have any competing applications	Based on the information available, DOC has not identified any competing applications in respect of conservation approvals.

2.2 Criteria for accepting a referral application

2.2.1 Section 22 sets out the criteria for the Minister for accepting a referral application.

2.2.2 DOC has considered these criteria and has provided comments in the table below.

Section	Criteria	Comments
22(1)(b)(i)	Would referring the project to the fast-track process facilitate the project, including in a way that is more timely and cost-effective than under normal processes?	Referring the project to the fast-track process may facilitate the project in a way that is more timely if the Court of Appeal upholds Forest and Bird's appeal or if a subsequent appeal is made to the Supreme Court (as discussed above). If not, it is considered that the normal process would likely be more timely and cost-effective. Significant time and cost have already been incurred in the normal process under the RMA, which is nearing completion. Numerous matters have been resolved in that process over many years following substantial discussions and conferencing between many parties. In that process the trial Court has heard a substantial amount of evidence over many weeks, that places it in a good position to rule on the only remaining 'ring-fenced' conditions in an effective and efficient way (i.e. should the Court of Appeal decision be in favour of WMNZ). In contrast, any fast-track panel would need to receive and analyse a very substantial amount of information and evidence and conduct procedures that would essentially repeat what has occurred in the RMA process. The Wildlife Act approval is also progressing under the normal process in a reasonably timely and cost-effective fashion, on the 'business-as-usual' basis.
22 1A	Is there a relevant Governments Policy Statement?	N/A
22(2)(a)(ix)	Will this project address significant environmental issues?	While there are some more matters that would need to be worked through in conditions (as discussed above), it is theoretically possible that the significant environmental issues involved can be addressed by consent conditions.
- 22(2)(a)(x)	Is the project consistent with local or regional planning document, including spatial strategies?	N/A

22(2)(b)	Any other matters the Minister may consider as relevant?	N/A
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3 Conclusion

- 3.1.1 In summary, it is DOC's view that careful consideration needs to be given to the appropriateness of accepting this referral application, given that there is a parallel and active RMA process for this application.
- 3.1.2 DOC can provide further information on any of the matters contained in this report, should it be required.



Linda Kirk

Fast Track Applications Manager

Acting pursuant to delegated authority on behalf of the Director-General of Conservation.

Date: 29 September 2026

Note: A copy of the Instrument of Delegation may be inspected at the Director-General's office at Conservation House Whare Kaupapa Atawhai, 18/32 Manners Street, Wellington 6011

Invitation to provide written comments on a project under the Fast Track Approvals Act 2024

You have been invited to provide written comments to the Minister for Infrastructure (the Minister) on an application to refer under the Fast-track Approvals Act 2024 (the Act) to the fast-track process.

Please upload comments directly via the portal by completing this template.

Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Written comments must be received by MfE, on behalf of the Minister for Infrastructure, no later than the due date.

Important information

Your personal information will be held by MfE and be used in relation to the project application and process. You have the right to access and correct personal information held by MfE.

A copy of your comments, including all personal information, will be provided to the Minister and the applicant.

If you are a corporate entity making comments on this application, your full contact details will be publicly available.

For individuals, your name will be publicly available, but your contact details (phone number, address, and email) will not be publicly available.

A copy of your comments will also be published on the Fast-track website. If you believe any of the information you have provided is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it. Your comment and explanation will be decided by the Ministry on whether to withhold the information from publication.

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More information on the fast-track approvals process and providing comments can be found at [Process overview](#) | [Fast-track website](#)

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	FTAA-2608-1274 Auckland Regional Landfill
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	NZ Transport Agency		
*First name	Nicola		
*Last name	Foran		
Postal address			
*Contact phone number	s 9(2)(a)	Alternative	
*Email	environmentalplanning@nzta.govt.nz		

Please provide your comments on this application
NZTA thanks the Minister for the opportunity to comment on the referral of this application into the fast-track approvals process. The applicant has engaged with NZTA through the RMA application process and an agreement was reached between parties in 2020. The applicant has continued to engage with NZTA through 2025 and 2026 and notified NZTA of its intention to utilise the fast-track approvals process. NZTA notes that the referral application documents state that the applicant is <i>not changing what the Auckland Regional Landfill proposed to deliver for Aucklanders, including its key environmental outcomes determined through the Council-level and Environment Court appeals process.</i> To confirm this is consistent with our agreement reached, NZTA would need to see the substantive application to be able to determine actual impacts on the state highway network. Developments of this nature usually impact the network through increased heavy vehicle movements during site development and construction, and a sustained increase in traffic volumes at the completion of the development. NZTA are particularly interested in any traffic assumptions used and access locations. Based on the information provided, NZTA has no concerns with this project, Auckland Regional Landfill, being referred into the fast-track approvals process. NZTA would welcome the opportunity to provide comments on any substantive application in due course.

Insert Fast-track logo

[IN CONFIDENCE]

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Managers signoff



Nicola Foran

Date 29/09/2026

[IN CONFIDENCE]

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Important information

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A copy of your comments, including all personal information, will be provided to the Minister and the applicant.

If you are a corporate entity making comments on this application, your full contact details will be publicly available.

For individuals, your name will be publicly available, but your contact details (phone number, address, and email) will not be publicly available.

A copy of your comments will also be published on the Fast-track website. If you believe any of the information you have provided is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it. Your comment and explanation will be decided by the Ministry on whether to withhold the information from publication.

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Your written comments on a project under the Fast Track Approvals Act 2024

Project name	Auckland Regional Landfill project FTAA-2607-1273
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All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Te Uri o Hau Settlement Trust		
*First name	Rebecca		
*Last name	Fletcher		
Postal address	PO Box 657, Whangārei 0110, New Zealand		
*Contact phone number	s 9(2)(a)	Alternative	0800 438 894
*Email	rma@uriohau.co.nz		

2. Please provide your comments on this application
If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Managers signoff

[Manager Name]

Date

Te Uri o Hau Environs is a subsidiary to Te Uri o Hau Settlement Trust tasked with advocating for kaitiakitanga and rangatiratanga responsibilities in natural resource management and matauranga Māori values within our statutory area of interest.

Te Uri o Hau acknowledges the referral application for the Auckland Regional Landfill project and the extensive planning, consent, Environment Court and mana whenua engagement processes that have occurred to date.

Te Uri o Hau recognises the significance of waste management infrastructure for the Auckland region. However, Te Uri o Hau considers that any decision to accept the project into the Fast Track Approvals process must ensure that cultural values, environmental safeguards, and commitments developed through previous processes are maintained and are maintained and effectively implemented.

Te Mana o te Wai

Te Uri o Hau acknowledges the freshwater, groundwater and ecological assessments undertaken to date. However, Te Uri o Hau considers that the protection of water must remain a primary consideration throughout the Fast-track process. Any future substantive application should clearly demonstrate how Te Mana o te Wai will be recognised and provided for alongside the technical management of effects throughout the life of the landfill and post closure period.

Te Uri o Hau places particular importance on the protection of groundwater, the Hōteu catchment and the health of Kaipara Moana.

Mauri

Te Uri o Hau considers that protection and maintenance of mauri is fundamental to assessing the project.

While technical assessments and engineering controls are important, Te Uri o Hau considers that mauri extends beyond technical compliance and encompasses the health, integrity and life supporting capacity of freshwater systems, ecosystems and cultural landscapes. Te Uri o Hau expects that the protection of mauri will remain a key consideration throughout any future Fast-track approvals process and over the full life of the landfill.

Groundwater Protection

Groundwater is of particular importance to Te Uri o Hau because it sustains wetlands, streams, ecological systems and the wider health of the catchment.

Given the nature of landfill activities and the potential long term consequences of contaminant release, Te Uri o Hau considers that the protection of groundwater remains a matter of fundamental importance. Te Uri o Hau expects that groundwater protection will

continue to be a key consideration throughout the life of the project and any future approvals process.

Hōteio Awa and Kaipara Moana

Te Uri o Hau has a significant interest in the health and wellbeing of Te Awa o Hōteio and the wider Kaipara Moana.

The Hōteio Awa and its tributaries are culturally, spiritually and environmentally significant and contribute to the health and wellbeing of the Kaipara Moana. Te Uri o Hau considers that protecting the integrity of these interconnected environments is of fundamental importance.

Consistent with Te Uri o Hau expectation that there be "not one drop" of landfill leachate entering the Hōteio catchment, Te Uri o Hau places particular importance on the long term protection of the Hōteio Awa, its tributaries, and downstream receiving environments, including the Kaipara Moana.

Leachate Management

Te Uri o Hau maintains the long held expectation that there be "not one drop" of landfill leachate entering the Hōteio catchment.

While the proposal has been subject to extensive assessment and the development of leachate management and monitoring measures, the protection of the Hōteio catchment remains a matter of fundamental importance to Te Uri o Hau. Te Uri o Hau therefore places significant importance on the ongoing effectiveness of leachate containment, management and monitoring systems throughout the life of the landfill and the post closure period.

Conclusion

Te Uri o Hau neither supports nor opposes the referral application. However, Te Uri o Hau considers that if the Auckland Regional Landfill project is accepted into the Fast-track Approvals process, the protection of Te Mana o te Wai, mauri, groundwater, Te Awa o Hōteio and Kaipara Moana must remain central considerations throughout all future stages of the project.

Te Uri o Hau places particular importance on maintaining the integrity and health of the Hōteio catchment and upholding the long-held expectation that there be "not one drop" of landfill leachate entering the Hōteio environment.

Te Uri o Hau respectfully requests that these matters be considered by the Minister in determining the referral application and, should the project proceed into the Fast-track process, that they remain key considerations throughout the assessment, decision-making and implementation of the project.