OPERATIONAL WASTE MANAGEMENT & MINIMISATION PLAN

100 Halsey Street



20.10.2026

Prepared for:

NZCRE 100 Halsey Limited

Prepared by:

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Green Gorilla

M: [redacted]



WE LEAVE IT BETTER

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20 October 2026

Waste Management and Minimisation Plan
100 Halsey Street
Auckland Central

EXECUTIVE SUMMARY

The above property will be built to Green Star 5 standards, this OWMMP has been prepared to support the development's intended compliance with Green Star operational waste requirements through the Performance Pathway.
This report details the arrangements for private waste management for the development. The waste volume and appropriate storage space calculations have been made using a combination of NZGBC Green Star Waste Calculator and Green Gorilla's own experience.

Project Overview:
This complex is comprised of five commercial buildings, with occupancy types including office, data centre, retail and food and beverage. The GFA breakdown and occupancy typology will be detailed separately for each building. Note: The existing Travelodge building which occupies a corner of this site does not form part of this new development and therefore is excluded from this OWMMP.

The calculations within this OWMMP demonstrate that sufficient provision has been made for the estimated waste volumes. The waste requirements of different commercial operators can vary greatly even within a category, actual waste generation will be monitored from occupancy, and the service levels adjusted accordingly. Reduction of waste to landfill should be a goal for all business, and reassessment of the property's actual requirements from occupancy is encouraged. A review process is to be implemented to identify any improvements that could be made, as well as monitoring and resetting waste diversion and reduction targets. The Property Management, Owners and Tenants are responsible for ongoing assessment and improvements in collaboration with the waste provider, cleaners and other stake holders.

Yours faithfully

Fiona Lawrence
Senior Consultant – Multi-unit Developments
Green Gorilla
M: [redacted]

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SECTION 1 / **Project Details**

Building 2 will be a data centre with a small amount of supporting office space.
Buildings 1, 3, 4 and 5 predominantly consist of office space, with additional retail and food and beverage (f&b) outlets on the ground level. As final occupancy type for the retail units is currently unknown, we have estimated a split for each building between f&b and general retail for the purposes of the waste calculations. Each building floor area per occupancy type will be detailed separately.
We anticipate the buildings may be operational 24/7, with the highest occupancy during normal business hours.

1.1 WASTE ASSESSMENT

The main waste streams from each building will be cardboard recycling, commingled recycling (glass, cans, paper and plastics 1,2,5), organics food-waste and landfill.
Soft plastics recycling will also be provided within each waste room; a 240L bin will be provided and serviced by a specialist waste provider

1.2 OTHER WASTE

Battery recycling may either be set up within the common waste rooms or remain the responsibility of each business or operator. Battery recycling will be compulsory due to the fire risk batteries pose in waste collection vehicles. A specialist recycler will provide a suitable battery collection container and exchange it for an empty container as required.
Each tenant is responsible for arranging printer cartridge recycling and e-waste recycling as required for their business.
Each tenant is responsible for arranging appropriate storage and collection of dangerous goods and hazardous waste through a suitably authorised specialist provider. These materials must not be placed in the general waste or standard recycling bins.
The need for polystyrene recycling will be assessed, particularly for appliance packaging and chilled food and beverage deliveries. A collection service will be implemented if polystyrene accounts for more than 5% of the total annual waste volume. Volume will be used for this assessment because polystyrene is lightweight and bulky. Food and beverage operators will be encouraged to prioritise suppliers that use reusable packaging or offer a packaging take-back service.
Fit-out and inorganic waste should not be stored in the waste room. This will be the responsibility of the individual business or operator. It should be repurposed or disposed of in the appropriate manner through donating reusable items to charity and recycling construction waste etc wherever possible.

SECTION 2 / **Amenities**

2.1 SOURCE SEPARATION

Key to effective diversion of waste from landfill is correct sorting at the source. Each office should include separation bin stations within the shared spaces of every floor and in the staff amenities areas. Retail and f&b operators will be responsible for setting up source separation appropriate to their operation for a minimum of cardboard, commingled recycling, food waste and general



Example Source Separation Bins

rubbish. The source separation bins should be clearly labelled and colour coded, and may also include signage on the walls above.
Individual occupant businesses are responsible for arranging specific non-mainstream collection services for items such as printer cartridges.

2.2 DESIGNATED WASTE AREAS

For ease of access for occupants, cleaners and building management each building includes a designated waste room, and building 3 includes two waste rooms one each in building a and b. The waste rooms are all located on the ground floor with direct service access. Each waste room will be detailed separately in Appendix Three.

2.3 WASTE STORAGE AREA HYGIENE & AESTHETICS

Ventilation

The waste rooms will be mechanically ventilated.

Washing

The waste room will be provided with drainage and a tap for wash-down as required. The floors should be covered with a commercial vinyl or suitable washable surface.

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 property manager.

Noise Control

Containers are injection molded plastic, with plastic lids and rubber wheels. Under normal circumstances, neither occupant use nor servicing will cause any nuisance noise.

Lighting

The waste rooms are to be fitted with sensor lighting.

2.4 AESTHETICS AND PROTECTION OF EQUIPMENT

Bins are kept in the dedicated waste rooms, and are therefore not visible to building occupants, customers or passersby. Specialised equipment is required to handle the bins and theft or damage is not generally a problem.

2.5 SPECIFICATIONS OF BINS

BIN TYPE	WIDTH	DEPTH	FOOTPRINT	HEIGHT
120 Litre	480mm	545mm	.26m^2	930mm
240 Litre	585mm	730mm	.43m^2	1060mm
360 Litre	680mm	848mm	.58m^2	1100mm
660 Litre	1260mm	780mm	.98m^2	1250mm
1100 Litre	1240mm	1070mm	1.33m^2	1300mm

SECTION 3 / **Education and Responsibilities**

3.1 EDUCATION

All bins should be clearly labelled with colour coded labels and (where possible) colour coded lids. Additional signage should be provided on the waste room outlining correct use.
Additional education should be available to building occupants and cleaners. This will require co-operation and support from all businesses occupying the building along with the property manager and cleaning teams. Education should include information brochures and may also be supported by educational workshops and email updates and progress reports of the building's diversion performance.

3.2 RESPONSIBILITIES

All building occupants are responsible for placing waste in the correct source separation bins.
The individual organisations occupying the buildings are responsible for ensuring adequate separation stations are available.
Office cleaners, retailers, or other designated personnel will be responsible for moving waste to the correct bins in each building's waste storage room.
The waste service provider is responsible for emptying the bins as scheduled and returning them to position within the waste room.
The property manager is responsible for managing the overall tidiness of each waste room. This should be in collaboration with the relevant occupant users and the waste service provider.

3.3 CLEANING OF THE WASTE STORAGE AREA AND EQUIPMENT

Cleanliness of the waste storage rooms is important and should be part of routine cleaning.

A minimum 6-monthly bin cleaning /sanitising schedule should be implemented. The service provider may be engaged to provide this service if required.

SECTION 4 / **Performance Management**

4.1 BASELINE WASTE AND REVIEWS

This OWMMP forms an initial baseline for waste services for the property to ensure that adequate storage has been provided and the waste strategy is operationally practicable.
The strategy is to be reviewed per building one month, and then again three months after occupancy, to gain an actual baseline. This baseline will record total waste generated by weight and volume, the breakdown by waste stream, and the percentage diverted from landfill by weight.
Initial feedback is to be sought from the property manager, cleaners, relevant occupants, and the service provider's operational staff - the people charged with implementing the plan on a day-to-day basis.
Feedback should be reviewed and any improvements implemented. Following this, feedback from these stakeholders should be encouraged on an ongoing basis with regular communication between the service provider and property manager, with a view to constant improvement.
Further formal reviews should be scheduled annually and should incorporate discussion and action points regarding the diversion targets.

4.2 REPORTING

The waste services provider should be engaged to provide quarterly weight reports for each waste stream collected. An appropriate person within the property management team should be appointed to monitor the reports and report back to key stake holders. Best practice will be for progress on diversion and/or information on room for improvement to be communicated to all building occupants via newsletters or bulletins.
The reporting will be used at each review to reassess and refix ongoing diversion targets.

4.3 DIVERSION TARGETS

After the first three months of service and reporting, the baseline will be established. A target should then be set of a 5% increase in diversion of waste from landfill, and 5% reduction in total waste generated over the following 12 months.

4.4 IMPLEMENTATION

Prior to occupancy of each stage of the complex, the appropriate waste services will be implemented as set out within this OWMMP. A waste specialist will oversee the implementation:

- Check the completed facilities: confirm the bins fit, users can access them, and collections can operate as planned.
- Coordinate service setup: ensure the specified waste streams, containers, signage and collection schedules are in place, including specialist recycling arrangements.
- Brief building management and ensure tenants are briefed: explaining separation requirements and who is responsible for moving bins, managing services and resolving issues.
- Establish monitoring: arrange collection data and reporting so waste generation and diversion can be measured.
- Ensure implementation of the planned reviews: assess actual performance at one and three months after occupancy, adjust services where needed, and update the OWMMP.

SECTION 5 / **Service Methodology and Access**

5.1 METHODOLOGY:

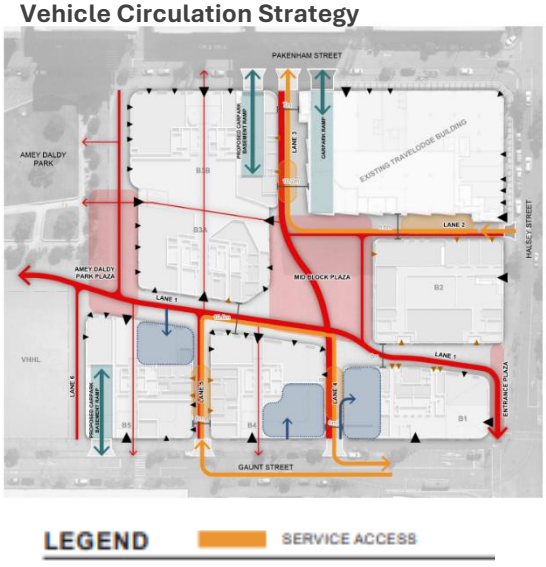
Bins will be collected from their storage areas, emptied at the designated vehicle collection points and returned, as per the following schedules.

5.2 ACCESS FOR SERVICE

The service vehicle will circulate through the service lanes, and stop adjacent to the waste room doors at buildings 3, 4 and 5. The driver will walk from the Lane 1 parking space and wheel the bins from building 1 for service, and the vehicle will reverse into the loading dock in building 2 for service.

The driver will collect the bins from each storage area, empty them at the vehicle and return them to position. Full Vehicle tracking is provided in Appendix Two.

Vehicle Circulation Strategy



5.3 VEHICLE SPECIFICATIONS

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

Length	8001mm
Height	2720mm
Wheelbase	4850mm
Front Overhang	1116mm
Rear Overhang	2035mm
Turning Circle	8.5 metre radius kerb to kerb 9.1m Radius wall to wall
Total GVM	12,280Kg

5.4 HOURS OF SERVICE

Service access is available 24/7, servicing may occur overnight or in the early hours of the morning.

SECTION 6 / Waste Services/Capacity Requirement

6.1 BUILDING ONE

GFA and Waste Requirement:

Building Typology	GFA (m2)	Total Waste (L/week)	General Waste (L/week)	Recycling (L/week)	Food Waste (L/week)
Office / Admin	8078	23946	7184	14847	1916
*Café/Restaurant/Takeaway	170	2930	879	1817	234
Total		**26876**	**8063**	**16663**	**2150**

*We have allocated the full retail space to f&b occupancy type to ensure adequate waste capacity for the building.

Recommended Equipment and Service

WASTE TYPE	BIN SIZE (L)	QUANTITY	FREQUENCY PER WEEK	TOTAL CAPACITY PER WEEK (L)
Cardboard Recycling	1100	1	5	5,500
Commingled Recycling	1100	2	5	11,000
Total Recycling				**16,500**
General Rubbish	1100	2	3	6,600
General Rubbish	660	1	3	1,980
Total General Rubbish				**8,580**
Food-waste	240	3	3	2,160
Total Food-waste				**2,160**
Soft Plastics	240	1	As required	**tbd**

The proposed total recycling collection capacity is 16,500 litres per week, approximately 1% below the estimated requirement of 16,663 litres. This minor shortfall is considered operationally acceptable, subject to monitoring after occupancy and adjustment of the collection frequency if required.

6.2 BUILDING TWO

GFA and Waste Requirement:

Building Typology	GFA (m2)	Total Waste (L/week)	General Waste (L/week)	Recycling (L/week)	Food Waste (L/week)
Data Centre	6,190				
Office / Admin	231	600	180	372	48
Total		**600**	**180**	**372**	**48**

Data centre operational area: The 4,634 m^2 data-centre area is not expected to generate routine general waste, food waste or commingled recycling proportional to floor area. Operational waste from the data centre is expected to consist predominantly of intermittent electronic equipment, cardboard and packaging, pallets and maintenance-related materials. Separate specialist arrangements for batteries and other regulated maintenance waste should be considered.

Recommended Equipment and Service

WASTE TYPE	BIN SIZE (L)	QUANTITY	FREQUENCY PER WEEK	TOTAL CAPACITY PER WEEK (L)
Cardboard Recycling	660	1	1	660
Commingled Recycling	240	1	1	240
Total Recycling				900
General Rubbish	240	1	1	240
Total General Rubbish				**240**
Food-waste	120	1	1	120
Total Food-waste				**120**
Soft Plastics	240	1	As required	**tbd**

The above bins could be stored within the loading dock area or a designated space nearby. The total footprint of the bins is approximately 3100mm x 800mm.
E-waste/bulk packaging storage capacity from the data centre is additional, if required.
Building two bins will be located in the loading dock area.

6.3 BUILDING THREE

GFA and Waste Requirement:

Building Typology	GFA (m2)	Total Waste (L/week)	General Waste (L/week)	Recycling (L/week)	Food Waste (L/week)
Office / Admin	22,807	70941	21282	43983	5675
*Retail	444	3869	1161	2399	310
*Café/Restaurant/Takeaway	445	7335	2200	4547	587
Total		**82144**	**24643**	**50930**	**6572**

Note: *we have allocated a 50/50 split between retail and food & beverage capacity.

Recommended Equipment and Service

The total waste requirement for building 3 has been split between the two waste rooms in buildings a and b.

WASTE TYPE	BIN SIZE (L)	QUANTITY Building 3a	QUANTITY Building 3b	FREQUENCY PER WEEK	TOTAL CAPACITY PER WEEK (L)
Cardboard Recycling	1100	2	3	5	27,500
Commingled Recycling	1100	1	3	5	22,000
Commingled Recycling	360		1	5	1,800
Total Recycling					**51,300**
General Rubbish	1100	1	3	5	22,000
General Rubbish	660	1		5	3,300
Total General Rubbish					**25,300**
Food-waste	240	3	4	4	6,720
Total Food-waste					**6,720**
Soft Plastics	240		1	As required	**tbd**

6.4 BUILDING FOUR

GFA and Waste Requirement:

Building Typology	GFA (m2)	Total Waste (L/week)	General Waste (L/week)	Recycling (L/week)	Food Waste (L/week)
Office / Admin	10,627	32181	9654	19952	2574
*Retail	209	2467	740	1530	197
*Café/Restaurant/Takeaway	210	4677	1403	2900	374
Total		**39326**	**11798**	**24382**	**3146**

Note: We have allocated a 50/50 split between retail and food & beverage capacity.

Recommended Equipment and Service

WASTE TYPE	BIN SIZE (L)	QUANTITY	FREQUENCY PER WEEK	TOTAL CAPACITY PER WEEK (L)
Cardboard Recycling	1100	3	5	16,500
Commingled Recycling	1100	1	5	5,500
Commingled Recycling	660	1	5	3,300
Total Recycling				**25,300**
General Rubbish	1100	2	5	11,000
General Rubbish	240	1	5	1,200
Total General Rubbish				**12,200**
Food-waste	240	4	4	3,840
Total Food-waste				**3,840**
Soft Plastics	240	1	As required	**TBD**

6.5 BUILDING FIVE

GFA and Waste Requirement:

Building Typology	GFA (m2)	Total Waste (L/week)	General Waste (L/week)	Recycling (L/week)	Food Waste (L/week)
Office / Admin	10,394	30567	9170	18952	2445
*Retail	185	1987	596	1232	159
*Café/Restaurant/Takeaway	186	3786	1136	2347	303
Total		**36340**	**10902**	**22531**	**2907**

Note: *We have allocated a 50/50 split between retail and food & beverage capacity.

Recommended Equipment and Service

WASTE TYPE	BIN SIZE (L)	QUANTITY	FREQUENCY PER WEEK	TOTAL CAPACITY PER WEEK (L)
Cardboard Recycling	1100	2	5	11,000
Commingled Recycling	1100	1	5	5,500
Commingled Recycling	660	2	5	6,600
Total Recycling				**23,100**
General Rubbish	1100	2	5	11,000
Total General Rubbish				**11,000**
Food-waste	240	4	3	2,880
Total Food-waste				**2,880**
Soft Plastics	240	1	As required	**TBD**

The proposed food-waste collection capacity is 2,880 litres per week, approximately 1% below the estimated requirement of 2,907 litres. This minor shortfall is considered operationally acceptable, subject to monitoring after occupancy and adjustment of the collection frequency if required.

SECTION 7 / Health & Safety and Accreditation – Green Gorilla

7.1 HEALTH & SAFETY

- A site specific risk assessment and operational plan is written for every building 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 Impac Prequal 5 star, and Site Wise Green accreditations
- 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
- All contractors are trained in correct handling procedures for all equipment and the bin weights for manual handling have been taken into account in the recommended bin sizes.

7.2 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 of **Homestar and Green Star**

SECTION 8 / Policies and Values

Separate Appendix available:

GG Policy Document Appendix:

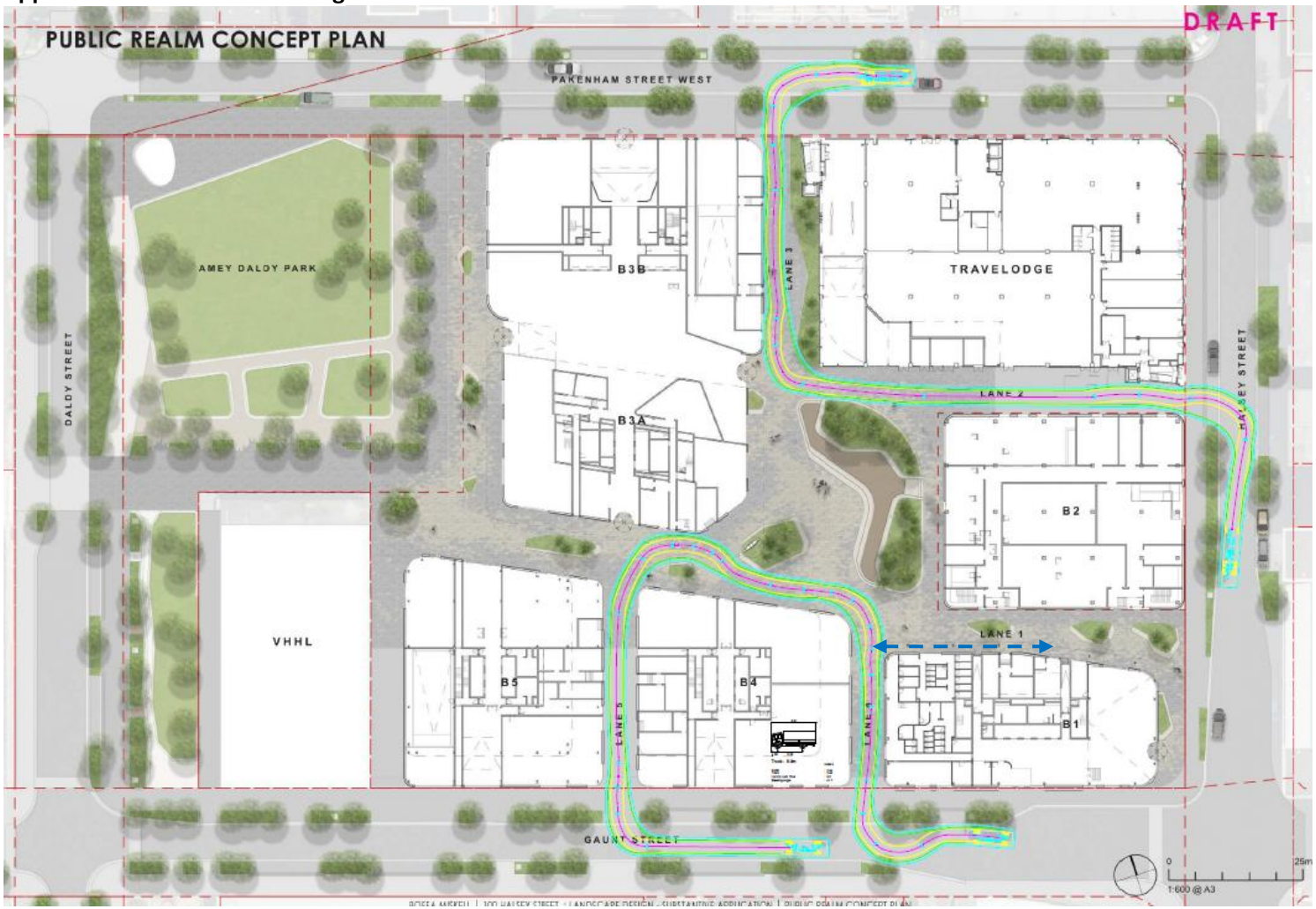
- Health and Safety Policy
- Environmental Policy
- Quality Policy
- Sustainability Policy
- Impac Prequal Certificate (24/04/2025 – 24/04/2027)
- General Liability Insurance Certificate (31/08/2026 – 31/08/2027)
- Professional Indemnity Insurance (31/08/2026-31/08/2027)

Appendix One: Site Plan

Waste rooms are highlighted green



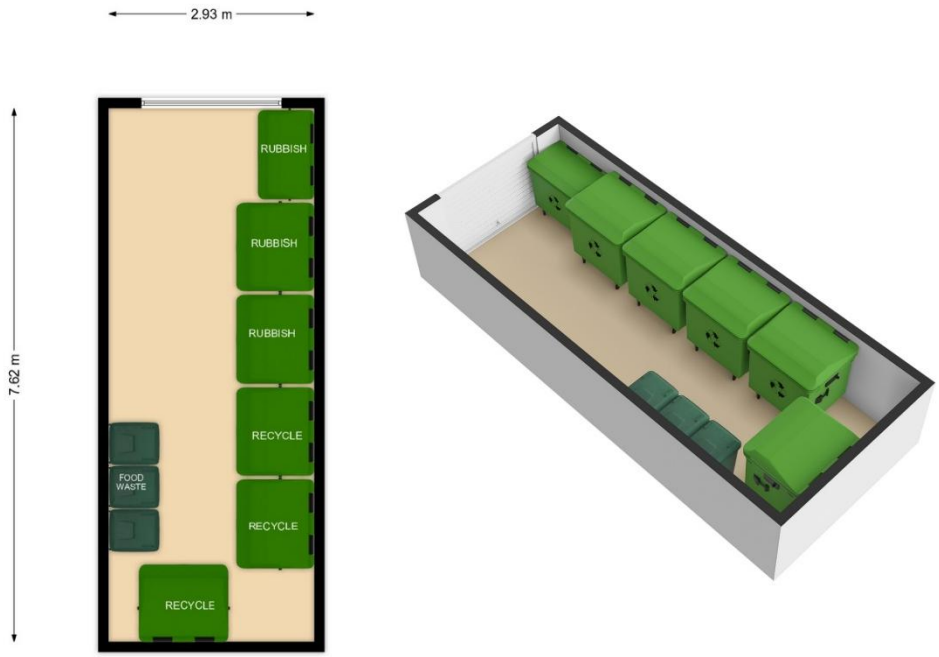
Appendix Two: Vehicle Tracking



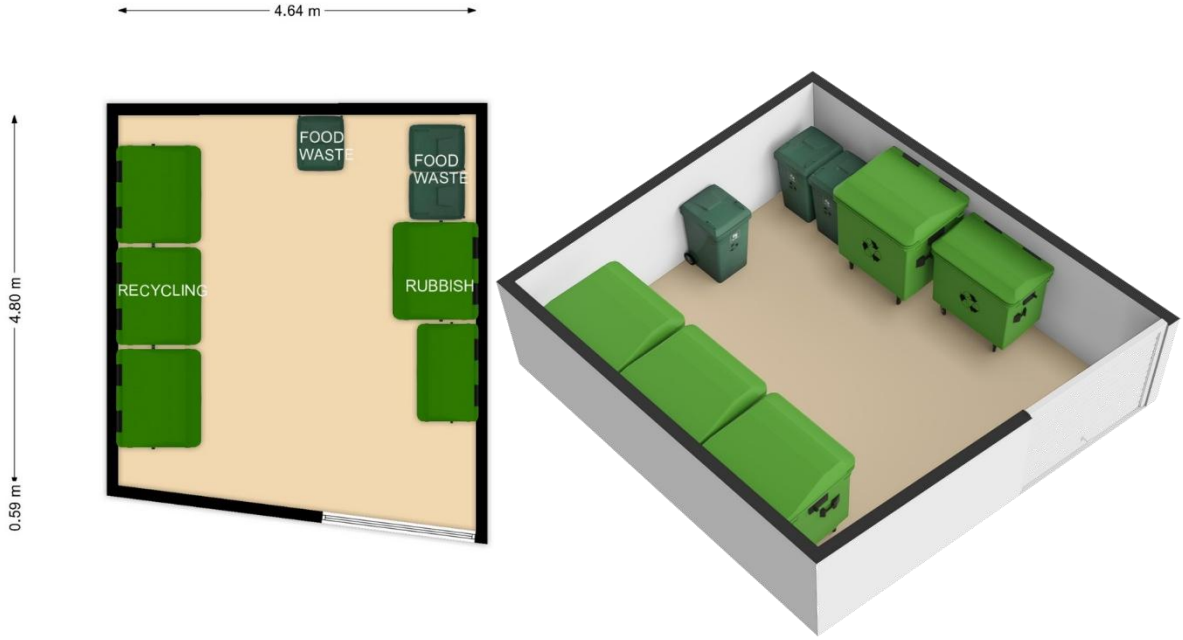
Driver walk distance from parking area to B1

Appendix Three: WASTE ROOM SPECIFICATIONS

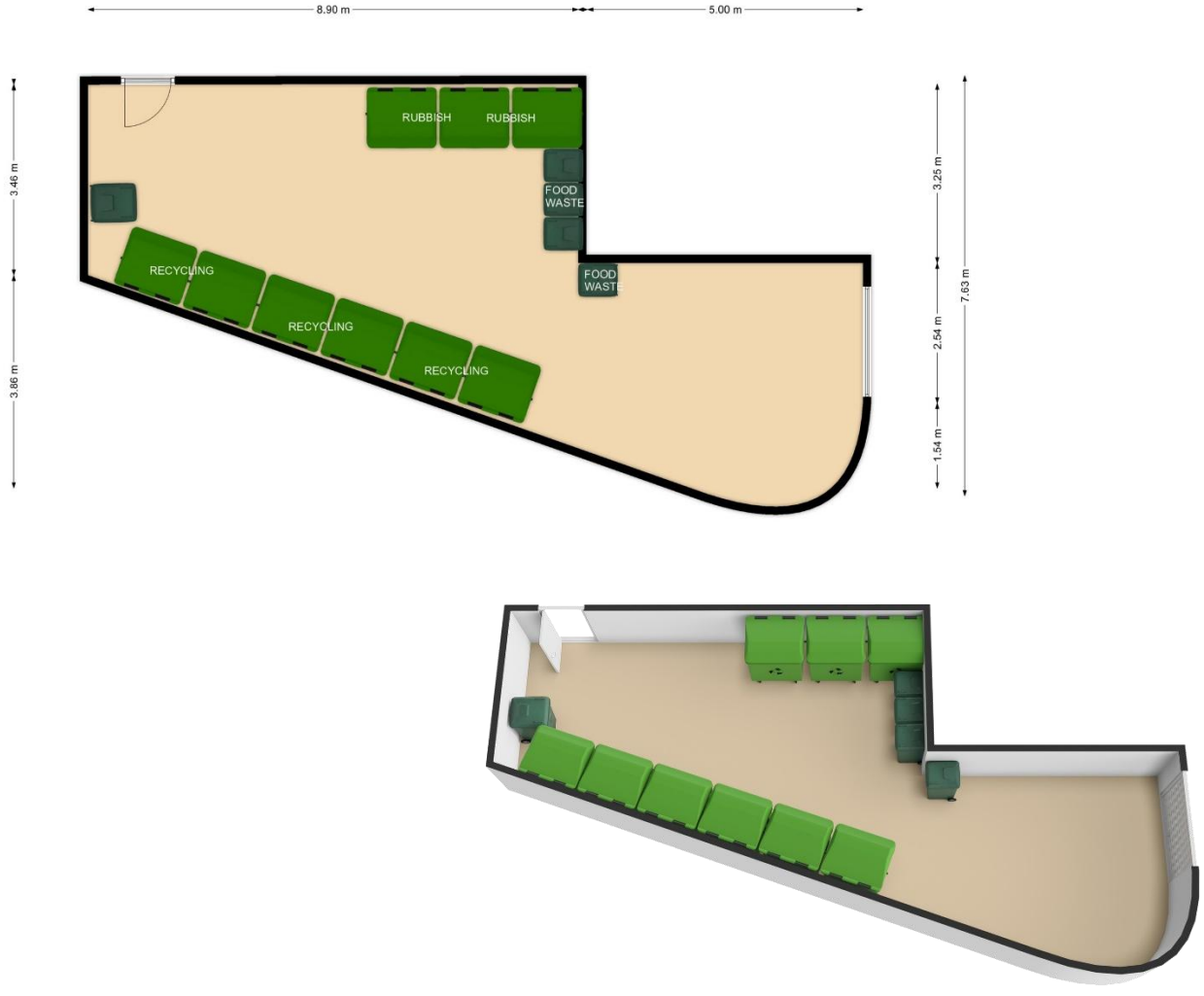
Building One:
Internal Clear wall dimensions: 2900mm x 7620mm



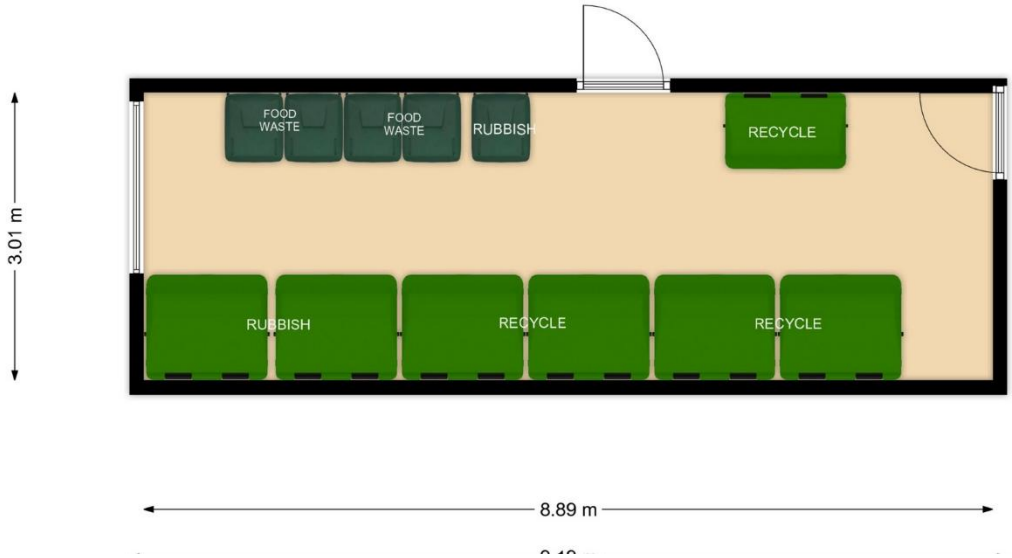
Building 3a

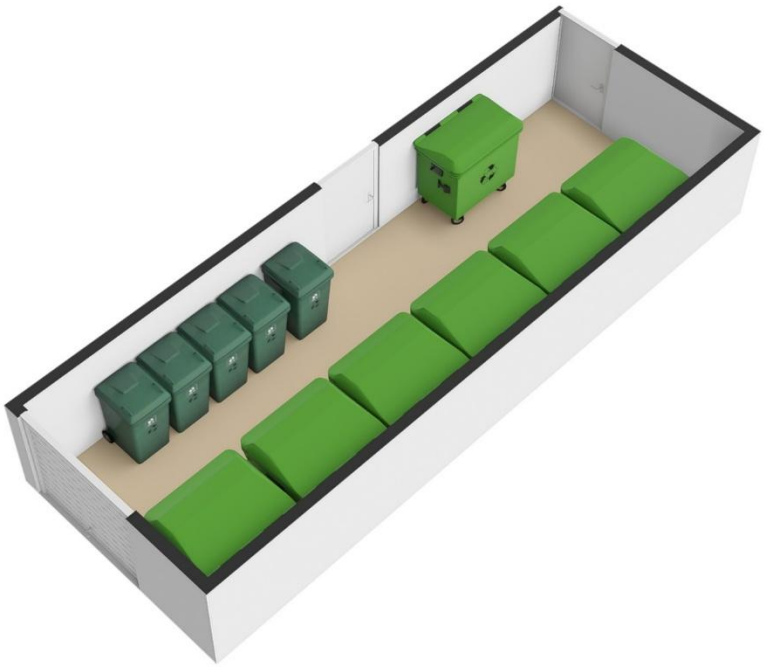


Building 3b



Building 4


FOOD WASTE
FOOD WASTE
RUBBISH
RECYCLE
3.01 m
RUBBISH
RECYCLE
RECYCLE
8.89 m



Building 5

