

# Item 3: Wastebusters Proposal

**SESSION TYPE:** Workshop

**PURPOSE/DESIRED OUTCOME:**

Wastebusters seeks a formal letter of intent from Council, committing to reviewing options for expanding the size of their site at 189 Ballantyne Road to 32,230 sqm, future proofing it for 30 years (see Attachment A). The purpose of this workshop is for the Wānaka-Upper Clutha Community Board to consider the proposal from Wastebusters, and to provide feedback and guidance that will inform an agenda report for the 9 October Full Council Meeting.

**DATE/START TIME:**

Thursday, 7 August 2025 at 1.00pm

**TIME BREAKDOWN:**

Presentation: 15 minutes

Discussion: 30 minutes

**Prepared by:**



**Name:** Sophie Mander  
**Title:** Strategy Planning Manager,  
Waste Minimisation and Management  
29 July 2025

**Reviewed and Authorised by:**



**Name:** Tony Avery  
**Title:** General Manager Property &  
Infrastructure  
30 July 2025

**ATTACHMENTS:**

A	Wastebusters Proposal
B	Wastebusters Space Requirements and Diversion Estimates (Tonkin & Taylor)
C	Wastebusters Ministry for the Environment Waste Minimisation Fund Enquiry Form
D	Wastebusters Submission to the LTP 2024/34 Hearings Transcript
E	Presentation



### PROPOSAL

#### Strategic Expansion of Wastebusters' Wānaka Hub

##### I. Executive Summary

Wastebusters, an integral partner for Council in delivering reduced waste, lower climate emissions, and a circular economy, seeks a letter of intent from Council by October 2025 to provide a significantly expanded area of land at 189 Ballantyne Rd. Our request for more land underpins the design and development of Wastebusters 2.0 - a flagship Circular Economy Education and Action Hub.

Increasing the size of Wastebusters site to:

- 20,750 sqm would enable Wastebusters to expand its waste minimisation services to address priority waste streams (food waste and construction and demolition waste) and future-proof Wastebusters for the district's continued growth over the next 10 years.
- 32,230 sqm would future-proof Wastebusters for the district's continued growth over the next 30 years.

The Council's in principle support to provide Wastebusters with more land is critical to:

- Deliver on the proposed WMMP goal of diverting an additional 80,000 tonnes of waste from landfill.
- Unlock multi-million dollar, external funding (from the Ministry for the Environment's Waste Minimisation Fund and other funders) to expand critical waste infrastructure in the district.
- Ensure Wastebusters can continue to deliver waste reduction services for the community.

The site constraints at Wastebusters are actively preventing the maximisation of our potential impact in reducing waste to landfill. The space constraints act as a cap on waste diversion, a cap on revenue, threaten Wastebusters' financial viability, and create health and safety risks.

In addition to enabling Wastebusters to secure significant external funding and accelerating achievement of the proposed WMMP targets, an expansion of Wastebusters site will:

- Alleviate pressure on ageing waste infrastructure: Proactively safeguarding the Wānaka RTS and the MRF, providing crucial capacity relief and extending asset life.
- Generate substantial financial value: Extending the lifetime of the Victoria Flats landfill, delivering significant and increasing savings in avoided landfill costs.
- Enhance Safety & Community Value: Resolving Health and Safety risks on site and strengthening a beloved community asset, responding to overwhelming public support.

Council's provision of a letter of intent would unlock strategic external investment in the district's waste infrastructure with significant long-term benefits to Council and the community.

## II. Introduction: Wastebusters – Council's Strategic Waste Reduction Partner

Wastebusters is a leading community owned social enterprise employing 55 staff at our resource recovery hub in Wānaka. Social enterprises are businesses which trade for a social or environmental purpose, prioritising outcomes for people and planet. Wastebusters work is dedicated to fostering a circular economy and diverting waste from landfill in the Queenstown Lakes District. As a registered charity, we are continuously investing the money we make in accelerating zero waste outcomes.

Our zero waste hub in Wānaka is a gateway to circular economy action. Since our establishment by the community in 2000, Wastebusters has delivered practical resource recovery solutions through our reuse shop and recycling services. We do not receive funding from Council towards our operational costs of resource recovery (unlike most other Community Recycling Centres in Aotearoa New Zealand).

Amplifying the impact of our resource recovery services, our nationally recognised Education and Behaviour Change team provides a comprehensive year round programme of education and engagement to reduce waste and foster circular economy actions. Wastebusters Resourceful Communities programme, which receives funding support from Council, is designed to engage Queenstown Lakes District communities in practical waste minimisation solutions such as repair, choosing reusables, buying for longevity and reducing packaging waste. The programme includes the following campaigns, events and workshops - Repair Revolution, Low Waste Living, Slow Fashion March, Every Bite, Plastic Free July and Zero Waste Business. Wastebusters communications expertise has successfully supported the launch and effective use of recycling wheelie bins by the community, plus waste services like Inorganic Collections, through Wastebusters sub-contract with Council waste services contractor Waste Management.

<b>REDUCE</b>	Reduce means consuming less resources and only consuming products if you need them	<ul style="list-style-type: none"><li>• We delivered 22 Resourceful Community events, attended by 1,260 individuals in FY23/24</li><li>• Our repair events diverted one tonne of repairable items from landfill in FY23/24</li></ul>
<b>REUSE</b>	Reuse means preserving the value, usefulness and function of a product so it can be used again	<ul style="list-style-type: none"><li>• We accept reusable materials dropped off by community and businesses</li><li>• We collect furniture from the community via our Moving On service</li><li>• We diverted 550 tonnes of reusable items from landfill in FY23/24</li></ul>
<b>RECYCLE</b>	Recycling means salvaging and separating used materials and processing them into new products	<ul style="list-style-type: none"><li>• We accept recyclable materials dropped off by the community and businesses</li><li>• We collect recyclable materials from business</li><li>• We diverted 845 tonnes of recycling from landfill in FY23/24</li></ul>

By shifting choices up the waste hierarchy, Wastebusters not only diverts a significant amount of waste from landfill but avoids waste being created in the first place, reducing the carbon emissions associated with landfilling, mining, production and transportation.

Wastebusters is nationally recognised for our waste reduction and resource recovery outcomes, behaviour change expertise, and independent financial model. As one of the largest employers in Wānaka, Wastebusters injects \$4 million annually into the local economy through wages and local purchasing, contributing to the economic diversity and resilience of our local economy.

Wastebusters business acumen was recognised as the Supreme Business at the 2024 Ignite Wānaka Chamber of Commerce Business Awards. We also won the Business Sustainability & Environmental Impact and Community Contribution category awards.

Wastebusters' deep community connection and support is undeniable. A recent community survey revealed an overwhelming 90% of respondents believe Wastebusters performs "extremely" or "very" well in fulfilling its purpose. This underscores our grass-roots community integration and our role as an "indispensable, forward-thinking organisation" and a "beloved and essential local institution."

We are 100% aligned with Council's Waste Minimisation goals expressed in the Vision Beyond 2050 Community Outcomes and the Destination Management Plan, both of which refer to Zero Waste as a goal. Our district is committed to the 2050 Zero Carbon Communities Outcome, "zero waste is just what we do here". Achieving the waste diversion goals in the proposed Waste Management and Minimisation Plan (WMMP) 2025-2031 is fundamental to meeting this commitment.

Wastebusters is an integral part of the district's waste management and minimisation infrastructure, diverting a significant amount of waste from landfill each year through our resource recovery services at no cost to council. Wastebusters total diversion in 23/24 is estimated at 1,400T<sup>1</sup> compared with the 9,573T diverted by Council across the entire district and through all Council diversion activities in 23/24<sup>2</sup>.

**Table 1: Wastebusters Materials Diversion FY23/24**

Material stream	Weight (T/year)
Recycling	850
Reuse (retail space)	180
Reuse (yard space)	370
Repair	<5
Total	1,400

<sup>1</sup> Wastebusters – Ballantyne Road development. Space requirements and diversion estimates, 8 July 2025. Tonkin+Taylor.

<sup>2</sup> Council Annual Report | Rīpoata ā-tau, 2023-2024.

### III. The Challenge: Critical Site Constraints Impeding Progress, Threatening Safety & Viability

Wastebusters is facing a major urgent challenge in continuing to operate on our existing site, which has not increased in size since we opened in 2000 and is too small to meet the demands of the community. The Queenstown Lakes District, and particularly the Wānaka Ward, has experienced huge growth. Since 2000, the Wānaka Ward population has surged from 4,460 to 18,610, with a corresponding increase in visitor numbers. During our financial year ending 30 June 2024 we had a record 126,000 customers through our shop and 700+ visitors daily during our summer 24/25 peak.

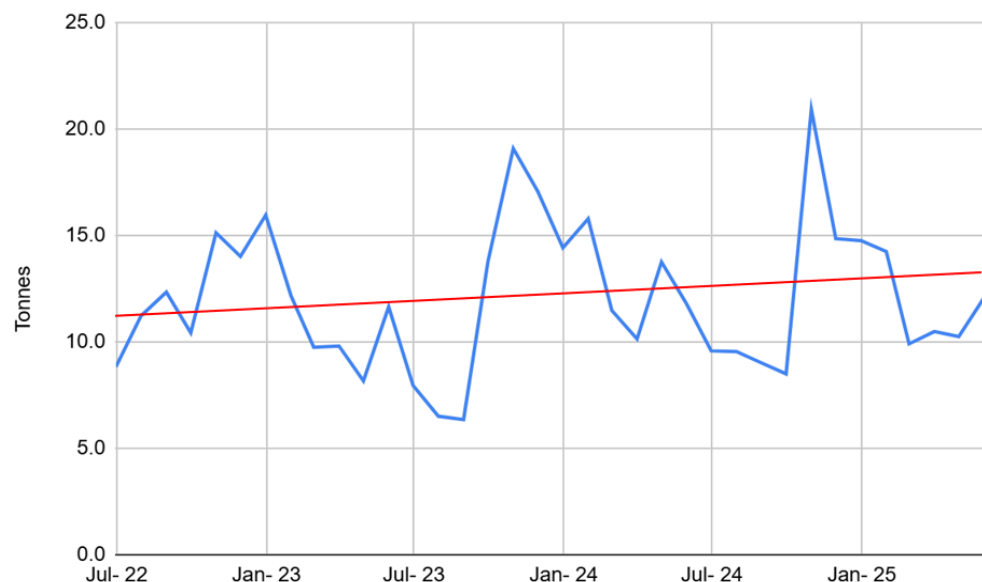
The space constraints have led to operational limitations and escalating H&S risks.

#### 1. Operational Limitations

- **Diversion Ceiling**

The current undersized site physically restricts Wastebusters' capacity to receive and divert resources from landfill. This directly undermines waste minimisation efforts, as reusable items are regularly being turned away. In addition, approximately 25% by weight of the reuse drop-offs received are regrettably sent to landfill, due to our inability to keep them onsite longer. The tonnage of potentially recoverable items sent to the Wānaka Refuse Transfer Station (RTS) by Wastebusters is increasing year on year.

**Figure 1: Tonnes of potentially recoverable items sent to Wānaka RTS by Wastebusters**



- **Community expectations are not met**

We are regularly forced to turn away individuals and businesses from donating quality reusable items due to space limitations, leaving them with no other option but landfill.

- Revenue Constraint

Wastebusters' primary revenue stream, sales of reusable items, is also capped by the space constraints. With costs of operations increasing year-on-year, it is critical this limitation is removed to allow ongoing viability of Wastebusters' business model. The current space constraints directly threaten Wastebusters' financial sustainability and, by extension, our ability to continue providing resource recovery and education services.

## 2. Health and Safety Risk

Insufficient areas such as car-parking and manoeuvring space, creates severe bottlenecks and raises risk onsite. Public feedback from our recent community survey explicitly highlights the dangers: "dangerous driving past with people crossing road and cars pulling out," and "the place that you drop things off is scary sometimes people driving all over the place."

Community descriptions such as "cluttered" and "cramped inside" reinforce that the current site is failing to effectively serve a growing community, impacting both efficiency and customer experience.

## 3. Wastebusters Financial Viability

Should Wastebusters' financial viability falter without the necessary expansion, the 1,400 tonnes of waste that Wastebusters divert from landfill annually would enter either the district's landfill or recycling streams. Resource recovery in the district would be significantly reduced and waste to landfill increased, running counter to Council's WMMP goals.

The majority of the 550 tonnes of reusable items would feed into the Wānaka Transfer station annually, placing a significant burden on this space constrained facility. 850 tonnes of potentially recyclable materials would either go to landfill or put pressure on existing Council infrastructure and quality control systems:

- Glass recycling would go directly to Wānaka's glass bunkers without Wastebusters' decontamination process. This would increase the likelihood of Wānaka glass being rejected by the reprocessor.
- E-waste would go to the transfer station, compounding space pressures.
- Mixed recycling would go to the Materials Recovery Facility (MRF), increasing pressure on aging infrastructure.
- Some recycling would go to landfill due to:
  - smaller and more remote business customers not being picked up by other commercial recyclers (as happened when Wastebusters exited our Alexandra site)
  - loss of the Wastebusters drop-off service for households (e.g. moving house or Christmas season)

Wastebusters exit would result in a decrease of waste reduction activities, undermining our district's waste minimisation culture. Wastebusters' behaviour change programmes are fundamental to maintaining and improving community waste minimisation efforts. Without them, there is a high risk that positive behaviours will regress, directly undermining the achievement of the proposed WMMP goals and increasing waste to landfill.

#### IV. The Solution: Strategic Expansion – Wastebusters 2.0

As outlined during the Long Term Plan hearings<sup>3</sup> and in other discussions, Wastebusters is seeking to significantly expand its current site, to underpin the design and build of Wastebusters 2.0: a flagship Circular Economy Education and Action Hub, which will include a resource recovery park and education centre.

Wastebusters proposes a strategic expansion, utilising a portion of Council-owned adjoining land at 189 Ballantyne Road, to develop a modern, efficient, and safe zero-waste hub that is future-proofed for the district's continued growth. The hub will house Wastebusters' existing services (reuse, recycling, waste reduction consultancy, education and behaviour change team), add onsite education spaces and enable us to expand our resource recovery in priority areas such as construction and demolition (C&D) waste, organic waste, repair and textiles recovery.

Design requirements of Wastebusters 2.0 to upgrade and expand our current facilities are:

- A bigger and better reuse shop and yard
- A construction and demolition (C&D) hub
- Space for expansion of resource recovery and sharing economy, for example, food waste collection and consolidation, tool library
- A permanent repair workshop for fixing clothes, appliances, furniture and other goods
- More efficient operations (e.g. drop-off and sorting zones)
- Opportunity to be a depot for a future Container Return Scheme (collecting recyclable drink containers and refunding deposits as part of a nationwide scheme)
- Separation of vehicles and pedestrians
- Onsite spaces for events, education, workshops and skill-sharing (prioritising at the top of the waste hierarchy)
- Increased storage for out-of-season goods, education resources, recycled materials etc
- Improved conditions for staff and customers e.g shade/heat, offices, smoko room
- Facilities that could be utilised by other community groups (e.g meeting rooms, education space, maker spaces)

##### 1.Space Requirements and Projected Diversion

To support the development of this proposal Wastebusters commissioned Tonkin+Taylor to determine space requirements for Wastebusters 2.0. Please see attached report *Wastebusters – Ballantyne Road development. Space requirements and diversion estimates, 8 July 2025*<sup>1</sup>.

For our existing activities to function efficiently and safely, Tonkin+Taylor determined an immediate "ideal area space" of 11,510 sqm is required – a 24% increase from our current 9,290 sqm footprint (which includes informal parking spaces outside our site) and 51/% increase from our current 7,600 sqm lease. An additional 4,400 sqm is critically needed for essential maintenance facilities and to directly address the district's most pressing waste challenges, C&D and organic waste. Projections, driven by anticipated population increases, highlight the long-term need for 20,750 sqm by 2035 and 32,230 sqm by 2055 to future proof for sustained growth of the district.

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<sup>3</sup> Wastebusters LTP Hearing Transcript, August 2024

Wastebusters 2.0 will dramatically increase our capacity to divert waste from landfill, directly targeting the district's priority waste streams: C&D and organic waste. These two streams alone constitute an estimated 41.7% (5,150 tonnes/year) of current waste accepted at the Wānaka Transfer Station. Our proposed C&D hub will directly address Council's largest WMMP diversion goal and aligns perfectly with The Ministry for the Environment's (MfE's) investment signals.

**Table 2: Space Requirements and Projected Diversion**

	Space (sqm)	Diversion (T/year)
Ideal Space for Current Activities	11,510	1,460
Priority New Activities	4,400	2,580
Total Immediate Footprint	15,910	4,040
Future-Proofing to 2035	20,750	5,430
Future-Proofing to 2055	32,230	8,725

*Please refer to Tonkin+Taylor Report attached for further details.*

## **V. Tangible, Quantified Benefits**

Providing Wastebusters with a letter of intent for an expanded site is a strategic, high-return decision that delivers directly on Council's WMMP goals and Beyond 2050 Vision; providing quantifiable benefits to Council and the community.

Wastebusters has confirmed with MfE that a letter of intent would be sufficient to enter into funding pipeline discussions before the current funding window closes, ensuring that our district doesn't miss this critical opportunity to access significant external funding for waste infrastructure.

Providing Wastebusters with a letter of intent for an expanded site will:

### **1.Enable Achievement of Council's proposed WMMP Goals and Diversion Targets:**

The projected increase in diversion to 4,040 tonnes/year immediately, escalating to 8,725 tonnes/year by 2055, directly contributes to Council's overall waste reduction goals and significantly reduces the district's environmental and carbon footprint.

During its first six years Wastebusters 2.0 is projected to divert an additional 17,805 tonnes of waste from landfill i.e. 22% of the proposed WMMP target of 80,000 tonnes diverted.

Wastebusters 2.0 directly addresses all 5 priority areas of the proposed WMMP:

1. Reducing Construction Waste
2. Reducing Organic Waste
3. Enhancing Waste Management and Minimisation Infrastructure
4. Fostering Circular Economy behaviours
5. Policy and Advocacy for Community Solutions



- Reducing Construction Waste

The establishment of a dedicated C&D waste hub at Wastebusters:

- directly fulfills Council's priority of reducing construction waste through the provision of reuse and recycling options for C&D waste, with diversion success amplified by Wastebusters education expertise and connections within the sector.
- is strongly supported by the district's Better Building Working Group (BBWG), a multi-disciplinary working group established in 2018 and supported by Council. In their WMMP submission, the BBWG stated that "Wastebusters is primed to partner [with Council] on this [C&D hub] action in Wānaka and we urge Council to provide Wastebusters with the land required."

- Reducing Organic Waste

Additional space would allow for expansion of Wastebusters current Council funded business food waste collection pilot, potentially including community drop-off of organic waste. An onsite education centre could support ongoing delivery of food waste prevention and composting education through programmes like Dr Compost and Everybite.

- Enhancing Waste Management and Minimisation Infrastructure

Delivery of Wastebusters 2.0 - a flagship Circular Economy Education and Action Hub, a world-leading example of community-led waste reduction infrastructure, providing education, repair, reuse and recycling services.

- Fostering Circular Economy Behaviours

Ongoing delivery and potential expansion of Wastebusters evidence-based behaviour change programmes to develop social norms around circular economy behaviours and upskill circular economy leaders in business and the community.

- Policy and Advocacy for Community Solutions

Extend existing work in policy and advocacy e.g. partnering with Council to support national level change (e.g. introduction of container deposit-return schemes for recycling), leadership in the Zero Waste Network, support for business sustainability policies, collaborations with community organisations

## 2. Council Operational Efficiencies & Cost Avoidance:

- Infrastructure Relief

By diverting significant volumes of materials, Wastebusters directly eases the operational burden on the Wānaka transfer station and MRF (both due for replacement) and extends the lifespan of the Victoria Flats Landfill. This provides crucial operational relief and extends asset lifespan, deferring or reducing costly replacements.

- Glass Contamination Management

Wastebusters decontaminated glass helps Wanaka's entire glass stream meet stringent quality standards for entry into the reprocessing facility, avoiding the costs and reputation risk of rejected loads.

- Reduced Kerbside Collection Costs

The ability for the community to directly drop off recyclables at Wastebusters flattens peak volume for kerbside collections, at peak holiday times.

### 3. Deliver Substantial Financial Savings to the Community:

- Reduced Cost of Living

By providing the community with affordable reusable goods, Wastebusters supports those on lower incomes to remain in our district and to live with dignity and enjoyment.

- Avoided Landfill Costs

By providing the community with solutions to proactively divert waste from landfill, Wastebusters directly saves the community significant disposal costs at \$450 per tonne, including GST.

**Table 3: Projected Community Savings from Waste Diverted**

	Diversion (T/year)	Additional Diversion (T/year)	Annual savings (\$ excl GST)	Additional Savings (\$ excl GST)
Wastebusters current diversion from landfill	1,400	-	\$0.6m	-
With the ideal space, new activities and current population	4,040	2,640	\$1.8m	\$1.2m
By 2035	5,430	4,030	\$2.4m	\$1.8m
By 2055	8,725	7,325	\$3.9m	\$3.3m

*Please refer to Tonkin+Taylor Report attached for further details.*

### 4. Deliver Multi-Source External Capital Investment in Waste Infrastructure

- Unlocking MfE Funding:

The letter of intent from Council is the absolute prerequisite for Wastebusters to apply for the essential Ministry for the Environment's Waste Minimisation Fund (WMF). This is a critical national funding stream specifically designed for waste infrastructure projects. Investment signals currently align perfectly with Wastebusters' 2.0 vision, however this funding window is about to close.

- Time-Sensitive Opportunity

This opportunity is highly urgent due to the 1 July 2025 shift in MfE investment signals towards organics from the current focus on investment for infrastructure to support diversion of priority materials from landfill, including construction and demolition (C&D) waste – timber, plasterboard, and C&D-related plastics. MfE have agreed to assess a proposal from Wastebusters under the current investment signals, in order to place us in the best possible position to secure central govt funding for the capital investment required for Wastebusters 2.0. The letter of intent is critical to a successful WMF application.

- Access to Other Funding

A letter of intent from Council to an expanded site also unlocks the ability to secure additional external funding sources beyond MfE. This further de-risks the capital expenditure required for essential waste management infrastructure in the district.

#### 5. Enhance Public Safety:

- Resolving current H&S risks

The expanded site will enable a redesigned, safe layout for the community, with clear traffic flows, designated pedestrian pathways, and adequate, separated parking zones.

#### 6. Expand Social Infrastructure:

- Bolstering Community Connection

Wastebusters is cherished as a "vital community hub," fostering skill-sharing, resilience and community connection (the word "community" was the most frequent term used in our customer survey). The zero waste hub is a place where tourists frequently interact with locals and see our community's values in action, underpinning the shift to regenerative tourism.

- National Leadership & Reputation

Supporting Wastebusters' expansion, a model the community explicitly wishes to see "duplicated around the country", positions Council as a leading council in waste and climate action, environmental stewardship and community partnership.

- Community resilience

As demonstrated in the Kaikoura Earthquake and Auckland Floods, zero waste hubs are invaluable in providing crisis support for communities, through provision of reuse goods, waste removal services and community connection spaces. Wastebusters also provides in-kind support for families and individuals who suffer personal tragedies e.g. house fires.

- Economic diversity

With 55 Living Wage jobs delivering circular economy action and education, Wastebusters is a significant Wānaka employer, contributing to economic diversification.

Wastebusters 2.0 will future-proof and expand our district's reputation as a national leader in the transition to a circular economy, directly aligned to Council's infrastructure vision and objectives.

OUTCOME	OBJECTIVE
A healthy natural environment	Reduce emissions and resource extraction

## VI. The Immediate Ask: A Prerequisite for Progress

Wastebusters seeks a formal letter of intent from the Queenstown Lakes District Council, committing to expanding the size of our site at 189 Ballantyne Road to 32,230 sqm, future proofing it for 30 years.

Wastebusters understands that Council still has decisions to take regarding the Wānaka RTS and the MRF and is undergoing a process of Master Planning for its Ballantyne Rd site. As such, we are not asking Council to commit to a specific expanded site for Wastebusters 2.0, and alter Wastebusters lease to reflect this, at the current time.

As it is time critical to progress the WMF funding application with MfE before the funding window closes, Wastebusters has:

- Submitted MfE's WMF Enquiry Form<sup>4</sup> and secured a date of July 22 to present to MfE
- Agreed with MfE a two stage process regarding the land for the Wastebusters 2.0 development:
  1. A letter of intent from Council to provide Wastebusters with the land required for Wastebusters 2.0, at Ballantyne Road, without pinpointing the specific site. This initial commitment is for an *expanded footprint in principle*. It acknowledges Council's ongoing master planning regarding Ballantyne Road.
  2. Specific site allocation and a new long term lease would follow once these broader decisions are made. Wastebusters proposes that the terms of the lease continues to be on a peppercorn basis recognising:
    - a. the value of the waste reduction outcomes that Wastebusters delivers for the district
    - b. Wastebusters not-for-profit status with the charities commission
    - c. the investment that Wastebusters makes towards achieving WMMP goals.

These benefits far outweigh the value of any potential commercial lease revenue from the land.

This letter is the single, non-negotiable prerequisite for Wastebusters to pursue time-sensitive funding from MfE's Waste Minimisation Fund. This funding will anchor the capital raise for Wastebusters 2.0, enabling critical infrastructure for the district to be delivered.

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<sup>4</sup> Wastebusters Waste Minimisation Fund Enquiry Form, submitted to The Ministry for the Environment, June 2025.

## VII. Conclusion

Wastebusters is a proven, indispensable strategic partner, with overwhelming community backing and direct alignment with Council's core strategic objectives and goals.

Providing the letter of intent will give effect to the proposed WMMP intention of *accelerating action through partnerships*. It is a strategic, low-risk, high-return decision for Council, which will directly enable accelerated WMMP achievement, secure substantial and ongoing financial savings for Council and the community, leverage critical external funding for infrastructure development and proactively address the challenges posed by the constraints at Wastebusters current site; enhancing public safety and strengthening a treasured community asset.

We urge Council to provide the letter of intent without delay to avoid Wastebusters missing the time-critical WMF funding window. This in-principle commitment is a critical decision for the district's sustainable future, unlocking a unique, time-sensitive opportunity to achieve significant environmental, economic, and social benefits. Ultimately, delays could cost the district millions in lost diversion potential and increased expenditure on waste management and landfill costs.

ENDS

### Attached:

Wastebusters – Ballantyne Road development. Space requirements and diversion estimates, 8 July 2025. Tonkin+Taylor.

Wastebusters LTP Hearing Transcript, delivered at the Wānaka LTP Hearing, August 2024.

Wastebusters Waste Minimisation Fund Enquiry Form, submitted to The Ministry for the Environment, June 2025.



8 July 2025  
Job No: 1098897.0000

Wanaka Wastebusters Limited  
189 Ballantyne Road  
Wanaka 9343

Attention: Gina Dempster

Dear Gina

## **Wastebusters – Ballantyne Road development Space requirements and diversion estimates**

### **1 Background**

Wānaka Wastebusters Limited (Wastebusters) currently operates on a leased area of the site at the corner of Ballantyne Road and Riverbank Road in Wānaka. The site is owned by Queenstown Lakes District Council (QLDC). Wastebusters are developing a Business Case to support discussions with QLDC and other funders seeking support for development of an expanded site.

Tonkin & Taylor Ltd (T+T) has been engaged by Wastebusters to define key activities to be delivered by a redeveloped Wastebusters facility, determine capacity requirements, and identify any additional considerations that will inform space and layout requirements. This letter has been prepared in accordance with our letter of engagement (T+T reference 1098897) dated 9 May 2025.

### **2 Current key activities and space capacity**

#### **2.1 Current key activities**

Through discussions with Wastebusters and interpreting data they provided we have defined the current site 'activities' as:

- Recycling – receipt of recycling drop-offs, sorting and temporary storage prior to being transferred off-site. Materials include:
  - Glass – ABC bottles, clear glass and mixed glass.
  - Metals – aluminium cans, bulk metals, scrap metals and steel cans.
  - Plastics – clear plastic film, HDMB plastic, HDPE plastic, PET plastic, general plastics and polystyrene.
  - E-waste – batteries, lead batteries, household batteries, and general e-waste.
  - Cardboard/paper.
- Reuse – receipt of reuse drop-offs, sorting and temporary storage, and a retail space for reselling or giving away reusable materials. Materials include:
  - Household items – clothing, dinnerware, sports equipment and other consumables.

- Construction and demolition – timber, doors, fittings, windows, construction materials in good condition.
- Furniture – indoor and outdoor.
- Education/community workshops – these are offered both on-site and off-site at various community facilities. They include waste minimisation workshops and seminars to promote waste minimisation and circular economy.
- Repair – facilitate repair workshops at community facilities and on-site to encourage diversion from landfill. Includes repair of textiles, electronics, appliances, furniture, toys, jewellery, books, bikes and other household items.

Other supporting 'activities' include:

- Staff activities – meeting rooms, offices and break areas.
- Utilities – water supply, wastewater, stormwater and electrical/communications infrastructure.
- Car-parking – this currently occurs on-site and overflows to the adjacent refuse transfer station site and to an empty lot across Ballantyne Road.
- Manoeuvring space – there are various pedestrian walkways and roads through the site. These provide access to the various areas of the site for dropping off materials, collecting materials and for visitors.
- General storage – several shipping containers provide storage across the site.

## 2.2 Current space

Wastebusters provided a markup plan of the space dedicated to each activity on the current site, as well as additional overflow areas that are used to facilitate the full suite of activities. These areas were measured off a scaled aerial image. We have drawn these as red polygons on a scaled aerial of the full Ballantyne Road site, this is included as Appendix A. The size of the area currently used for each activity is detailed in Table 2.1.

In addition to the measured areas Wastebusters also provided commentary on if the current spaces are appropriately sized. Some spaces are undersized and constrain their respective activities. These constraints have various implications including restricting the quantity of materials that can be processed or displayed for sale and the ability to safely move through the relevant areas. The current constraints at Wastebusters result in quality reusable items being sent to landfill. This is discussed further in Section 3.1.

**Table 2.1: Existing space for site activities**

Activity	Area (sqm)	Comment
Recycling – e-waste	120	Appropriate size for current material volumes
Recycling – other	1,260	Undersized for current material volumes.
Reuse	1,370	Undersized for current material volumes.
Education/community workshops	300	Appropriate size for current visitor numbers.
Staff activities	290	Undersized for current staff numbers.
Utilities	130	Undersized for current site.
Car-parking	2,220	Undersized for current visitor numbers.
Manoeuvring space	1,990	Undersized for current visitor numbers.
General storage	260	Undersized for current material volumes.

Activity	Area (sqm)	Comment
Unusable space	1,350	-
<b>Total</b>	<b>9,290</b>	

Note: Unusable space includes steep slopes and hedging/vegetated areas.

### 3 Analysing space requirements

#### 3.1 Current ideal space

Through workshops with Wastebusters we identified that the current site constrains the activities and presents several health and safety issues. These include:

- Wastebusters report that reuse materials (excluding e-waste) are significantly throttled by the lack of space on site. There is insufficient space to receive reusable materials that could potentially be accepted for resale, temporarily store them, or to process them when they arrive on site. Wastebusters often turn away materials from being dropped off or are forced to send some reusable materials to landfill.
- A lack of general manoeuvring space creates both a throttling effect for visitors and site activities as well as health and safety risks. The limited space means that pedestrian visitors, visitor vehicles, operations vehicles, and materials collection vehicles all share the same manoeuvring space, i.e. there is a risk of conflict and health and safety incidents.
- Similarly, a lack of car-parking space on site both throttles the number of visitors to the site and creates health and safety risks. Visitors overflow into the adjacent refuse transfer station site, to the area adjacent to the site entry, and to an empty lot across Ballantyne Road. All of the overflow areas also often reach capacity. There is no designated pedestrian walkway from any of these areas to the Wastebusters site.
- Staff areas are currently undersized. There is not enough space for meeting rooms, break areas, and offices outside of the visitor-accessed areas.

The current site is undersized before any account is taken for future population growth or any new activities. Based on discussions with Wastebusters and judgement based on other site space requirements drawing on T+T experience, we have estimated an “ideal area space” for each of the activities in 2025. This is detailed in Table 3.1.

**Table 3.1: Ideal area space for site activities**

Activity	Area (sqm)	Size increase (approx.)	Ideal area (sqm)
Recycling – e-waste	120	-	120
Recycling – other	1,260	50%	1,890
Reuse	1,370	25%	1,710
Education/community workshops	300	-	300
Staff activities	290	20%	350
Utilities	130	-	130
Car-parking	2,220	25%	2,780
Manoeuvring space	1,990	25%	2,490
General storage	260	50%	390
Allowance for unusable space	1,350	-	1,350



Activity	Area (sqm)	Size increase (approx.)	Ideal area (sqm)
<b>Total</b>	<b>9,290</b>	<b>-</b>	<b>11,510</b>

### 3.2 New activities

Wastebusters indicated that they desire to include additional activities at a potential redeveloped or expanded site. These include:

- Food-waste – Wastebusters plan to receive drop-offs of food-waste, collect it from businesses and store it for a short time before it is removed for processing.
- Construction and demolition (C&D) – Wastebusters currently receive some C&D waste but there is no dedicated space for processing large volumes. There is no space available to safely process incoming C&D waste away from visitors. Retailing of this material is allowed for on the reuse space allocation noted in Table 3.1. It is not included in the ideal area column as the processing of this waste is regarded as a new activity.
- Maintenance – A dedicated space is required for maintenance of the several vehicles and machines used on site.

Based on similar sites that have similar activities we have estimated the ideal area space for each of the new activities if they were added to the site today. These are detailed below:

**Table 3.2: Ideal area space for new activities**

Activity	Ideal area (sqm)
Food-waste	200
C&D	4,000
Maintenance	200
<b>Total</b>	<b>4,400</b>

### 3.3 Future space requirements

To estimate the future space requirements we have assumed that most of the spaces on site will increase in required size proportional to population growth. Other assumptions made when estimating the future space requirements include:

- Waste volumes per capita will remain consistent with current volumes i.e. waste volumes will increase proportional to population growth.
- Visitors per capita will remain consistent with current numbers i.e. visitors will increase proportional to population growth.
- We have not taken into account any economies of scale.
- All areas are assumed to be separate i.e. carparks do not also act as manoeuvring space.

The QLDC Demand Projections Summary – May 2025 document was used to estimate the population growth in the QLDC jurisdiction. To inform the future space requirements for the site the Wānaka Ward average day population data was used. This projection estimates that between 2025 and 2035 the average day population in the Wānaka Ward will grow 3.0% annually, and from 2035 to 2055 the average day population will grow 2.4% annually. The estimated area requirements in 2035 and 2055 for each activity and the full site are detailed below:

**Table 3.3: Future space requirements**

Activity	Ideal area (sqm)	2035 requirements (sqm)	2055 requirements (sqm)
<b>Current activities</b>			
Recycling – e-waste	120	160	260
Recycling – other	1,890	2,540	4,080
Reuse	1,710	2,300	3,700
Education/community workshops	300	300	300
Staff activities	350	470	760
Utilities	130	170	270
Car-parking	2,780	3,740	6,010
Manoeuvring space	2,490	3,350	5,380
General storage	390	520	840
Allowance for unusable space	1,350	1,350	1,350
<b>Sub-total</b>	<b>11,510 (+24%)</b>	<b>14,900 (+60%)</b>	<b>22,950 (+147%)</b>
<b>New activities</b>			
Food-waste	200	270	430
C&D	4,000	5,380	8,650
Maintenance	200	200	200
<b>Sub-total</b>	<b>4,400</b>	<b>5,850</b>	<b>9,280</b>
<b>Total</b>	<b>15,910 (+71%)</b>	<b>20,750 (+123%)</b>	<b>32,230 (+247%)</b>

Note: Percentage increases are compared to the existing site area of 9,290 sqm. New activities are not directly compared. Areas have been rounded to the nearest 10 sqm.

Note that in the above calculations the areas for education/community workshops and maintenance do not increase proportional to population. The education/community workshops will increase in frequency over time rather than size, therefore increased space is not required. Similarly with maintenance, this space will become more frequently used over time but the size required will not change.

To contextualise and help visualise these areas we have drawn them as squares on a scaled aerial of the full Ballantyne Road site, this is included as Appendix A. It should be noted that the C&D space could be detached from the main site, this is detailed further below.

### 3.4 Further considerations

Through workshops with Wastebusters and our understanding of the site we have identified further considerations for each activity. These should be considered when interpreting the future space requirements. These are detailed below:

**Table 3.4: Further considerations**

Activity	Further considerations
Recycling – e-waste	<ul style="list-style-type: none"> <li>Should be split into separate spaces for drop-off/processing and sales/removal from site.</li> <li>The drop-off/processing area needs to be easily accessible from the site entrance and close to the other drop-off areas.</li> <li>The sales/removal areas may be a part of the retail space or in a convenient location for removal trucks.</li> <li>Further storage areas for recycling should be included in a redeveloped space to reduce dependency on the refuse transfer station.</li> </ul>
Recycling – other	
Reuse	<ul style="list-style-type: none"> <li>See considerations above.</li> <li>Reuse materials are sold in the retail space. This is the highlight of the site and the main attraction for visitors. This needs to be easily accessible and close to the entrance. Should be separated from the drop-off/processing area to reduce health and safety risks.</li> </ul>
Education/community workshops	<ul style="list-style-type: none"> <li>This area will likely have multiple functions. For education/community workshops as well as an overflow retail space for special events. It should be positioned adjacent to the reuse retail space and the staff areas.</li> </ul>
Staff activities	<ul style="list-style-type: none"> <li>It is important that the staff areas are close to the reuse retail space and the drop-off areas.</li> <li>Staffing constraints require staff to operate multiple areas at once.</li> <li>The staff break area should not be visitor facing to give staff privacy.</li> </ul>
Utilities	<ul style="list-style-type: none"> <li>Utilities will be positioned based on the areas they service and the existing services.</li> </ul>
Car-parking	<ul style="list-style-type: none"> <li>Car-parking space needs to be adjacent to the entrance of the site and close to the reuse retail space.</li> <li>The car-parking is mostly used by visitors to the reuse retail space. It is important that they have a safe accessway from their cars to the retail space.</li> </ul>
Manoeuvring space	<ul style="list-style-type: none"> <li>Manoeuvring space will be added adjacent to the key areas of the site.</li> <li>Flow through the site is important to avoid constraining the activities.</li> <li>Separate areas for pedestrians, visitor vehicles, and operations vehicles should be allowed for.</li> </ul>
General storage	<ul style="list-style-type: none"> <li>Storage will be positioned adjacent to the spaces it is relevant to. The reuse retail space has significant storage requirements.</li> </ul>
Allowance for unusable space	<ul style="list-style-type: none"> <li>All space should be utilised if possible.</li> <li>Vegetated areas can serve dual purposes such as for stormwater treatment, or as accessways.</li> </ul>
Food-waste	<ul style="list-style-type: none"> <li>Food-waste can present a bio-hazard and odour issues.</li> <li>This area could be located separately from the main site.</li> <li>Otherwise the drop-off should be in a similar location to the other drop-off spaces.</li> </ul>

Activity	Further considerations
C&D	<ul style="list-style-type: none"> <li>C&amp;D processing requires a large footprint. It could be accommodated in an area separate from the main site.</li> <li>C&amp;D processing can be loud, create dust, and can also contain hazardous materials e.g. asbestos, nails, broken glass. It should not be accessible by visitors.</li> </ul>
Maintenance	<ul style="list-style-type: none"> <li>The maintenance area should be positioned adjacent to where the machinery and vehicles operate.</li> <li>This could be one space or several smaller spaces.</li> </ul>
Residual waste and glass handling	<ul style="list-style-type: none"> <li>The current arrangements have these materials transported to the Wānaka refuse transfer station for disposal or stockpiling. Any future space and layout will need to consider this movement of material.</li> </ul>

## 4 Materials diversion

### 4.1 Current diversion

Wastebusters provided data for the diversion of recycling, reuse, and repair waste. The form of data was as follows:

- Recycling – last three years of weighbridge data for all recycling streams.
- Reuse (retail space) – average weights of materials accepted and diverted to landfill.
- Reuse (yard space) – results of a 3-week survey of the materials passing through the yard.
- Repair – repair diversion estimates assuming an average weight per repair item (1.4 kg) over the last 3 years.

Processing this data resulted in the following estimates of annual materials diversion for materials passing through the Wastebusters operation.

**Table 4.1: Current materials diversion**

Material stream	Weight (T/year)
Recycling	850
Reuse (retail space)	180
Reuse (yard space)	370
Repair	<5
<b>Total</b>	<b>1,400 (92%)</b>
Landfill (retail space)	70
Landfill (yard space)	60
<b>Total</b>	<b>130 (8%)</b>

**Note:** Current repair volumes are approximately 1 T/year. All volumes rounded to nearest multiple of 5.

### 4.2 Indicative potential materials diversion

As discussed above, the current configuration and size of the Wastebusters site throttles the volumes of waste that Wastebusters can receive, as well as their ability to divert waste from landfill. Through discussions with Wastebusters and their team the following lost opportunities for diversion were identified:

- Currently about 25% by weight of the reuse drop-offs are sent to landfill. Wastebusters estimate that 40% of the materials sent to landfill would have been divertible if Wastebusters had more space for presenting these materials for sale.
- Wastebusters currently cannot receive and process C&D waste in large quantities.
- There is currently not sufficient space or facilities for receiving food-waste.
- Wastebusters is regularly contacted for large one-off drop-offs of reuse materials or C&D waste from local businesses. These are usually turned away or only partially accepted due to the site constraints.
- With a dedicated repair space the frequency of repair workshops is expected to increase.

The Analysis of Solid Waste Composition in Queenstown Lakes District (March 2024) estimated that 3,330 T/year of C&D waste and 1,820 T/year of food waste are sent to landfill from the Wānaka RTS. Wastebusters intend to introduce food waste collection and C&D collection and processing as new activities on a redeveloped/expanded site.

Below is a summary of the potential materials diversion that a redeveloped/expanded Wastebusters site could achieve if provided the ideal space. Also included are estimates of the potential materials diversion based on population growth. For the purpose of these projections, it is assumed waste volumes per capita will remain consistent with current volumes i.e. waste volumes will increase in proportion to population growth.

**Table 4.2: Potential indicative materials diversion**

Material stream	Current (T/year)	Ideal space (T/year)	2035 (T/year)	2055 (T/year)
<b>Current activities</b>				
Recycling	850	850	1140	1830
Reuse (retail space)	180	210	280	450
Reuse (yard space)	370	395	530	840
Repair	<5	5	10	15
<b>Sub-total</b>	<b>1,400 (92%)</b>	<b>1,460 (95%)</b>	<b>1,960 (95%)</b>	<b>3,145 (95%)</b>
Landfill (retail space)	70	40	55	90
Landfill (yard space)	60	35	45	70
<b>Sub-total</b>	<b>130 (8%)</b>	<b>75 (5%)</b>	<b>100 (5%)</b>	<b>160 (5%)</b>
<b>New activities</b>				
Food-waste	-	910	1,225	1,970
C&D	NA	1,670	2,245	3,610
<b>Sub-total</b>	<b>-</b>	<b>2,580</b>	<b>3,470</b>	<b>5,580</b>
<b>Total diverted from landfill</b>	<b>1,400</b>	<b>4,040</b>	<b>5,430</b>	<b>8,725</b>

**Note:** All volumes rounded to nearest multiple of 5. The above indicative estimates assume that a volume equivalent to 50% of the C&D and food waste currently dropped at the RTS is recovered by Wastebusters after being dropped at their site. C&D is currently accepted at the site but is limited. No value is provided above for 'current' because the only C&D materials measured in the current reuse stream are sales of windows and doors.

### 4.3 Further considerations

The Analysis of Solid Waste Composition in Queenstown Lakes District (March 2024) gave the following estimates of waste composition for specific C&D materials and food waste:

**Table 4.3: Waste composition for C&D and food-waste**

Material stream	Weight (T/year)	% of overall waste
C&D – Rubble – cleanfill	160	1.1%
C&D – Rubble – new plasterboard	310	2.6%
C&D – Timber – reusable	310	2.6%
C&D – Timber – Untreated/unpainted	520	4.4%
C&D – Other timber	2,030	16.1%
Food waste	1,820	14.9%
<b>Total</b>	<b>5,150</b>	<b>41.7%</b>

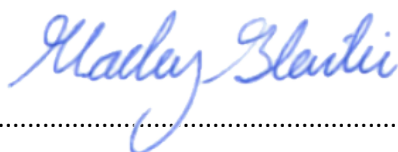
Of note above is that C&D and food waste make up an estimated 41.7% of the overall waste that is accepted at the Wānaka RTS, this represents a significant diversion opportunity by targeting these two material streams. If Wastebusters establish C&D and food waste facilities as part of a development/expansion they could have a significant impact on the volume of waste to landfill.

## 5 Applicability

This report has been prepared for the exclusive use of our client Wanaka Wastebusters Limited, with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose, or by any person other than our client, without our prior written agreement.

Tonkin & Taylor Ltd

Report prepared by:



Mackay Blaikie  
Civil Engineer

Authorised for Tonkin & Taylor Ltd by:



Chris Purchas  
Project Manager

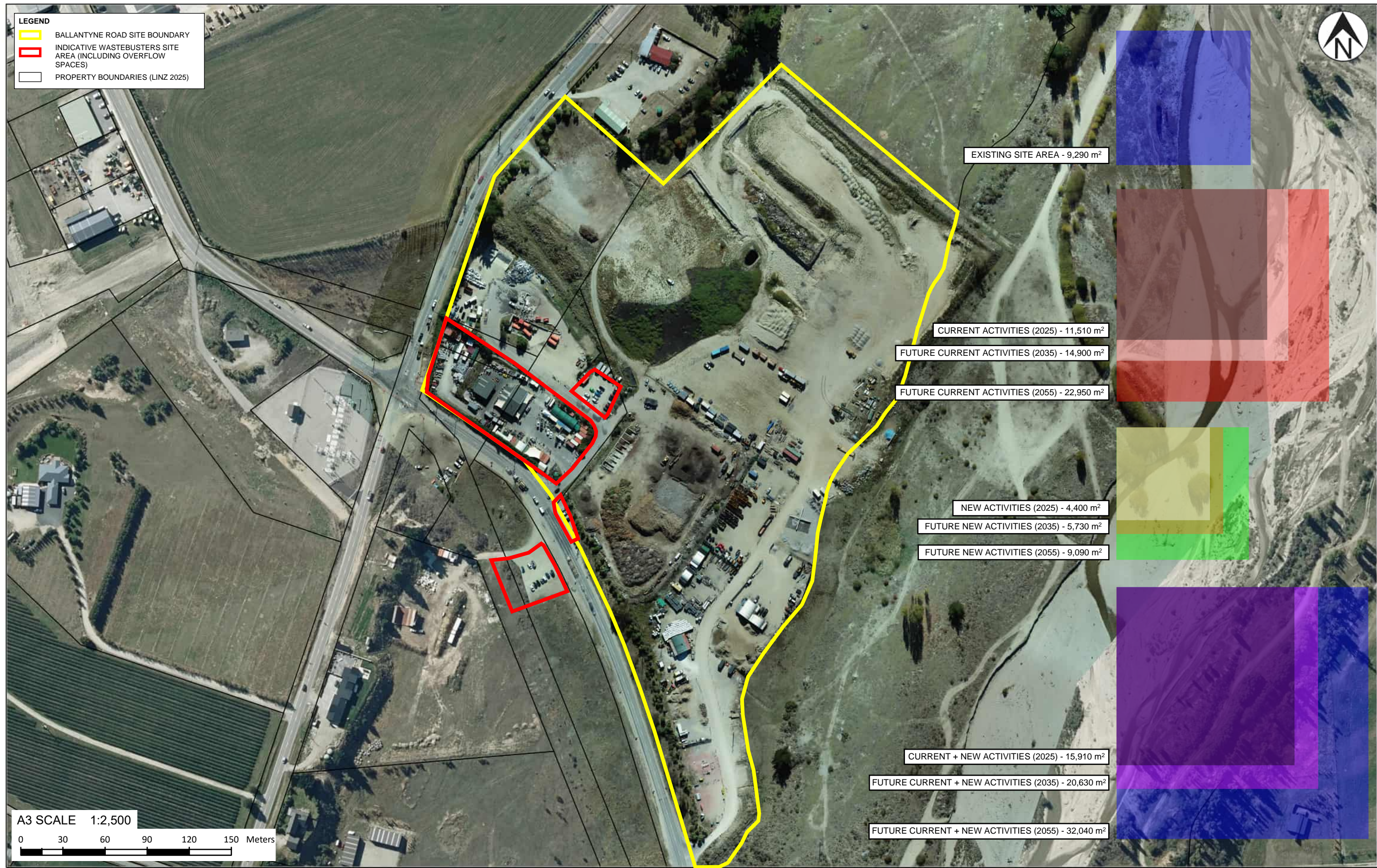
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## **Appendix A      Current and future space requirements**

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NOTES:					PROJECT No. 1098897.0000			CLIENT WĀNAKA WASTEBUSTERS LTD.		
					DESIGNED	MABL	JUN.25	PROJECT WASTEBUSTERS - BALLANTYNE ROAD DEVELOPMENT		
					DRAWN	MABL	JUN.25			
					CHECKED	CHP	JUN.25	TITLE APPENDIX A CURRENT AND FUTURE AREA REQUIREMENTS		
					C. Purchas		JUN.25			
1	APPENDIX A - CURRENT AND FUTURE AREA REQUIREMENTS	MABL	CHP	JUN.25						
REV	DESCRIPTION	GIS	CHK	DATE	LOCATION PLAN	APPROVED	DATE	SCALE (A3) 1:2500	FIG No. 1	REV 1



# WMF 2024 Enquiry Form

● Applicant Details

## WMF Enquiry Form – Waste Minimisation Fund

Before you complete this form, please read our [website](#) and the [Gazetted Criteria](#) to confirm your project aligns with the Waste Minimisation Fund requirements.

For help with filling out this form please read our [WMF Guide for Applicants](#).

Save each page as you go, access will time out after four hours and unsaved content will be lost. Content is saved by either pressing the save button (at the top and bottom of the page) or by moving on to the next page.

Move between the pages using the arrows at the bottom of the page or the navigation menu which shows the main page headings such as Applicant Details. This menu can be toggled between the left hand side and the top of the page.

### Applicant Details

Business Details

Business Account Name

Wanaka Wastebusters Limited

Primary Email

admin@wastebusters.co.nz

Secondary Email

admin@wastebusters.co.nz

Primary Phone

03 443 8606

Secondary Phone

+64 3 4438602

Website

https://www.wastebusters.co.nz/

Entity

limited\_liability\_company

Select the key contact of this project.

Project key contact

Aviette Musin

Are you submitting this enquiry as part of a kaupapa/Māori organisation, entity or group?

Kaupapa/Māori organisation, entity or group

No

Who have you talked to in the Ministry for the Environment, or other agencies, or councils about this project?

For example, if you have potential resource consents etc. These are not always with local council

Who have you talked to in the Ministry for the Environment, or other agencies, or councils about this project?

MfE - Conrad Lendrum, Matthew Potter, Morgan Whitney

QLDC - Simon Mason (Infrastructure Operations Manager) and Sophie Mander (Strategy Planning Manager (Waste Minimisation))

## Project Summary

### Project title

What is the title of this project?

Project title

Wastebusters 2.0 - a flagship Circular Economy Education and Action Hub including a full Resource Recovery Park. An infrastructure project providing an integral part of QLDC's waste minimisation infrastructure for the district.

### Proposed Description and Solution

Provide a brief description of your project, and how it aligns with the [government's investment priorities](#) and [Gazetted Criteria](#).

Proposed Description and Solution

Wastebusters is facing a major challenge in continuing to operate on our existing undersized site, which is too small to meet demand, has not increased in size since we opened in 2000 and physically restricts our capacity to divert resources from landfill. Wastebusters 2.0 is a major capital re-development which significantly expands the scope of existing resource recovery activities and introduces new activities to divert food and C&D waste.

It aligns with the Gazetted Criteria as:

- It is a waste minimisation project.
- Wastebusters is a legal entity.
- Funding is not for ongoing financial support nor running costs of existing activities.
- The project is for a discrete timeframe after which the project will become self-funding.

It aligns with the government's investment priorities by providing vital infrastructure to support diversion of priority materials from landfill, through improved sorting, separation, resource recovery and processing. Wastebusters 2.0 will include the provision of:

- Upgraded resource recovery centres to support better separation of materials, particularly C&D waste and organics.
- C&D sorting facilities (to recover timber, rubble and other materials).
- Timber processing facilities.
- Solutions addressing household and commercial food waste.
- Increasing recycling of paper, cardboard and plastics 1, 2 and 5.

### Project location

Where is the location of your project? If your project is located across several locations, select up to three regions where most of the project activity will occur.

Project location

Otago - Ōtākou

## Region impacted

What are the regions that will be impacted by your project? Select up to three. If your project will have a nationwide impact, select "National" and you do not need to select other regions.

Region impacted

Otago - Ōtākou

## Waste stream

Select which priority material your project will address. That is which of the following materials will your project divert from landfill?

For more information on the priority materials, please view our [website](#). Where waste streams have an existing alternative to landfill they may not be eligible for funding. Examples of ineligible waste streams:

- Food waste that is going to animal feed
- Forestry slash that is left behind on the land
- Grape marc which is being land spread

Waste stream

Concrete/Rubble

Plasterboard

Timber - treated

Timber - untreated

Metal - ferrous

Metal - non-ferrous

Commercial food waste

Household food waste

E-waste

E-waste - large batteries (over 5kg)

E-waste - other - please specify in description

Household goods (eg furniture, whiteware)

Furniture

Carpet

Glass

Mattresses

Paint

Paper

Paper and Cardboard

Cardboard

Plastic Type 1 -PET

Plastic Type 2 -HDPE

Plastic Type 3 -PVC

Plastic Type 4 -LDPE

Plastic Type 5 -PP

Plastic Type 6 -EPS

Plastic Type 6 -PS

Plastic composite (eg, liquid paperboard, laminated paper)

Textiles

## Waste stream - other

Specify other waste stream/s not listed above.

Waste stream - other

Wastebusters offer reuse and repair for a broad range of household and personal items including kitchenware, electrical appliances, sports equipment, books, toys and other consumables. We divert doors, fittings, windows, and other construction materials.

## Project type

For reporting purposes, select **one project type** that is the predominant focus of your project?

Project type

Infrastructure project

## Project impact

How, and by how much, will your project minimise waste?

Projects must create additional impact and avoid duplicating existing efforts. Explain what impact your project will have and explain the public good, longer-term benefits of your project.

Examples:

- Infrastructure or services that will enable increased waste minimisation
- Filling a regional or national gap in waste minimisation activities and solutions.

#### Project impact

The current undersized Wastebusters site physically restricts Wastebusters' capacity to receive and divert resources from landfill. Our diversion is currently capped, due to site constraints, at 1,410 T/year.

Wastebusters currently receive some limited C&D waste (door, windows, fittings, and other construction materials) but there is no dedicated space for receiving, sorting, processing and retailing large volumes of C&D waste.

This investment would enable the establishment of a 4000 sqm C&D hub, capable of sorting, separation, processing and retailing large volumes of C&D waste. There is currently no facility accessible to Wānaka for this purpose. Wastebusters is a founding member of the districts Better Building Working Group, a multi-disciplinary working group composed of representatives from the building sector including engineers, architects, builders, tradies, developers, suppliers, waste management services, local and regional councils and community experts. The partnerships via the BBWG would enable Wastebusters to maximise diversion via the C&D hub.

Wastebusters plan to receive drop-offs of food-waste, collect it from businesses and events and store it for a short time before it is removed for processing at the neighboring green waste site.

Without the proposed expansion of our zero waste hub and resource recovery services our total diversion over the 30 years will remain capped at 1,410 T/year or 42,300 tonnes over the 30 years.

With Wastebusters 2.0 we forecast to divert a TOTAL of 188,010 tonnes from landfill over the 30-year life of the asset.

The ADDITIONAL waste diversion attributable to the proposed investment = 145,710 tonnes over the 30-year life of the asset.

## Estimated tonnage of waste diverted from landfill

What is the estimated tonnage diversion of waste from landfill per annum after your project is complete and fully operational?

**If this is a feasibility study, please enter 0.**

Estimated tonnage of waste diverted from landfill

5,420

## Funding Summary

### Estimated total project cost

What is the total cost of your project (excluding GST), including all funding sources?

Estimated total project cost

15,000,000.00

### Enquiry funding requested

How much funding (excluding GST) are you requesting from the WMF?

The minimum grant for feasibility or scoping studies is NZ\$100,000. The minimum grant for all other projects is NZ\$250,000. Refer to the Ministry's co-funding policy which guides WMF funding contribution towards a project.

Enquiry Funding Requested

9,000,000.00

### Why do you need government funding?

Explain why government financial support is essential to progress your project or to attract private sector investment. In other words, explain why the project would not otherwise happen without WMF support.

Provide information on what other funding sources have you approached and why funding could not be sourced elsewhere.

Note that value for money is a key consideration and projects that have a high cost to waste diversion rate are unlikely to be funded.

Why do you need government funding?

QLDC has supported Wastebusters with a long-term lease on Council owned land, at a peppercorn rate, to operate our zero waste hub and are currently considering a proposal to expand our site. QLDC have no provision in their long-term plan for funding to support the capital development of Wastebusters 2.0.

Private capital is not available at the level required to enable the project to proceed. Wastebusters have some capital to support the initial phases of the project but the redevelopment will not be possible without the support of a range of funders including government, trusts and philanthropic donors.



## Checklist and Acknowledgement

I have read the gazetted criteria for the Waste Minimisation Fund and confirm that the proposed project meets the fund's eligibility criteria.

I have read the gazetted criteria for the waste minimisation fund and confirm that the proposed project meets the fund's eligibility criteria

Yes

I have completed all sections of this enquiry form as accurately as possible.

I have completed all sections of this application form as accurately as possible

Yes

☒ Acknowledgement

Kia ora

On behalf of Wastebusters, I would like to thank the Mayor, councillors and council staff for the opportunity to give feedback on the Long Term Plan, and to recognise the work that goes into preparing it.

We welcome the opportunity to help Council prioritise projects and services over the next decade, recognising the financial constraints and challenges such as funding three waters.

As a charitable social enterprise leading the way to zero waste and a circular economy, Wastebusters work is 100% aligned with the Vision Beyond 2050 Community Outcomes and the Destination Management Plan, both of which refer to Zero Waste as a goal. As part of the Zero Carbon Communities Outcome, “zero waste is just what we do here”.

As a district where tourism is a key economic driver, the global transition to a “net zero” economy is not a nice-to-have or a fluffy goal. It is critical to the future of our district. According to the 2023 report *Envisioning Tourism in 2030 and Beyond*; “Tourism is particularly exposed to climate risks, often sited in vulnerable locations such as coastlines and mountains. ....damage is already being felt everywhere - with worsening droughts and heatwaves, floods and wildfires, snow melt and changes in seasonality, and landscape quality and biodiversity loss.

Transitioning to a zero waste circular economy is essential to reducing carbon emissions to net zero. The [UN identifies](#) manufacturing goods, producing food and consuming too much as 3 out of the 7 causes of climate change. Food waste alone is a major contributor to greenhouse gas emissions. The UN states that: “Producing, transporting, and letting that food rot contribute more than 8 percent of global greenhouse gas emissions. If food waste were a country, it would be the third-largest emitting country in the world.”

Managing waste (sorting and baling recycling, collecting rubbish at transfer stations, picking up kerbside collections) relies on expensive infrastructure, and on having space in landfill to bury rubbish. Both service and infrastructure costs have been increasingly rapidly, due to both inflation and population/visitor growth, and will keep doing so into the future.

Transitioning to a circular economy can help counteract the increasing costs of waste management and disposal over the long term.

Our district has a strategic advantage in the transition to a zero waste circular economy, because leadership is being demonstrated through every level of our community. Business and event leaders are making waste minimisation plans and asking suppliers to reduce waste coming into their businesses. Schools are taking zero waste food and packaging to camps. Refill systems are catching on as “normal” ways to shop and buy coffee.

Our district is well on the way to being a zero waste district where:

- all resources are chosen wisely, valued by our community, used for as long as possible and recovered (using high quality recycling methods)
- zero waste behaviours and processes are the norm
- collaborative action is taken to solve systemic problems

We know that both visitors and the community value the district’s environment as one of the drawcards to visiting and living here. Being visible guardians of the environment is not just expected, but essential.

The transition to a circular economy has been driven by Wastebusters for 24 years, through resource recovery and zero waste education and community engagement. Having Wastebusters in the district is a strategic advantage for Council. We are nationally recognised for our resource recovery outcomes, our behaviour change expertise and for our independent financial model.

### **Zero Waste District Programme**

The shared vision across Council and Wastebusters of transitioning to a zero waste circular economy has underpinned an increasingly constructive relationship. We would like to recognise Council's ongoing support of Wastebusters' Resourceful Communities programme across the district through the Zero Waste District Programme.

Wastebusters Resourceful Communities programme is designed to engage our community in waste minimisation, through involving people in practical solutions such as repair, choosing reusables, buying for longevity and reducing packaging waste. In the 2022/23 financial year, the Resourceful Communities programme welcomed 1,493 attendees across 28 events. It connected with 122 unique organisations and engaged 198,579 people via our digital and social media communications campaigns.

Wastebusters is very pleased to be able to continue to offer this unique programme in our district, which leverages Wastebusters national reputation and leadership in delivering education, engagement and practical zero waste solutions to our communities. It is an important part of our district's action in addressing the climate and ecological emergency recognised by Council in 2019. .

We also note that Wastebusters reputation in behaviour change has attracted additional national-level funding to deliver Zero Waste programmes in the district. Most recently, Wastebusters has been one of four foundation hubs across the country developing and delivering the food waste prevention programme Everybite. As outlined earlier, food waste is a substantial cause of greenhouse gas emissions, so this adds to the climate change action in our district.

### **WMMP collaborative approach**

Council outlines in the LTP, a collaborative approach to developing the next Waste Management and Minimisation Plan. Wastebusters whole-heartedly supports this collaborative approach, including helping to bring investment into the district to support the transition to zero waste.

We welcome the upcoming Waste Management and Minimisation Plan consultation as a place to explore what is possible under a collaborative approach.

### **Fit-for-purpose infrastructure**

However, given that the LTP sets the budget, Wastebusters is jumping ahead of the upcoming development of the WMMP to outline which new and upgraded infrastructure is needed for our district to successfully make progress towards zero waste:

A successful transition to zero waste depends on fit-for-purpose resource recovery/zero waste infrastructure. The list below shows what is currently lacking or needs upgrading:

1. Access to a fit-for-purpose recycling facility (MRF) for kerbside and commercial recycling
2. A bigger site and fit-for-purpose buildings for Wastebusters zero waste hub
3. More space and infrastructure for a Wānaka C&D hub (some materials going through Wastebusters)
4. A C&D hub in Queenstown
5. Additional community hubs across the community
6. Facility support for community environmental organisations, especially in Wānaka (e.g. offices, meeting rooms)

Given the limited budget available for projects outside of three waters, the LTP provides investment for only Infrastructure project #1 in the next ten years.

We note that the 30 year Infrastructure strategy also identified in the “most likely scenarios” the need for:

- providing more opportunities and incentives to divert more product from landfill – particularly construction sector waste P216, Consultation Document
- The development of (an).....Environmental hub P212 Consultation document

We note that due to the funding constraints, these have not been included in the LTP budgets.

### **Working smarter not harder**

As Council recognises in the LTP introduction, there is too much to do with too little money. We have defined the shared Community Outcomes as a district, and it’s clear that Council cannot deliver on them alone.

Mayor Glyn Lewers and Chief Executive Mike Theelen are very clear about this in their welcome to the LTP *“The reality therefore is we simply cannot afford to deliver many of the more discretionary projects we had previously intended and unfortunately, this will affect our ability to invest in important community facilities and services.”*

Given this reality, we all have to work smarter, not harder. Our district has to be more savvy and leverage our competitive advantages, to deliver on the Infrastructure which our community needs for the coming decades.

Council recognises this with a set of sustainable strategies which includes Partnering with others (P177) *“Proactively look for opportunities to work with others in the delivery of new or expanded assets and services that move the district closer to long-term outcomes.”*

Given Wastebusters alignment with the Community Outcomes, national reputation and track record of delivery as a social enterprise over 24 years, we are perfectly placed to partner with Council to transform Wastebusters site into a Circular Economy and Environment hub, which would potentially meet four of the six Infrastructure needs listed above, at minimal cost to council.

### **Wastebusters Circular Economy and Environment (CEE) hub**

Wastebusters Board has approved a strategic project to build a “Fabulous Destination”: an exemplar Circular Economy and Environment (CEE) hub in Wānaka. We are already working hard to bring this vision to reality in the next 2-5 years.

This has been driven by the reality that our current site is too small due to community and visitor growth. This is creating Health and Safety concerns, and restricting the amount of resources we can recover and divert from landfill.

The new CEE hub will be inspirational and fit-for-purpose, demonstrating our district's values of resourcefulness, environmental leadership and creativity. It will be built sustainably, using repurposed materials where possible. It will be a world-class facility, building on Wastebusters, and our district's reputation for environmental guardianship and zero waste leadership.

The CEE hub will house Wastebusters existing services (waste reduction consultancy, reuse and recycling), and give us room to expand our Resource Recovery and behaviour services in areas like repair, composting education, textiles recovery, remakery workshops etc. Better infrastructure will not just underpin our delivery of resource recovery, education and engagement in the Wānaka area, but it will also future-proof our financial model. Wastebusters employs over 50 people as a Living wage employer, contributing to the economic diversity of the region.

Wastebusters fully supports Council's new conceptualisation of Social Infrastructure, including the sentiments on P187; "Having places for people to connect is important for growing strong, healthy and inclusive communities. It provides opportunities to bring different groups of people together, contributing to community identity, social integration, a sense of belonging and the desirability of a place. A connected and healthy community is one that can live, work and play together."

The CEE hub will build on Wastebusters' existing contribution to community resilience and connection, bringing people together around their shared values of guardianship for the environment.

The CEE hub would be a win for our district on so many levels

- Increases waste minimisation and resource recovery, meaning less waste to landfill
- Supports climate change action
- Underpins transition to a net zero tourism destination
- More social infrastructure in Wānaka, at minimal cost to council
- Economic diversity (future proofs Wastebusters financial model)
- Increases community resilience (hub to support crisis management)
- Increases our district's reputation as a zero waste/sustainability leader
- Increases affordability of living in the community
- Puts tourists in touch with community values
- Ensures the strategic investment 189 Ballantyne Rd contributes to Community Outcomes
- Increased equity across the district (brings forward the "Environmental hub" outlined in Year 11+ of the Infrastructure Strategy, gives both Wānaka and Queenstown a new community hub in the next 3-5 years with the Ladies Mile community facility).

### **Minimal cost to Council**

A Wastebusters CEE hub in Wānaka would give the whole district huge bang for buck, and make our district a recognised leader in zero waste as well as supporting the Community Outcomes at minimal cost to Council.

While the details can be worked out in the WMMP process, a high level overview of Council's involvement would be:

- Providing a 35 year peppercorn lease for additional building-ready land for Wastebusters at 189 Ballantyne Rd
- Contributing 20% of the cost of building the CEE Hub
- Explore opex funding for Wastebusters to provide additional resource recovery services identified by Council as priorities, e.g. running a C&D hub (as per the Kapiti model)

Provision of additional services which could be explored collaboratively with Council during the WMMP process, such as:

- Increasing C&D diversion at Wastebusters
- Increasing resource recovery options at Wastebusters
- Providing facilities at the Wastebusters CEE hub for other environmental groups
- Supporting a Queenstown zero waste hub and/or C&D hub in Queenstown

Wastebusters recognises that there is no additional funding currently available in the LTP to provide a 20% contribution to building the hub.

However, we support taking a regional collaboration and planning approach to waste infrastructure, as outlined by Council in the LTP, and expect efficiencies to be made through this approach. In the event that efficiencies are found, this could potentially free up the relatively small amount of money needed for Council to support the CEE infrastructure development.

### **In summary**

These are challenging times, but also exciting times. So much has to change to underpin a just transition to a stable future. There is so much to do with so little money.

Wastebusters encourages Council to be bold, be strategic and leverage the competitive advantages in our district. That kind of leadership will underpin a resilient economic, social and environmental future for our district.

Our team of over 50 employees looks forward to working collaboratively with Council to bring to reality the Community Outcome of zero carbon communities, with zero waste "just what we do here"

### **About Wastebusters**

Wastebusters is a social enterprise and registered charity diverting waste from landfill for the district since 2000. Our Wānaka zero waste hub is visited by over 114,000 customers annually and our work in waste reduction and resource recovery is nationally recognised. As a purpose-driven business, we are 100% aligned with QLDC's Waste Minimisation goals and 2050 vision. We employ over 50 people as a Living Wage employer, paying over \$3m as wages and costs which is spent predominantly in our local economy.

A summary of our 22/23 impacts:

**# people engaged in zero waste**

**114,011** reuse customers

**19,757** digital engagement

**6,088** education in schools

**4,579** workshop/event attendees

**# zero waste district**

**938** tonnes recycled

**642** items repaired

**68** workshops/events

**44** groups supported

**30** materials accepted

**20** Enviroschools supported

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# Wastebusters Proposal Letter of Intent

Wānaka-Upper Clutha Community Board Workshop  
7 August 2025



# Purpose

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Briefing for information and discussion, seeking feedback from WUCBB to carry forward to Full Council Meeting 9 October 2025:

- Proposal received from Wastebusters regarding the strategic expansion of services - 'Wastebusters 2.0 Circular Economy Hub'.
- Request for a 'Letter of Intent' from Council regarding an application to MfE for external funding (time sensitive).
- Request for a commitment from Council to review options to significantly expand area of land at 189 Ballantyne Road to enable strategic expansion of services.

# Wastebusters Request 'Letter of Intent'

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Lol request regarding an application to MfE for external funding via Waste Minimisation Fund (WMF).

Wastebusters seeking a 'Letter of Intent' to:

- Expand existing site use at 189 Ballantyne Road
- No/low-cost rental arrangement

# Wastebusters 2.0 Circular Economy Hub

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Proposal includes new and expanded activities featuring:

- Safer site layout
- Larger reuse shop and yard space
- Dedicated construction and demolition (C&D) waste recovery
- Organic waste collection area
- Permanent repair workshop
- Onsite education and event space
- Future 'Container Return Scheme' depot

# Proposed Benefits of WB2.0

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Wastebusters 2.0 proposes multiple community benefits:

- Ensure continuation of Wastebusters services to the community
- Expansion of services to address priority waste streams: food waste and C&D waste
- Future proof services for growth
- Unlock external funding
- Deliver on goals in QLDC WMMP
- Alleviate pressure on existing waste facilities
- Extend the life and capacity of Victoria Flats landfill
- Enhance safety and community value

# 189 Ballantyne Road - Existing Use



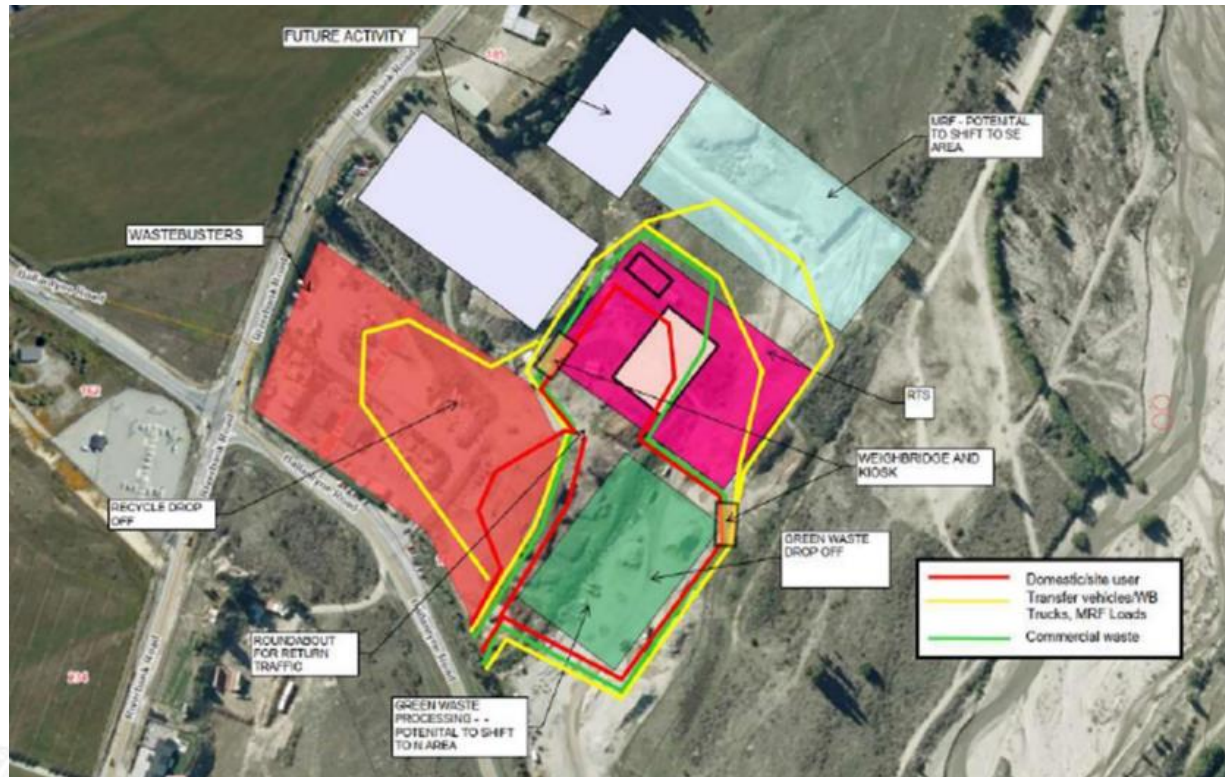
Layout includes:

- QLDC Refuse Transfer Station (RTS)
- Wanaka Greenwaste and Landscaping Supplies (WGLS)
- Wastebusters



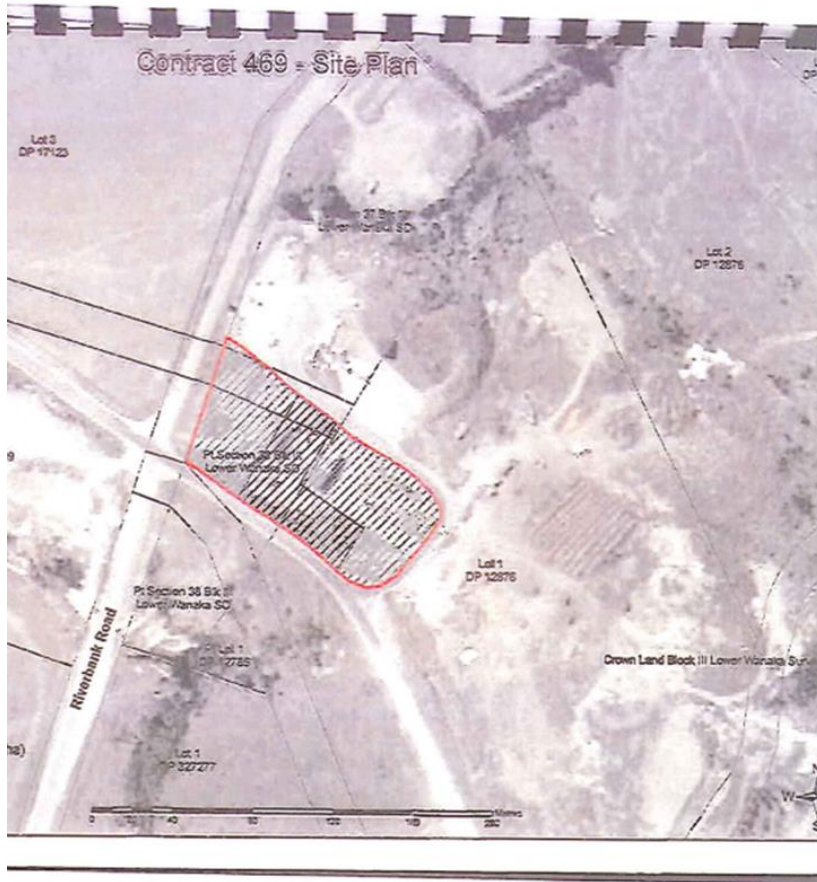
# 189 Ballantyne Road - Potential Use

QLDC acquisition of additional land in 2023 for 'waste related purposes' enables potential for multiple potential uses including:



- RTS redevelopment
- WGLS relocation
- Material Recovery Facility (MRF)
- Kerbside organic waste consolidation
- Wastebusters expansion
- Other use?

# Existing Wastebusters Lease



Lease signed in 2012:

- 35-year peppercorn lease
- Provision for rent reviews
- Use of land was set out for the purpose of:
  - Resource recovery
  - Education for sustainability
  - Advocacy
  - Lobbying and campaigning
  - Projects and advisory work
  - Trading in goods and services



# Wastebusters Diversion - FY 23/24



Material	Tonnes/year
Recycling	850
Reuse (retail space)	180
Reuse (yard space)	370
Repair	<5
<b>Total</b>	<b>1,400</b>



# Wastebusters Estimated Future Diversion

	Estimated land requirement	Estimated diversion
<b>Current activities</b> (current constrained space*)	9,290m <sup>2</sup>	1,400 T/yr (23/24)
<b>Ideal space for current activities</b>	11,510m <sup>2</sup>	1,460 T/yr (+60T)
<b>Ideal space for new activities (C&amp;D and food waste)</b>	+4,400m <sup>2</sup>	+2,580 T/yr
<b>Total</b>	<b>Total land area: 15,910m<sup>2</sup></b>	<b>Total diversion: 4,040 T/yr</b>

Note: Current lease agreement is 7,600m<sup>2</sup>

Future proof for growth	Estimated land requirement	Estimated diversion
<b>Future proof to 2035</b> (all activities)	<b>Total 20,750m<sup>2</sup></b>	<b>Total 5,430 T/yr</b>
<b>Future proof to 2055</b> (all activities)	<b>Total 32,230m<sup>2</sup></b>	<b>Total 8,725 T/yr</b>

# Risks and Benefits

	Risks	Benefits
<b>Support</b>	<ul style="list-style-type: none"> <li>• Perception of preferential treatment</li> <li>• Challenge from other commercial/community organisations</li> <li>• Opportunity cost of land use for other future activity/infrastructure</li> <li>• May preclude other land use options</li> <li>• WB2.0 dependency on MfE or other external funding</li> <li>• Unanticipated costs to Council</li> <li>• Implication and interpretation of 'Letter of Intent'</li> </ul>	<ul style="list-style-type: none"> <li>• Strategically aligned</li> <li>• Supports WMMP priorities</li> <li>• Increases recovery and reduces emissions</li> <li>• Reduces pressure on RTS &amp; MRF</li> <li>• Extends landfill asset life, reduces landfill costs</li> <li>• Reduces potential Council capital investment</li> <li>• Leverages external funding</li> <li>• Strong public support</li> <li>• Access to affordable goods for community</li> <li>• Employment of 50+ local staff</li> <li>• Increases H&amp;S of operations</li> <li>• Offers collaboration space</li> </ul>
<b>Status Quo (decline request)</b>	<ul style="list-style-type: none"> <li>• Precludes WB access to external MfE funding</li> <li>• Increases burden on RTS, MRF and landfill</li> <li>• Potential loss of WB services</li> <li>• Potential loss of WB education programme</li> <li>• Impact on WB financial viability</li> <li>• Reputational risk to Council</li> <li>• Impact on WB/Council relationship</li> </ul>	<ul style="list-style-type: none"> <li>• Reduces complexity of planning for other use e.g. RTS redevelopment and/or MRF placement</li> <li>• Opportunity of land use for other future activity/infrastructure</li> </ul>

# Next Steps

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- Receive feedback and direction from WUCBB
- Draft 'Letter of Intent' for consideration at Council 9 October
- Consider committing to review (to work with Wastebusters on expansion options) at Council 9 October
- Further consider alignment with other potential demands on site e.g. RTS, MRF
- Continue to work with Wastebusters and other stakeholders to determine 189 Ballantyne Rd future layout

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# Questions