



OPERATIONAL WASTE MANAGEMENT & MINIMISATION PLAN

113-117 Valley Rd, 198-202 Dominion
Rd & 214-222 Dominion Rd

29.08.2024

Prepared for:

Iain Purdie, Project Director
Precinct Properties



Prepared by:

Fiona Lawrence

Senior Consultant

Green Gorilla

M: 027 6256 969

E: flawrence@greengorilla.co.nz

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BETTER



29.08.2024

Waste Management and Minimisation Plan
113-117 Valley Rd, 198-202 Dominion Rd & 214-222 Dominion Rd

EXECUTIVE SUMMARY

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 Auckland Council Multi-Unit Development Space Calculator and the plan prepared in accordance with the Auckland Council Waste Management and Minimisation Plan.

This complex is comprised of three apartment towers above a shared basement, it includes 135 residential apartments and ground level commercial office/retail units. There are separate communal waste rooms for residential occupants and for the commercial units located in the basement beneath each tower.

The calculations within this OWMMP demonstrate that sufficient provision has been made for the estimated waste volumes as per the Auckland Council Multi-Unit Development Space Calculator. Reduction of waste to landfill should always be a goal for the community, and reassessment of the property's actual requirements from occupancy is encouraged. The OWMMP as a whole should be reviewed periodically to identify any improvements that could be made. The Body Corporate reserves the right to alter frequency/days of service etc providing this does not result in build-up or overflow of waste, that all waste streams are adequately provided for, and that any change can be justified as improvement and not detrimental to the overall waste service amenity. The Body Corporate may engage a waste provider of their choice provided that the requirements in this OWMMP are met.

Yours faithfully

Fiona Lawrence
Senior Consultant
Green Gorilla
M: 027 6256 969
E: flawrence@greengorilla.co.nz





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SECTION 1 / Waste Services/Capacity Requirement

1.1 PROPERTY DETAILS

The total maximum residential occupancy of the development is 488 persons.

TYPE	NO OF UNITS	TOTAL NO OF BEDROOMS	TOTAL MAXIMUM OCCUPANCY
Studio / 1 Bedroom	37	37	74
2 Bedroom	87	174	348
3 Bedroom	11	33	66
TOTAL	135	244	488

Five commercial units are planned.

There are separate waste rooms for each tower; the occupancy, waste requirement and services to be provided will be detailed separately for each.

1.1a OCCUPANCY – Carrick Building

There is no commercial component to the Carrick building

TYPE	NO OF UNITS	TOTAL NO OF BEDROOMS	TOTAL MAXIMUM OCCUPANCY
Studio/1 Bedroom	4	4	8
2 Bedroom	23	46	92
3 Bedroom	6	18	36
TOTAL	33	68	136

1.2a WASTE REQUIREMENT - Carrick Building

Total waste requirement per week:

TOTAL (Litres)	COMMINGLED RECYCLING (L)	REFUSE (L)	FOOD-WASTE
8160	4,243	3,427	490

1.3a EQUIPMENT AND SERVICE TO BE PROVIDED – Carrick Building

The following bin configuration and service frequency will be provided:

WASTE TYPE	BIN SIZE (L)	QUANTITY	Auxiliary QUANTITY	FREQUENCY PER WEEK	TOTAL CAPACITY PER WEEK (L)
Commingled Recycling	EBT660	1	1	3	3,960
Commingled Recycling	240	1		3	720
Total Recycling					4,680
Refuse	EBT660	1	1	3	3,960
Total Refuse					3,960
Food-Waste	240	1		2	480
Total Food-Waste					480

The Auxiliary bins will be stored in the storage space within the Valley Rd waste room, and swapped by the building manager for the full bins from the Carrick Building as required between services.

1.1b OCCUPANCY – Valley Rd Building

Residential

TYPE	NO OF UNITS	TOTAL NO OF BEDROOMS	TOTAL MAXIMUM OCCUPANCY
Studio/1 Bedroom	9	9	18
2 Bedroom	35	70	140
3 Bedroom	4	12	24
TOTAL	48	91	182

Commercial

There are two commercial spaces planned; a 200m² Café and a 155m² space for office or general retail/service.

1.2b WASTE REQUIREMENT - Valley Rd Building

Total waste requirement per week:

Residential

TOTAL (Litres)	COMMINGLED RECYCLING (L)	REFUSE (L)	FOOD-WASTE
10,920	5,678	4,586	655

Commercial

TOTAL (Litres)	COMMINGLED RECYCLING (L)	REFUSE (L)	FOOD-WASTE
3,660	1,903	1,537	220

Waste capacity requirement for commercial businesses can vary greatly, we have allowed a ratio of 16 Litres total waste per m³ GFA per week for the food and beverage category (Café) and 4 Litres total waste per m³ GFA per week for the general retail/office occupancy.

1.3b EQUIPMENT AND SERVICE TO BE PROVIDED – Valley Rd Building

The following bin configuration and service frequency will be provided:

Residential

WASTE TYPE	BIN SIZE (L)	QUANTITY	FREQUENCY PER WEEK	TOTAL CAPACITY PER WEEK (L)
Commingled Recycling	660	3	3	5,940
Total Recycling				5,940
Refuse	660	2	3	3,960
Refuse	240	1	3	720
Total Refuse				4,680
Food-Waste	240	1	2	480
Food-Waste	140	1	2	280
Total Food-Waste				760

Commercial

WASTE TYPE	BIN SIZE (L)	QUANTITY	FREQUENCY PER WEEK	TOTAL CAPACITY PER WEEK (L)
Cardboard Recycling	660	1	3	1,980
Commingled Recycling	240	1	3	720
Total Recycling				2,700
Refuse	660	1	3	1,980
Total Refuse				1,980
Food-Waste	240	1	1	240
Total Food-Waste				240

1.1c OCCUPANCY – Dominion Rd Building

Residential

TYPE	NO OF UNITS	TOTAL NO OF BEDROOMS	TOTAL MAXIMUM OCCUPANCY
Studio/1 Bedroom	24	24	48
2 Bedroom	29	58	116
3 Bedroom	1	3	6
TOTAL	54	85	170

Commercial

There are three commercial spaces planned; Retail One at 67m² which we have allowed for general retail/office category waste – Retail One waste will be captured separately to Two and Three, as this unit does not have direct access to the basement level.

Retail Two and Three have a combined GFA of 224m², we have allowed a 50:50 split between Food and beverage and General Retail/Office waste.

1.2c WASTE REQUIREMENT - Dominion Rd Building

Total waste requirement per week:

Residential

TOTAL (Litres)	COMMINGLED RECYCLING (L)	REFUSE (L)	FOOD-WASTE
10,200	5,304	4,284	612

Commercial Retail One

TOTAL (Litres)	COMMINGLED RECYCLING (L)	REFUSE (L)	FOOD-WASTE
268	139	113	16

Commercial Retail Two & Three

TOTAL (Litres)	COMMINGLED RECYCLING (L)	REFUSE (L)	FOOD-WASTE
268	139	113	16

Waste capacity requirement for commercial businesses can vary greatly, we have allowed a ratio of 16 Litres total waste per m³ GFA per week for the estimated food and beverage

category and 4 Litres total waste per m³ GFA per week for the estimated general retail/office occupancy.

1.3c EQUIPMENT AND SERVICE TO BE PROVIDED – Dominion Rd Building

The following bin configuration and service frequency will be provided:

Residential

WASTE TYPE	BIN SIZE (L)	QUANTITY	FREQUENCY PER WEEK	TOTAL CAPACITY PER WEEK (L)
Commingled Recycling	EBT660	3	3	5,940
Total Recycling				5,940
Refuse	EBT660	3	3	5,940
Total Refuse				5,940
Food-Waste	240	1	2	480
Food-Waste	140	1	2	280
Total Food-Waste				760

Commercial Retail One

WASTE TYPE	BIN SIZE (L)	QUANTITY	FREQUENCY PER WEEK	TOTAL CAPACITY PER WEEK (L)
Commingled Recycling	240	1	1	240
Total Recycling				240
Refuse	140	1	1	140
Total Refuse				140
Food-Waste	23	1	1	23
Total Food-Waste				23

Retail One does not have access to the basement and should store and manage its' own waste.

Commercial Two and Three

WASTE TYPE	BIN SIZE (L)	QUANTITY	FREQUENCY PER WEEK	TOTAL CAPACITY PER WEEK (L)
Commingled Recycling	EBT660	1	2	1,320
Total Recycling				1,320
Refuse	EBT660	1	2	1,320
Total Refuse				1,320
Food-Waste	140	1	1	140
Total Food-Waste				140

SECTION 2 / Amenities

2.1 SOURCE SEPARATION

Key to effective diversion of waste from landfill is correct sorting at the source. This will be achieved by including separation bins within each residential kitchen. Bins can be either tri-sorter with three compartments for storage of general rubbish, recycling and food-waste, or bi-sorter with compartments for general rubbish and recycling only, and a separate benchtop caddy provided for food-waste collection.

2.2 DESIGNATED WASTE AREAS

The communal waste rooms are located within the basement level car park of each building within easy access for residents from the lift lobbies. All bins will be serviced from the Dominion Rd Waste room which has direct service access to the entrance driveway.

Waste room layouts, dimensions and locations are detailed in Appendices One and Two, following this document.

2.3 SPECIFICATIONS OF BINS

EBT660 are galvanised steel bins with tow-tug hitches attached, they can be linked together in a train in order to tow several bins at a time from one location to another.

BIN TYPE	WIDTH	DEPTH	FOOTPRINT	HEIGHT
140 Litre	535mm	615mm	.33m ²	915mm
240 Litre	585mm	730mm	.43m ²	1060mm
660 Litre	1260mm	780mm	.98m ²	1250mm
EBT660 Litre	1260mm + tow hitch 200mm	820mm	1.1m ²	1290mm

2.4 NOISE CONTROL

Containers are injection moulded plastic or galvanised steel with plastic lids and rubber wheels. Under normal circumstances, neither resident use nor servicing will cause any nuisance noise.

2.5 WASTE STORAGE AREA HYGIENE

Ventilation

The waste storage rooms will be mechanically ventilated.

Washing

The waste rooms will be provided with a drain, and a tap for wash down, as required. We recommend the walls and floors are painted with an impervious, washable coating.

Vermin Control

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

2.6 AESTHETICS AND PROTECTION OF EQUIPMENT

The bins are kept within the designated waste rooms and are therefore not visible to residents, commercial customers or passersby.

Specialised equipment is required to handle the bins and theft or damage is not generally a problem. Bins have individual RFID tags to identify them.

SECTION 3 / Methodology and Access

3.1 METHODOLOGY:

All bins will be serviced from the Valley Road waste room.

The building manager will be responsible for managing the bins between the Carrick and Dominion waste rooms and the Valley Road waste room.

Carrick Building:

Between service days the building manager will monitor the general rubbish and recycling bins, and when full swap them for the empty auxiliary bins from the storage space in the Valley Road waste room. On service days the building manager will move all full bins to the Valley Road waste room for empty, and then return to position after empty. The 660L bins will be fitted with tow-tugs, allowing the building manager to tow them to this position, if required.

Dominion Building:

All 660L bins will be fitted with tow-tugs, it is envisaged that the property will own/lease a suitable ATV vehicle to tow the bins. On service days the building manager will hitch the bins together and move all full bins to the Valley Road waste room for empty, and then return them to position after empty.

An auxiliary bin for each waste stream in each waste room will be provided, so that one bin of each type will be available in the waste rooms while the rest are out for service on service day.

3.2 ACCESS FOR SERVICE

The service vehicles will enter the property in a forward direction from Valley Road, and park in the loading bay. The driver will retrieve the bins from the Valley Road waste room for service and then return them to this room after empty. The vehicle will then use the car park entrance to perform a 3-point turn, and then exit the property in a forward direction on to Valley Road.

3.3 GREEN GORILLA VEHICLE SPECIFICATIONS

The property may be serviced by Green Gorilla's SEA EV 10 Electric Collection Vehicle with Manco Alley Cat rear-packer compaction unit, or similar:

Length	7346mm
Width	2038mm
Height	2432mm
Wheelbase	3860mm
Front Overhang	1150mm
Rear Overhang	2334mm
Turning Circle	7.1 metre radius (kerb to kerb) 7.8 metre radius (wall to wall)
Total GVM	11,800Kg

3.4 HOURS OF SERVICE

Waste servicing will be between the hours of 7.00am and 7.00pm

SECTION 4 / **Management & Responsibilities**

4.1 TRANSFER FROM RESIDENCES TO COLLECTION VEHICLES

Residents and commercial operators are responsible for placing household waste, and day to day operating commercial waste in the correct bins in their allocated waste storage area. The building manager is responsible for managing the bins on a day-to-day basis, swapping full bins from the Carrick building as required, and for moving all bins to the Valley Road waste room for servicing, then returning them after empty.

The service provider is responsible for wheeling the bins from the Valley Road waste room to the collection vehicle, emptying the bins, returning them to this waste storage area and placing them in the correct position. Minor removal of bags not put into the bins is to be carried out by the service provider, who should inform the building manager.

Inorganic waste should not be left within the waste rooms. If individually rated, residents are entitled to the annual municipal inorganic collection, which is to be arranged with council by the building manager.

4.2 CLEANING OF THE WASTE STORAGE AREA AND EQUIPMENT

The building manager is responsible for the general cleanliness of the waste storage area.

A minimum 6-monthly bin cleaning/sanitising schedule should be implemented, the service provider or a specialist contractor may be engaged for this cleaning if required.

4.3 INSTRUCTIONS FOR USE

Signage outlining the correct use of the bins is to be provided by the service provider on each of the bins and on the walls. An information brochure should be available for distribution to residents by either hardcopy or by electronic mail. Brochures and signage should be made available in multiple languages if required.

SECTION 5 / **Health & Safety and Accreditation – Green Gorilla**

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: 52300052312
- Waste processing facility license: 52300024130
- Member of: **Sustainable Business Network**



- Member of: **WasteMINZ**
- Member of: **NZ Green Building Council**
- Passionate advocate and Gold Sponsor of **Homestar v5**



SECTION 6 / **Policies and Values** Separate Appendix available:

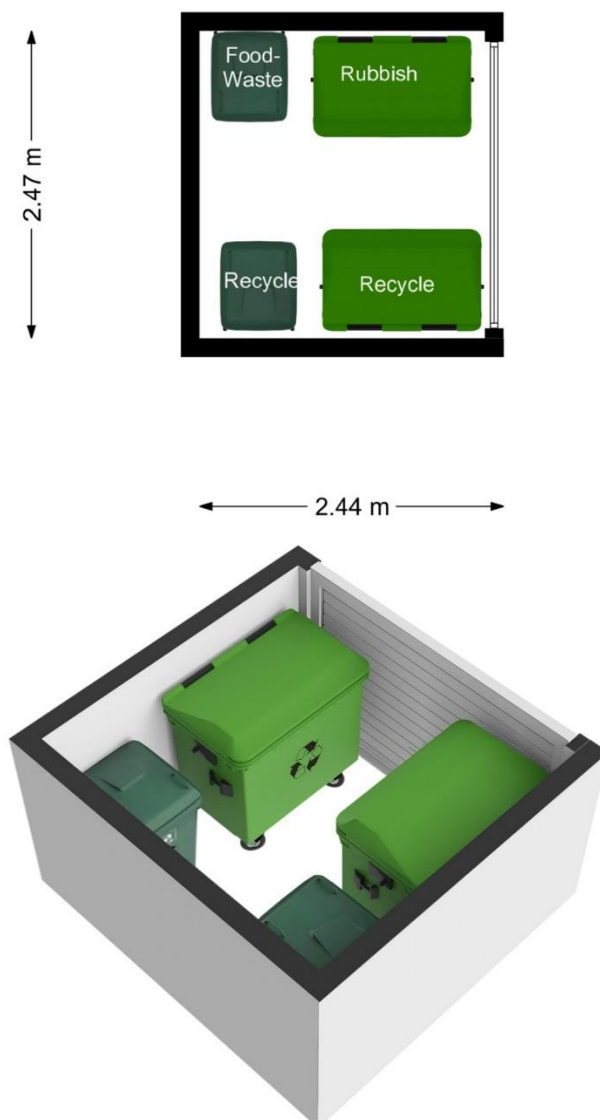
GG Policy Document Appendix

- Health and Safety Policy
- Environmental Policy
- Quality Policy
- Sustainability Policy
- Impac Prequal Certificate 5 Star Accreditation (17/12/2021 – 17/12/2023)
- Professional Indemnity (31/08/2023 - 31/08/2024)
- Sitewise Gold (97%) 20 October 2022
- General Liability Insurance Certificate (31/08/2022 – 31/08/2023)

Appendix One: WASTE ROOM LAYOUT

The waste rooms require minimum internal clear wall-space dimensions as detailed below (note: any columns, pipes or other fittings may impact the layout and capacity). A drainage sump is to be incorporated and wash-down tap supplied. The walls should be coated in an impervious wash-proof coating, and the floor either covered with industrial vinyl or a suitable impervious surface. The waste room ground level should be at the same level as the carpark/driveway.

Indicative Waste Room Layout – Carrick Building

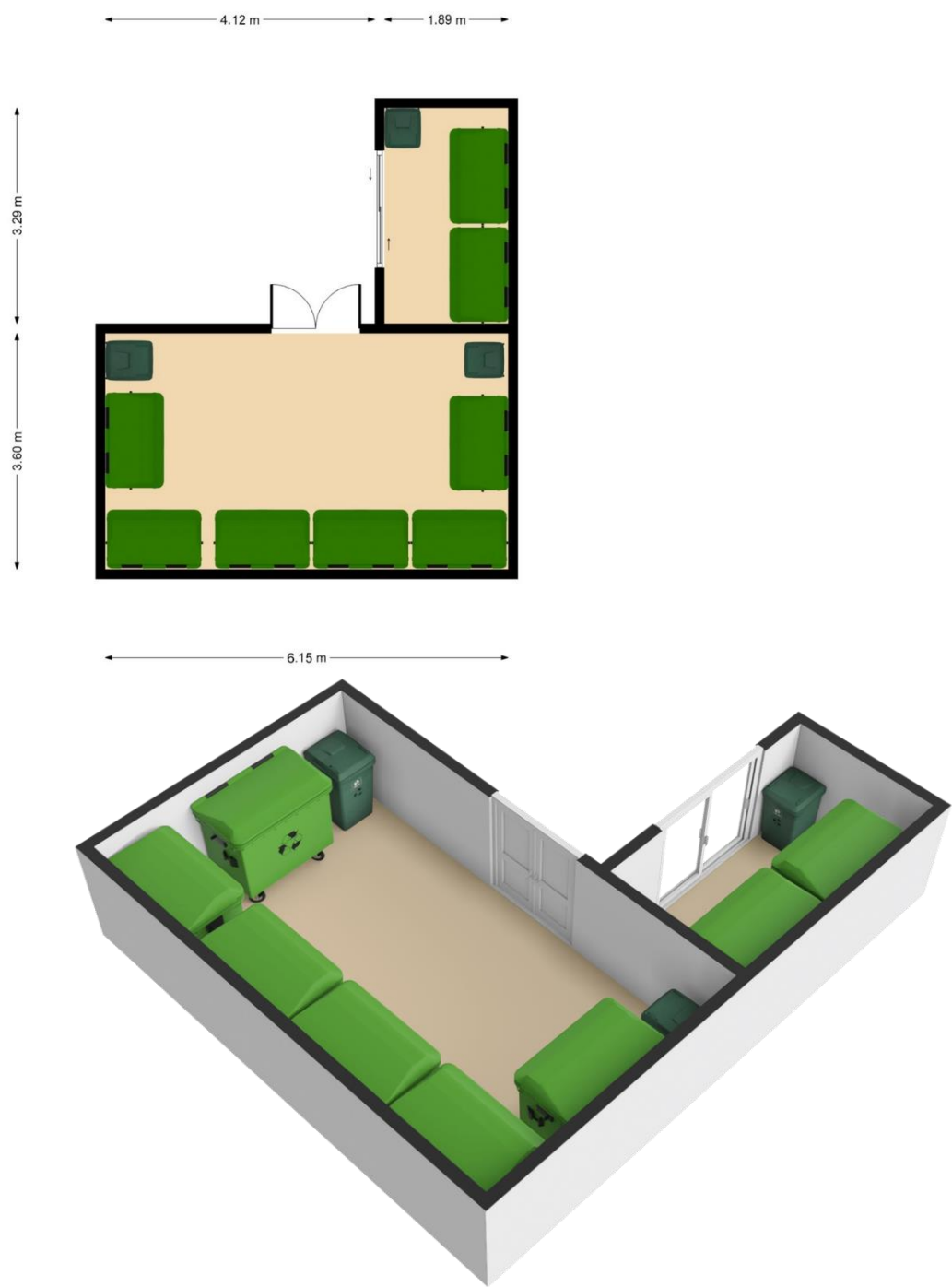


Indicative Waste Room Layout – Valley Road Building



The Valley Road Residents bin area should be clearly demarcated from the swap out bin area with floor and wall markings.

Indicative Waste Room Layout – Dominion Road Building



Appendix Two WASTE ROOM LOCATION - Site Plan

