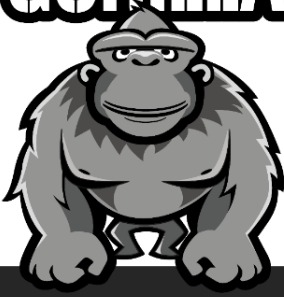


**GREEN
GORILLA**



James Kirkpatrick Group Ltd (JKGL) 538 Karangahape Road, Auckland

September 2023

Prepared for:

Doug Weir

**Senior Associate
Fearon Hay Architects Limited**



Prepared by:

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Commercial Sales Manager

Green Gorilla

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WE LEAVE IT
BETTER



Operational Waste Management Plan for:
James Kirkpatrick Group Ltd
538 Karangahape Road
AUCKLAND

EXECUTIVE SUMMARY

538 Karangahape Road is a new build consisting of commercial occupation, retail, F & B and basement carparking

The following report details the arrangements for commercial waste management for the above development. The waste volume and appropriate storage space calculations have been made using the plans provided and the plan is prepared in accordance with the Auckland Council Waste Management and Minimisation Plan.

Green Gorilla confirm that we can meet all waste requirements for this property as detailed in this report.

Yours faithfully

A handwritten signature in blue ink, appearing to read "M. Luke", is positioned below the text "Yours faithfully".

Michalla Luke
Commercial Sales Manager
Green Gorilla



Green Gorilla

Green Gorilla is the brand name of Kalista Ltd and the company was launched in 2010 to maximise **recovery, reuse and recycling of commercial, construction and industrial waste, otherwise destined for landfill**. Waste minimisation is a philosophy we are utterly committed to.

- We are the largest non-landfill owning, full-spectrum waste services provider in New Zealand
- Unlike several of our major competitors, we don't own or operate landfills, which means we are truly focused on the challenge of reducing, reusing and recycling waste
- Our Waste Processing Facilities allow us to maximise recycling and reprocessing of waste and divert waste from landfill
- We divert approx. 75,000 tonnes of waste per annum away from landfill
- Green Gorilla is 100% New Zealand owned and operated
- 200 plus years of experience within our senior management team

Green Gorilla's **Construction and Demolition Waste Processing Facility**, divert more than 75% of incoming construction and demolition waste from Auckland's landfills. We also operate a wood-chipping operation which turns treated wood into biofuel and untreated wood into landscaping chip and animal bedding, plus a plasterboard processing plant which successfully separates gypsum for use in the horticultural and agricultural sectors.

Our state-of-the-art **Commercial and Industrial Waste Processing Facility** is the most modern waste sorting process of its kind in Australasia, the largest in New Zealand and the only one in Auckland. The facility can recover up to 40% your general waste that would previously have gone to landfill. For businesses that have been unable to sort and separate their waste, this facility will do it for them, reducing their requirement to sort their own recycling onsite.

All the waste processing facilities at Green Gorilla are **100% electric** sourced from CarbonZero certified electricity.

Our waste collection vehicles feature **innovations to reduce noise and pollution**, such as engine off and electrically powered bin emptying and compaction. Dual compartment vehicles reduce vehicle numbers on the road and in turn, our environmental footprint. Currently, we operate two fully-electric waste collection vehicles and our fleet vehicles are almost entirely European tier 5 compliant.

We take your **sustainable business practices** seriously. Our Operations team conduct site visits to review collection practices and efficiencies, provide onsite training, including signage and training material to maximise your waste diversion from landfill.



Expertise and Experience

Michalla Luke

Commercial Sales Manager

Michalla has held a number of key roles within the waste and recycling industry. In her role as Commercial Sales Manager at Green Gorilla Michalla is responsible for managing large customer contracts such as Kiwi Property, Counties Manukau District Health and Waitemata District Health Board.

Michalla has over 15 years' experience and has worked for Green Gorilla for 12 years. Before commencing as the Commercial Sales Manager she was the Operations Manager where optimisation and operational efficiency were key, while offering solutions to maximise diversion of waste from landfill.

Table of Contents	4
Section 1 / Waste Services / Capacity Requirements	5
Section 2 / Amenities	6
Section 3 / Methodology and Access	8
Section 4 / Management & Responsibilities	11
Section 5 / Health & Safety / Accreditation	12



SECTION 1 / Waste Services/Capacity Requirement

1.1 PROPERTY DETAILS

The ground floor tenancies will be predominantly retail operators, see below.

LEVEL	SPACE	M2
Basement 02	Basement	
Basement 01	Basement with EOT	218m2
Ground	Gundry Street	1153m2
Level 1	NLA	1360m2
Level 2	NLA	1360m2
Level 3	NLA	1084m2
Level 4	NLA	810m2
Level 5	NLA	810m2
Level 6	NLA	658m2
Level 7	NLA	658m2
Level 8	NLA	658m2
Level 9	NLA	658m2
TOTAL		9,427m2

1.2 WASTE REQUIREMENT - EQUIPMENT

TOTAL (Litres)	CARBOARD (L)	COMMINGLED RECYCLING (L)	REFUSE (L)
3,300	1,320	660	1,320

SECTION 2 / Amenities

2.1 DESIGNATED WASTE AREA

The designated waste room is located in Basement 01, accessed through Gundry Street.

Waste Layout (to scale)

We recommend the walls and floor of the waste area are painted with a washable surface, a drainage sump is installed and a wash-down tap provided. The designated waste room is to be used for services and paneling is placed on the walls of the corridors to mitigate any damage to the building.





2.2 EQUIPMENT AND SERVICE TO BE PROVIDED

The following bin configuration and service frequency will be provided:

Designated Waste Room - Basement 01				
QTY	BIN SIZE (L)	WASTE MATERIAL	FREQUENCY PER WEEK	TOTAL CAPACITY PER WEEK (L)
2	660	General Waste	3	3960
2	660	Cardboard	1	1,320
1	660	Recycling	1	0.66
TOTALS				5281

2.3 SPECIFICATIONS OF BINS & ENCLOSURE

We recommend the walls and floor of the waste room are painted with a washable surface, a drainage sump is installed and a wash-down tap provided. We note that paneling is placed on the walls of the corridors to mitigate any damage to the building.

Bin Specifications:

BIN TYPE	WIDTH	DEPTH	FOOTPRINT	HEIGHT
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660 Litre	1260mm	800mm	1m3	1290mm
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2.4 WASTE STORAGE AREA HYGIENE

Ventilation

The waste storage room will be mechanically ventilated.

Washing

In the designated waste room, we recommend a drain, and a tap for wash down, as required. We recommend the walls and floors are painted with an impervious, washable coating and again paneling is placed on the walls and on the corridors to mitigate any damage to the building.

Vermin Control

Bins have smooth sides and close fitting lids. The collection frequency will ensure that waste attracting vermin is removed on a regular basis. If necessary, a monitored bait program can be introduced by the building manager.

2.5 AESTHETICS

The bins are kept within the designated waste room and are therefore not visible to customers or passersby.

2.6 PROTECTION OF EQUIPMENT

Bins are kept in the designated waste room within the property. Specialised equipment is required to handle the bins and theft or damage is not generally a problem.

SECTION 3 / Methodology and Access

3.1 METHODOLOGY:

All bins will be serviced onsite by Green Gorilla.

3.2 ACCESS BY GREEN GORILLA

Green Gorilla will service the property overnight to avoid conflict with traffic and pedestrians. The service vehicle will park in the access lane and the driver will wheel the bins to the vehicle for service, then return them to their correct positions within the designated waste room.

3.3 GREEN GORILLA VEHICLE SPECIFICATIONS

The property will be serviced by Green Gorilla's rear-load Mitsubishi Fuso compaction vehicle or similar:

Length	10000mm
Height	3900mm
Wheelbase	4850mm
Total GVM	14,000KG

3.4 HOURS OF SERVICE

Waste servicing will be between the hours of 9.00pm and 7.00am. We can change the timing of service if required.

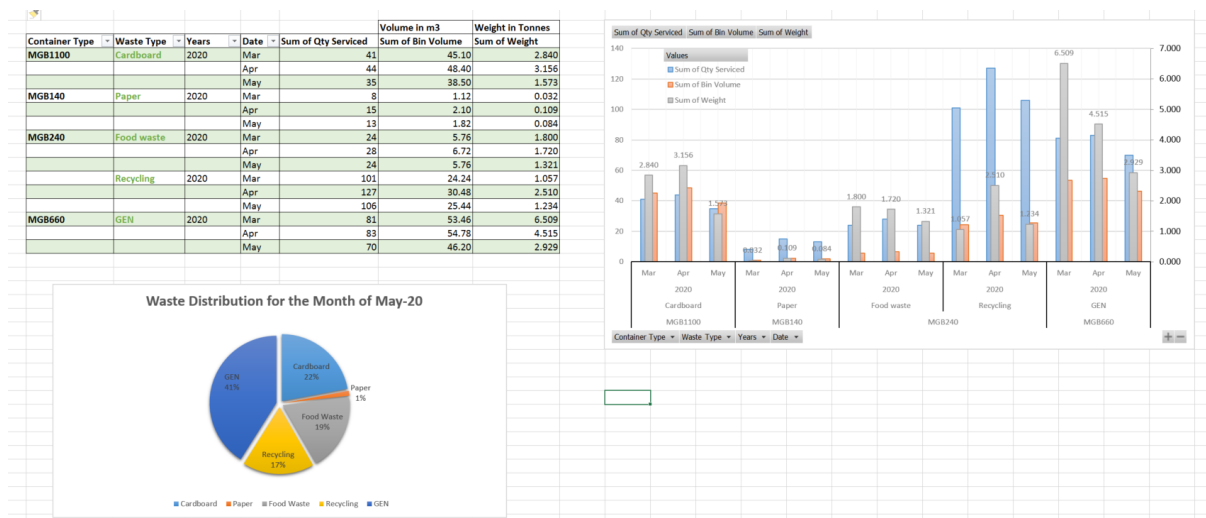
3.5 DIVERSION

The below targets are accepted through the Auckland Council Waste Space Calculator. These have been accepted as the norm in the sector.

- 52% Recycling
- 42% Refuse
- 6 % Compost

However, in our experience with reporting, auditing and education we can increase these percentages and further divert from Landfill. Once the services are in place we will quickly gain a baseline which will be very similar to the numbers above. With additional education and potentially swapping out landfill bins for further recycling bins, the percentage of material being diverted from Landfill will increase.

Below is a snapshot of our reporting.



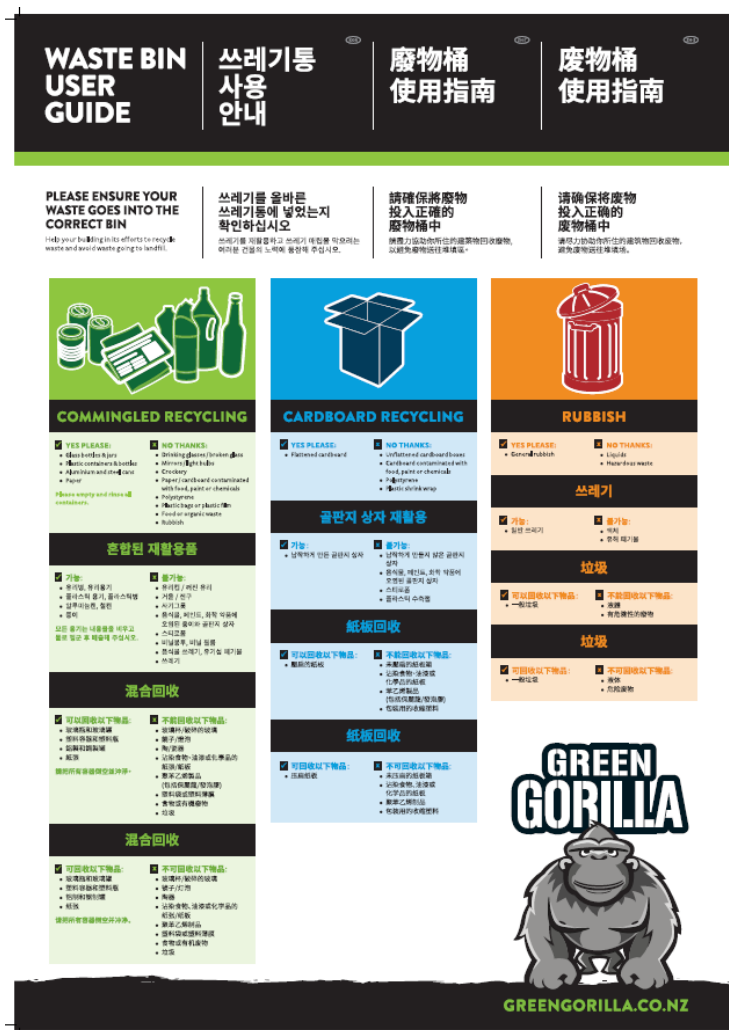
3.6 SEPERATION OF WASTE STREAM



Colour coded signage will be provided on all bins with additional signage on the waste room walls and informative Bin Guides provided both as wall signs and soft copy brochures for distribution to all tenants. Bin Guides are available in multi-language if required. The recycling waste will be further sorted at Green Gorilla's Waste Processing Facility to remove contamination and maximise commodity recovery. Green Gorilla will communicate on a regular basis with cleaners and tenants to ensure the targets are being met.

A link to our Commercial and Industrial process at our facility in Onehunga has been provided: <https://youtu.be/VgRrec5qeia>

An example of signage with various languages is below:



Diversion Targets

- 52% Recycling
- 42% Refuse
- 6 % Compost



Once the services are in place we will quickly gain a baseline which will be very similar to the numbers above. Our targets within the first 12 months are below;

57% Recycling

36% Refuse

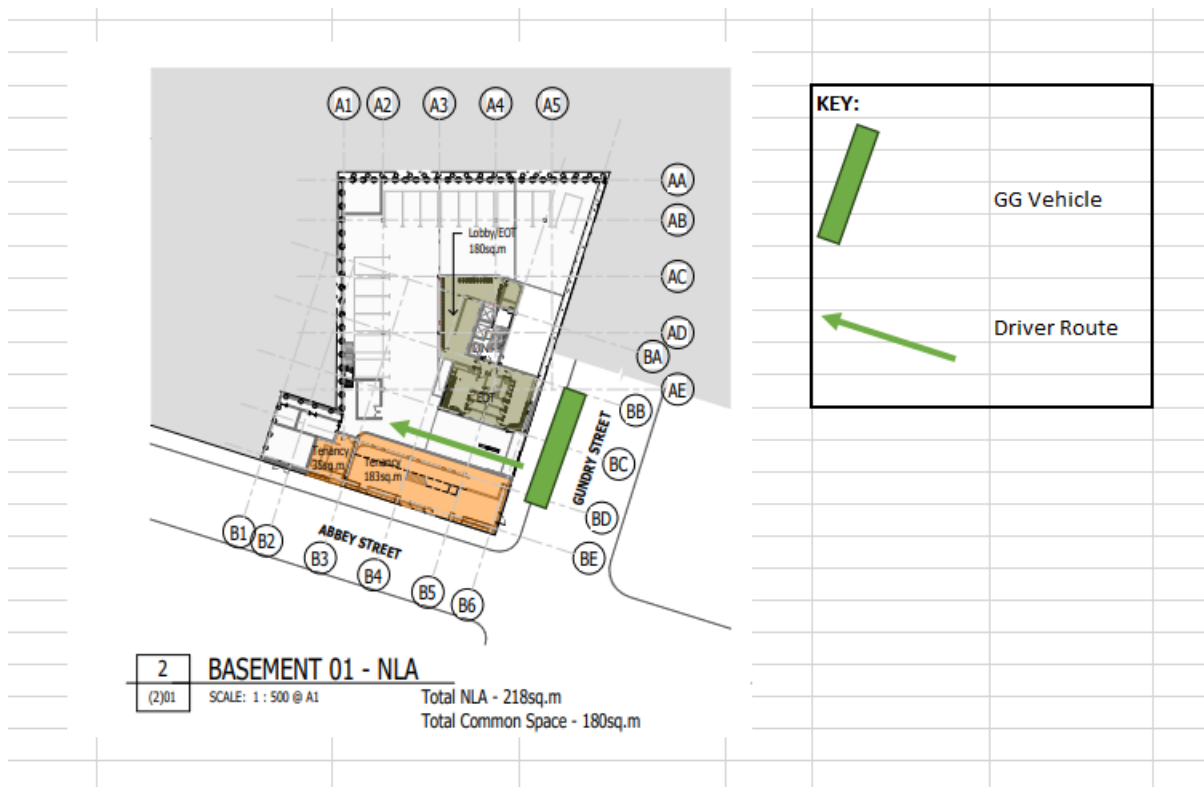
7% Compost

To achieve this additional services can be implemented such as compost / food waste, batteries, e waste, soft plastics. Increasing the education around organics and with the various streams this service offers, such as paper towels, serviettes, compostable packaging.

SECTION 4 / Management & Responsibilities

4.1 WASTE TRANSFER TO COLLECTION VEHICLES AND RESPONSIBILITIES

Cleaners and tenants are responsible for placing day-to-day operating waste in the correct bins in the designated waste room. Green Gorilla is responsible for wheeling the bins to the collection vehicle, emptying the bins, returning them to the designated waste room and placing them in the correct position. Tenants are responsible for placing the waste in the correct bins within the waste storage areas. Green Gorilla is responsible for emptying all bins, and advising the facilities manager of any excess or changes required to best meet any servicing requirements. The facilities manager is responsible for overseeing the waste rooms and waste services and communicating with tenants and Green Gorilla.



4.2 REVIEW PROCESS

Annual reviews of the Operational Waste Management Plan will occur, where an audit will take place and recommendations made to further enhance diversion from Landfill. Any developments in the industry or efficiencies will also be discussed and implemented.

4.3 CLEANING OF THE WASTE STORAGE AREA AND EQUIPMENT

The building manager is responsible for the general cleanliness of the waste storage area. Green Gorilla is able to arrange this cleaning on their behalf if required.

Bins are injection moulded plastic and require minimal cleaning as long as waste is in bags. Green Gorilla can provide professional bin cleaning services as required.

4.4 INSTRUCTIONS FOR USE

Signage outlining the correct use of the bins is provided by Green Gorilla on each of the bins and on the walls. An information brochure will be provided for distribution by either hardcopy or by electronic mail. Brochures and signage are available in multiple languages if required.

SECTION 5 / Health & Safety and Accreditation

5.1 HEALTH & SAFETY

- A site specific risk assessment and operational plan is written for every new site with all relevant drivers inducted prior to commencement of service
- All Green Gorilla service vehicles are fitted with reversing cameras and reversing alarms



- Green Gorilla are accredited with tertiary level ACC Workplace Safety Management Practices certification, Prequal 4 star, and Site Wise Green accreditation
- All team members and contractors are inducted into our Green Gorilla Health and Safety Policy and procedures - Through our Vault OSHE management system all hazards, near hits and incidents are documented to ensure a learning process to mitigate future risks

5.2 ACCREDITATION

- Waste services collection license: COL-2013-32
- Waste processing facility license: FAC-2016-32
- Member of: **WasteMINZ**
- Member of: **NZ Green Building Council**
- Passionate advocate and Platinum Sponsor of **Homestar v4**



Benefits of Green Gorilla Collection

- ✓ Bins are high grade injection moulded with close-fitting lids and braked rubber wheels
- ✓ Full bin service including cardboard **eliminates unsightly open cardboard sacks**
- ✓ **Clear signage** is provided for walls and on colour coded bins
- ✓ Green Gorilla have **an absolute commitment to sustainability** and continuous **improvement in outcomes for both our environment and our clients**