Beachlands South Fast-track

Auckland Council Specialist Memo

Annexure J:

Waste Plan Consents

Jan Burberry

09 October 2026

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name:	Beachlands South
Fast-Track application number:	EPA reference: FTAA-2606-1256 Council reference: BUN60467962

2.0 Technical Specialist Memo – Waste Plan Consents

To:	Brooke Dales – Lead Planner Adonica Giborees – Principal Project Lead
From:	Jan Burbery – MUDs advisor
Qualifications & Relevant Experience:	I hold the qualification(s) of Post graduate diploma in applied science, and I have seven years' experience in waste plan consents work. I am a full member of the Waste Management Institute of New Zealand (WasteMINZ). I have prepared numerous technical assessments for resource consent applications, and in addition, plan changes, and fast-track applications.
Preparation in Accordance with the Code of Conduct:	I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses, and have complied with it in the preparation of this memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferencing, directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified.
Signature:	
Date:	9 October 2026

3.0 Executive Summary / Principal Issues

The proposal is intended to be delivered in stages across multiple precincts. Waste servicing will be a significant operational consideration for residential buildings and the other commercial and education uses.

The proposed intention to have a condition to provide waste management plans just prior to occupation is not supported. It is essential that waste-related provisions are addressed at the design stage – especially with regard to roading, on-site bins for individual dwellings, berm space, and bin storage for apartment buildings.

There is an opportunity to plan a coherent waste strategy for the development as a whole but this has not been taken up.

4.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

Initial documents

- Proposed Draft Consent Conditions
- Overall Masterplan Rev B
- Architectural Drawings: Overall Masterplan Rev B; Apartments Rev A; Housing Typologies Rev A
- Design Report

Subsequent documents

- Conditions
- Architectural Drawings: Overall Masterplan Rev B; Apartments Rev A; Housing Typologies Rev A

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

N/A

6.0 Specialist Assessment

6.1 A summary of references to waste matters in various documents follows. These were documents provided initially which do not appear to have changed.

9ZD Scheme Plans 1 show 19 stages. A coherent approach is advised for all 19 stages.

It appears that all dwellings will have frontage to a road or a JOAL. The most appropriate design will incorporate access for council collection from all residential dwellings (and possibly some small businesses). It is noted that council may be able to service the development as a whole, as collection can be made on site as well as from the kerbside. Any waste management plans and references to waste collection should therefore be kept “supplier neutral”. Where a council service can be provided in part or in whole, rates will include waste charges accordingly without exemption.

Attachment 9R Roading 1 shows that lots 275-292 nearly all have vehicle crossings but the other side have a few only. Might have some relevance for waste collection, if this is correct. The siting of features such as swales, trees and street furniture can have an impact for truck arm access.

Attachment 9: Integrated Transportation Assessment

The proposal is to provide several local and collector road corridors within the development, with sub-categories (references 7.1, 7.3, 7.10). Bin placement on the berm needs to be considered as part of roading design. Point 7.10 Servicing notes that each of the 22 proposed apartment buildings will have one loading space regardless of GFA. This should inform location of bin storage areas.

One of the few specific references to waste is seen in *Figure 7-68: Super lot VC1 – loading space tracking (basement)* shows an area marked "Refuse" with tracking shown in a circular direction so truck goes out frontways. Having the loading bay next to the bin storage area would be appropriate.

6.2 Insufficient information has been provided about waste collection and servicing to undertake any comprehensive assessment.

Like any design elements, provisions for waste management are most effective when considered during the early design stages of a development and proposals should address this in design plans. This helps ensure that appropriate waste storage, collection access and servicing requirements are integrated into the layout and design of the development from the outset.

To propose that a condition to leave waste plans for apartment buildings and commercial users until just prior to occupation is, at least, surprising. It is essential that waste-related provision is addressed at the design stage – especially with regard to roading, on-site bins for individual dwellings, berm space, and bin storage for apartment buildings.

7.0 Section 67 Information Gap

At the time of writing this memo, I have identified the following information gaps.

7.1 No overall waste strategy.
7.2 No details about access for waste collection from residential dwellings, and JOALs in particular.
7.3 No details about bin provision for all residential dwellings including apartment blocks.
7.4 No details about waste materials by type and volume.
7.5 No dimensions for bin enclosures, where shown, or detail as to estimated waste volumes and how they have been sized for the estimated waste.

Without this information it is not possible to provide any comprehensive or useful assessment.

The absence of this information misses the opportunity to design a coherent waste management approach for the development as a whole.

8.0 Recommendation

I do not support the application with specific regard to the condition for waste management plans to be left until close to final development.

9.0 Proposed Conditions

The applicant is to provide finalised architectural, landscape plans and traffic impact assessments 12 months prior to occupation which provide details for:

- access for waste collection from residential dwellings, and JOALs in particular
- tracking for road and JOAL access that accommodates standard rubbish trucks
- estimated waste by volume and type from the proposed elements, in particular all residential dwellings
- collection of specific wastes including inorganic and e-waste
- dimensions for all bin enclosures, based on estimated waste volumes, and proposed bins by type and size that address reduction of waste to landfill
- ease of access to bin collection points.