Outlook

RE: FTAA-2608-1278 - Redvale Landfill Expansion response to Panel Convener Minute #1

From Warwick Pascoe [redacted]
Date Tue 03/11/2026 3:03 PM
To Rita James [redacted]

Attention: Rita James, Application Lead

Kia ora Rita,

The following constitutes the response from Auckland Council Regulatory to the Panel Convenor's Minute 1 ahead of the meeting on 10 November 2026.

PANEL MEMBERS

Auckland Council has recommended the appointment of Hugh Leersnyder, based on his extensive experience in environmental planning and resource management on major infrastructure projects over 40 years.

While it would be ideal to appoint an experienced (unconflicted) landfill engineer with commissioner experience, it is appreciated that these are a rarity in New Zealand.

Hence two additional commissioners, one with extensive RMA planning or legal expertise, and a second with significant engineering experience, would, in my opinion, constitute a robust panel.

TIMEFRAME FOR A DECISION

Council acknowledges the Applicant's desire for a swift decision, given their stated need for certainty that they can extend the operational life of Redvale Landfill pending a decision on the proposed Auckland Regional Landfill, either through the Courts, or the Fast Track process, and subsequent establishment works.

However given the following ‘complexities’ it is recommended that the timeframe for a decision is extended from the default 30 working days to at least 70 working days:

1 – Redvale Landfill has been operating since 1993, meaning there is an extensive history to consider in terms of assessments of effects and the reviews thereof, monitoring results and the interpretation thereof, compliance with consent conditions, past legal action, and community views over time.

2 – Landfills generally are complex operations involving the active management of incoming waste and associated effects such as machinery noise, odour, contaminants discharged to air, ground and groundwater and the monitoring thereof, the collection and disposal of leachate, the management of pests, compliance with consent conditions and engagement with Council compliance officers, the Local Board, and the local community, including the Community Liaison Committee as required by the current consent conditions.

3 – While some effects can be measured directly such as noise, others are more problematic and subjective such as odour, and both of which can be experienced differently by different receptors at varying distances depending on local weather conditions. Other effects, such as the discharge of contaminants to air and groundwater, tend to be modelled, with results open to different interpretations.

4 – Residential development around Redvale Landfill has intensified over time, some of which was in anticipation of its closure by 31 December 2028. With the proposed extension of the landfill’s operational life through to the mid-2030s, community concerns have also intensified, as attested by correspondence received and meetings attended, as well as ongoing complaints regarding noise, odour, pests and truck movements, amongst others.

5 – If the Panel commences on/about 7 December 2026, and comments are invited on/about 11 January 2027, as suggested in Schedule 2 of Minute 1, some Council specialists will inevitably still be on leave which will eat into the 20 working days available to complete their memos (less the time required for Council Regulatory’s over-arching report to be drafted and reviewed).

6 – Given the significant level of concern held by some members of the Redvale community (as expressed at meetings and in correspondence), it is recommended that the Panel exercise their discretion to hold a hearing under Section 57 of the Fast Track Approvals Act 2024, and afford them an opportunity to express those concerns in-person. Extending the timeframe for the decision would allow time for such a hearing.

THE CONFERENCE

Extent of engagement

Waste Management NZ (WMNZ) sent Auckland Council a Section 11 notice on 14 October 2025, and lodged a pre-application request on 11 November 2025. Their Referral application as lodged on 15 December 2025, and a number of draft technical reports were provided in March 2026. These reports were reviewed by Council specialists who provided comments in most cases which was fed back to WMNZ. Responses to most comments was received from WMNZ which largely addressed the matters raised. Post-lodgement of the Substantive application, draft technical reports have been provided to Council, and these are currently being reviewed.

Overall engagement with WMNZ has been excellent.

Specialists engaged

Air quality – Dr Louis Boamponsem (AC)

Transport Performance & Optimisation – Neil Stone (AC)

Acoustics – Jon Styles (Styles Group Acoustics)

Compliance – Louise Bentley (AC)

Contamination – TBA

Development Engineer – Kyle Li (AC)

Traffic Engineer – Philips Augustine (AC)

Economics – Tim Denne (Resource Economics)

Freshwater & Terrestrial Ecology – Jason Smith (Morphum Environmental)

Geotechnical – Chris Webster & Alistair Stewart (Fraser Thomas)

Groundwater diversion & settlement – Stephen Collins (Beca)

Healthy Waters – TBA

Human Health Risk – Sharon Tang (AC)

Landfill engineering – Walter Starke (Jacobs)

Landscape & Visual Amenity – Peter Kensington (KPLC)

Parks – Douglas Sadlier (AC)

Policy – Ben Willis (AC)

Regional Earthworks – Matt Byrne (Babingtons)

Stormwater – Hillary Johnston (Tektus)

Watercare Services Ltd – Chloe Jacobs (WSL)

Waste Acceptance Criteria – Stan Howell (Jacobs)

Wildlife Hazard Assessment – Jason Smith (Morphum Environmental)

Processes agreed with the applicant to narrow / reduce issues

WMNZ have agreed to share draft technical reports and consider feedback from Council specialists. This may result in updated information being provided to the Expert Panel, and a

reduced number of issues being raised by Auckland Council in its response to the Panel's invitation to comment.

Differences of opinion

The review of specialist reports is currently underway.

Complexity

Discussed above.

Proposed consent conditions

Included within the bundle of lodged documents is Appendix J – Proposed conditions of consent. These are being reviewed by Council specialists, as are draft management plans.

Efficient processes to assist the panel

Upon completion of their review of technical reports, Council specialists will provide their feedback to WMNZ, and Council Regulatory will continue to engage with WMNZ and their specialists throughout the Fast Track process, including as directed by the Expert Panel.

Any unresolved issues of significance, and feedback on proposed conditions and draft management plans, will be included in Council's comments to the Expert Panel.

PARTICIPANTS AT THE PANEL CONVENOR'S CONFERENCE

Warwick Pascoe – Principal Project Lead, Premium Resource Consents

Mark Ross – Consultant Planner

Observer

Lisa Whyte – Rodney Local Board Member

REQUEST FROM REPESENTATIVES OF THE REDVALE COMMUNITY

On Friday 30 October 2026 Auckland Council senior managers and staff met with representatives of the Redvale community to hear their concerns about the operation of Redvale Landfill, and the Fast Track application to extend its operational life.

They asked that the following requests be passed onto the Panel Convenor:

1 – The timeframe for the Expert Panel to release their decision be extended by the maximum 90 working days [due to the 'complexities' outlined above];

2 – That the Expert Panel invite comments from persons beyond just immediately adjoining properties, given that effects just as noise, odour, pests and heavy traffic extend beyond this. This should include inviting comment from Dairy Flat School.

3 – That the Expert Panel hold a hearing to afford community members an opportunity to present their concerns in person.

Mā te wā

Warwick Pascoe | Principal Project Lead

Auckland Council | Premium Resource Consents

Level 6 (North), 135 Albert Street

Mobile (021) 574 402

From: Substantive <Substantive@fasttrack.govt.nz>
Sent: Thursday, 8 October 2026 3:53 pm
Subject: Redvale Landfill Expansion - Invite to Panel Convener Conference

Kia ora,

This email is regarding the **Redvale Landfill Expansion** that has recently submitted a substantive application. On 26 August 2026, Waste Management NZ Limited lodged a substantive application under the Fast-track Approvals Act 2024 (the Act).

You will find more information regarding the application on the fast-track website here: https://www.fasttrack.govt.nz/projects/redvale-landfill-expansion

On 8 October 2026, the Panel Convener issued Minute 1 which outlines the upcoming steps for participants, including a conference to the held. The minute can be read on the fast-track website here: https://www.fasttrack.govt.nz/projects/redvale-landfill-expansion/correspondence

The purpose of the conference is to gather participant views on matters arising under the Act, which will inform the Panel Convener's decisions regarding the appointment of panel members and the timing of the panel decision.

The conference is scheduled for **Tuesday, 10 November 2026, at 10am.**

You have been invited to attend as either a relevant local authority, relevant iwi authority and/or relevant Treaty settlement entity, or a relevant administering agency to the application.

As per paragraph 15 of Minute 1, the Panel Conver has directed participants to **file a written response to the matters set out in this Minute, including Schedules 1 and 2 of the Minute**

P**lease provide your written response and confirm your attendance by Tuesday, 3 November 2026, by 10am** by email to substantive@fasttrack.govt.nz.

In confirming attendance you agree that your name and contact details may be shared with other participants in the Fast-track process where this is necessary to administer the process (for example, for Convener conferences or correspondence between participants). Any publication or disclosure is handled in accordance with the Fast-track Approvals Act 2024, the Privacy Act 2020 and the Official Information Act 1982. If you have any questions or concerns or would like to correct your information please contact us at info@fasttrack.govt.nz.

Your contact details are collected by the EPA and on behalf of the panel convener and panel so we can run the Fast-track process and communicate with you. Please note we do not publish personal contact details on the Fast-track website.

If you have any questions, please contact the Application Lead by email at info@fasttrack.govt.nz.

Kind regards

Fern Harpham

Advisor, Regulatory Process

Fast-track

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