

Auckland Unitary Plan

Standard Conditions Manual

Waste Management

Disclaimer

The information in this Standard Conditions Manual is, according to Auckland Council's best efforts, accurate at the time of publication. Auckland Council makes every reasonable effort to keep it current and accurate. However, users of the Conditions Manual are advised that:

- *Although the conditions are “standardised”, in the sense that they should be applied consistently where they are required, this does not mean that they should all be applied in every instance. Applicants need to consider the nature of the activity, and the characteristics of the site and its surroundings in considering whether to apply each condition.*
- *The standard conditions should be used with caution as a starting point from which appropriate conditions for the individual consent should be drafted to align with the requirements of ss108, 108AA and 220 of the Resource Management Act 1991.*
- *Further guidance as to whether to apply the conditions are included in the guidance notes that accompanies each condition.*
- *Users should take specific advice from qualified professional people before undertaking any action because of information obtained in this Standard Conditions Manual.*
- *Auckland Council does not accept any responsibility for, or liability whatsoever whether in contract, tort, equity or otherwise (including negligence) arising from the use of, or reliance on, this Standard Conditions Manual. This includes, without limitation, any liability arising from any error, or inadequacy, deficiency, flaw in or omission from the information provided.*

Conditions

Condition 1: Compliance with the Waste Management Plan

The consent holder must comply with the following aspects of the approved Waste Management Plan (reference: title, date, author):

- *[List specific matters from the WMP that must be complied with]*
- *E.g., Waste must be collected between the hours of XX and XX)*

Any subsequent review of the Waste Management Plan must also be submitted to the council for certification prior to implementation.

Guidance Note:

The purpose of this condition is to require the consent holder to comply with specific aspects of the Waste Management Plan. This condition should be used if the Waste Management Plan includes aspects that will mitigate or reduce the effects of the development for example, if the collection times are to be restricted to off-peak traffic times to reduce traffic effects, then this should be added to this condition. Only list specific aspects of the Waste Management Plan that must be complied with rather than all details included. This condition also provides consent holders with the flexibility to revise the Waste Management Plan if changes are required throughout the life of the development.

Condition 2: Common waste collection system

Individual **dwelling**s / **unit**s must not have differing waste collection arrangements to other **dwelling**s / **unit**s within the development. All **dwelling**s / **unit**s must continue to use a common waste collection system. The waste collection arrangements and service providers may be changed in the life of the development but must remain common for all **dwelling**s / **unit**s included in this consent.

Advice note:

*Waste collection system refers to the arrangements made between the consent holder or occupants and the collection service provider (service collection providers include Auckland Council or a private provider). The **dwelling**s / **unit**s within the development may collectively have arrangements with different service providers however, all **dwelling**s / **unit**s must use the same system. For example, the development's collection system may be to receive Auckland Council's collection service for recycling and a private collection service for refuse or*

general waste however, this must be the same arrangement for all dwellings / units.

Guidance Note:

*This condition should **only be used for multi-unit residential developments**, such as for apartment buildings. The purpose of the condition is to ensure that future occupants within the development can change the waste collection service provider(s) however, only for the entirety of the development. Individual unit owners/occupants must not have different waste collection systems. The waste collection arrangements are usually managed by the body corporate or similar, and this should be detailed in the approved Waste Management Plan.*

Condition 3: Site Waste Management Plan to be provided for demolition activities in the Business – City Centre Zone

Prior to the commencement of demolition on the subject site the consent holder must submit a Site Waste Management Plan (SWMP) to the council for certification. The purpose of the SWMP is to [insert purpose/objective(s) Eg *outline the methodology for refuse and recycling storage and disposal from the site, including proposed days/frequency of collection, ensure that the servicing requirements of the overall site are adequately provided for without causing odour / visual nuisance internally or to the public.*] The SWMP must contain sufficient detail to address (at a minimum) the following matters:

- Total quantity and description of the types of materials from the demolition;
- Quantity and type of materials planned to be reused in the proposed new building(s);
- Quantity and type of materials not to be reused in the proposed new building(s) but recycled or salvaged elsewhere;
- Identification of the waste collector and the destination of the waste, recycled and salvaged materials; and
- Demonstration that where possible waste materials have been diverted from landfill.

Demolition on the subject site must not commence until the council has confirmed that the Site Waste Management Plan is acceptable. Any subsequent review of the Site Waste Management Plan must also be submitted to the council for certification.

The certified Site Waste Management Plan must be implemented and maintained throughout the demolition period.

Advice note:

The council can provide guidance on creating a Waste Site Management Plan. Please email wasteplanconsent@aucklandcouncil.govt.nz with any queries.

Guidance Note:

*This condition is to be included **on all applications in the Business – City Centre Zone where demolition is proposed**. Any queries relating to the use or content of this condition should be sent to the Waste Planning Team (wasteplanconsent@aucklandcouncil.govt.nz).*

Advice Notes

Advice Note 1: Advice that other waste management requirements may apply

This resource consent has been granted under the AUP(OP) and other relevant planning documents. There are also requirements relating to waste management for residential developments within the [Waste Management and Minimisation Bylaw 2019](#) and [Clause G15 Solid Waste](#) of the New Zealand Building Code that must be complied with. This resource consent does not exempt the consent holder and/or future landowners from needing to comply with requirements under these other documents.

Guidance Note:

*The purpose of this advice note is to make the consent holder aware that there are requirements for waste management that sit outside the resource consent process. It should be included **on all consent applications granted for new dwellings**.*

Advice Note 2: Private waste collection

This resource consent has been granted on the basis that the development will receive a private waste collection service. Due to this, the development may be designed in a way that does not provide for the standard Auckland Council waste collection service currently available in the area which the development is located in. Auckland Council may vary the waste collection services available in the area in the future in a way that might enable this development to receive a council service. In applying for this consent the consent holder accepts that the development is currently unable to receive a council service and acknowledges that this does not exempt the future occupants from waste charges through property rates.

Guidance Note:

The above guidance note should be included on all consent applications for new dwellings that propose the use of a private waste collection service.