

Sunfield Fast-track

Auckland Council Specialist Memo

Annexure 21:

Waste Planning

Jennifer Jack

4 August 2025

Waste Planning Memo

Prepared by: Jennifer Jack – Senior Waste Planning Advisor, Auckland Council

Date: 4 August 2025

1. This memorandum addresses the waste planning aspects of the Sunfield proposal.

Qualifications and Relevant Experience

2. I hold the qualification of Bachelor of Science in Geography, and have three years of experience in waste planning assessment.
3. I am an associate member of the NZPI. I have prepared expert evidence for resource consent applications for fast-track applications, and have been listed as an expert witness before consent authorities.

Code of Conduct

4. I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses (**Code**), and have complied with it in the preparation of this memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferencing, directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified.

Documents Reviewed

5. I have reviewed the following documents in preparing this memorandum:

- Sunfield Planning Report -31st March 2025
- Sunfield Planning Report Attachment 2 – Draft Conditions
- Sunfield Scheme Plans
- Sunfield Transportation Assessment
- Sunfield Masterplanned community – Concept Master plans
- Letter from Rubbish Direct Limited- 17 March 2025

Specialist Assessment

Waste Proposal Summary

6. As outlined in the provided AEE document, the Sunfield development will have Neighbourhood Service Hubs within each neighbourhood. These will provide spaces for rubbish collection (in addition to shared parking, pick up zones and post and courier services), to ensure efficient use of land by co-location. The service hubs are located off

standard roads or shared spaces within the development. The Local Hubs will be within walking distance of the 15 residential neighbourhoods and 3 aged care facilities.

Waste Assessment

7. The applicant proposes a private waste collection for the development. Shared residential communal bins and waste storage areas will be used for the units within the wider development, which will include 15 neighbourhood hubs.
8. Among the current information provided with the application, a letter has been provided from Rubbish Direct with initial waste management advice for the Cosgrave Block waste collection. This advises that from the proposed neighbourhood layout, the site is generally suitable for trucks to service in a forward manner within the layout proposed.
9. While a full Waste Management Plan / report has not been provided at this stage, conditions have been put forward in this regard.
10. The waste proposal will require sufficient space on-site for bin storage in the communal bin storage areas provided for the development. The location and sizes of the bin storage areas will need to be suitable, with these to be visually contained with appropriate screening. The storage areas are to have formed accessways provided from dwellings. The bin areas need to be located to be accessible on the site for residents to easily access and use. The waste collection frequencies also need to be suitable for the number of bins and amount of waste to be produced.
11. For the bins that are to be stored communally, the storage area/s will need to be managed and maintained by a suitable body (e.g. body corporate) for the site as appropriate. The bin areas should also have appropriate and ventilation.
12. For any additional assessment relating to traffic for waste servicing trucks, please defer to the traffic engineer including to check vehicle tracking and loading as required.
13. While not specifically an AUP(OP) or RMA matter, it is generally advised and recommended that proposals meet the required waste carry distance. This is required under the Building Act, and is assessed as part of any building consent application (Building Code Clause G15). The carry distance is the maximum distance residents must carry their waste between a unit and a designated waste area and should not be more than 30m (excluding any vertical distance).
14. Overall, the proposed waste management is suitable for the site and development.

Comment on Proposed Conditions

15. The conditions proposed are generally suitable for the development. Some small amendments are proposed in red below.

Waste Management Plan (WMP)

32. Prior to the ~~commencement of construction~~ occupation of each stage of the ~~development~~, a Waste Management Plan (WMP) shall be submitted to the Council for certification in accordance with Conditions 7 to 13. The WMP must contain sufficient detail to address the location of refuse bins ~~and other bins~~ during storage and collection, the frequency of service, and the volume of waste to be provided for.

Advice Notice: The Consent Holder is reminded that a waste management plan (WMP) is required to be prepared for any multi-unit development, comprising ten or more residential and/or commercial units, under the Auckland Council Solid Waste Bylaw-~~2012~~ 2019 ('the Bylaw'). Assistance in determining the contents of the WMP as required by the Bylaw can be found within the Auckland Design Manual located at this link: <http://www.aucklanddesignmanual.co.nz>