ORDINARY MEETING

OF

WELLINGTON REGION WASTE MANAGEMENT AND MINIMISATION PLAN JOINT COMMITTEE

MINUTE ITEM ATTACHMENTS

Time: 09:30am

Date: Monday, 10 July 2017 Venue: Committee Room 1

Ground Floor, Council Offices

101 Wakefield Street

Wellington

Business Page No.

1.1 Public Participation

10 JULY 2017

- 1.1.1 Silica Glass Crushers Ltd
- 1. Tabled Information Silica Glass Crushers Ltd

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KAPITI COAST DISTRICT COUCIL SUBMISSION DRAFT WMMP FOR 2017-2023

The Waste Minimisation Act 2008 states that all territorial authorities must promote effective and efficient forms of waste management and minimisation.

A Bold Statement

How does any authority propose to subscribe to the regional vision of:

"Waste free together for people, environment and economy".

Again a Bold Statement

The statements are bold but the leading question is has the Wellington region the ability and tenacity to formulate a Regional Plan to reduce the volume of waste sent to Class I landfills.

Presently the waste programme operated by local authorities named in the Proposal is disjointed with each authority having its own agenda.

The vision projected by the Draft Waste Management and Minimisation Plan is to be commended and should fulfil its objectives.

The WMMP for 2017-2023 requires serious input namely leadership from the elected representatives of the ratepayers over the total region.

Anecdotal evidence expresses the lack of enhancing the practical experience that has been accumulated over the years.

The ratepayer must be fully informed of their major role in the WMMP, public ownership of any project will guarantee its success.



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Presently our waste in the proposed WMMP region is controlled by international companies who basically are cartage contractors and landfill operators.

The community presently are dislillusioned as to the waste disposal.

Silica Glass Crushing Ltd have since 2004 been involved in recycling waste glass.

Sillica have designed glass crushers exporting to Australia and the Pacific Islands, plus is selling on the New Zealand market.

Silica have developed uses for crushed recycled glass:

- (a) roading aggregates;
- (b) grit blasting;
- (c) garden ornaments;
- (d) courtyard pavers;
- (e) drymix products; and
- (f) additives for cosmetics.

A comprehensive view as seen on our website: "www.crushedglass.co.nz"

It is accepted that every tonne of waste glass has a financial saving of \$100 per tonne. This does not include carbon footprints generated by transportation.

Silica have been promoting the establishment of a regional glass crushing recycling which could process all of the glass in the WMMP region.

Recycling is not rocket science, all that is required is the ability to process the waste glass, create products manufactured from crushed recycled glass, plus ensuring that the community takes ownership of the glass recycling project.

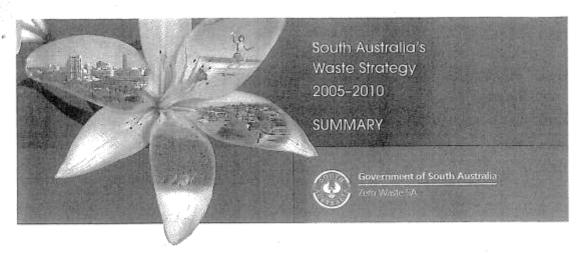
Silica Glass Crushers Ltd are the only company to survive the failed Otaki Clean Technology Centre which in itself was to be commended but unfortunately the direction of the Clean Technology Centre was flawed by inexperienced management,

The management of Silica Glass Crushers Ltd have the experience to contribute to the Waste Management and Minimisation Plan for 2017-2023 and formally request that they be included in the formation of the WMMP to reduce waste to Class I landfills.

Attached is information regarding the South Australian waste strategy which the writer in his capacity as Chairman of Keep New Zealand Beautiful travelled to South Australia on several occasions to study waste reduction.

Barry Lucinsky Silica Glass Crushers Ltd

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South Australia's first Waste Strategy

There are some stark realities and some simple truths that should be regarded as beyond dispute. The Premier's Round Table on Sustainability gave such a message in its report to the Government of South Australia. That simple message is, "Our society and economy are dependent on a healthy environment. The future of South Australia is threatened by alimate change and biodiversity collapse."

We know that wasteful consumption habits are not sustainable because of global limits to the availability and accessibility of the earth's natural resources. We also know that there are limits to the amount of man made waste and pollution the earth can absorb or contain.

South Australia's Strategic Plan intends to make South Australia world renowned for being clean, green and sustainable. It is about embracing change, improving our current ways and finding better ways to do things in order to meet the challenges confronting us as a community.

In the area of waste management, the South Australian Government has acted decisively to establish Zero Waste SA as the organisation to bring about the necessary transformation. Using the framework provided by South Australia's Strategic Plan and the Zero Waste SA Act 2004, Zero Waste SA has developed South Australia's first State-wide waste strategy.

South Australia's Waste Strategy 2005 – 2010 provides direction and is a call to action. Importantly, it recognises that changing people's awareness, values, attitudes and behaviour to a sustainable course is critical for achieving many of its strategies, goals and targets. Changing the hearts and minds of businesses, industry, Governments, communities and individuals is a key feature of South Australia's first Waste Strategy.

'Zero Waste' is a new way of thinking about an age-old problem. It is part of a worldwide movement that recognises the need for change in the way that society manages its waste. Some countries have always reused and recycled materials because of limited access to resources. Now, countries such as Australia, with its ample resources, are recycling more because Governments, businesses, communities and individuals consider it increasingly important to do so.

Recycling is only a staging post on the road to 'zero waste' and nothing is more fundamental to this Waste Strategy than the recognition that there is an urgent need to examine ways to avoid and reduce the creation of waste in the first instance.

The Strategy is an invitation to all South Australians to seize the opportunity it presents for active participation in actions as diverse as green purchasing decisions through to changes in manufacturing and processing, from redesigning products to recycling them.

This is our State's first Waste Strategy and others will follow to ensure a healthy environment for South Australian's now and into the future.



John Hill Minister for Environment

Poon 2 to

and Conservation

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WELLINGTON REGION WASTE MANAGEMENT AND MINIMISATION PLAN JOINT COMMITTEE

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South Australia's Waste Strategy 2005-2010

A new approach

The way South Australians deal with waste generated through consumption, manufacturing and processing patterns will have a direct bearing on our capacity, and that of future South Australians, to live sustainably.

South Australia's waste disposal practices have fundamentally relied on landfill as the lead disposal technology. Several major landfills service metropolitan Adelaide and a large number of smaller rural and regional landfills collectively receive about 1.28 million tonnes of solid waste every year. By disposing waste to landfill we bury many useful resources, preventing ongoing use of the material(s) in one form or another. However, recent studies show cause for optimism. South Australia is one of the best performing jurisdictions around the world for diverting recyclables from landfill.

Zero Waste SA, a State Government agency created in July 2003, is championing a new approach to waste management and has developed South Australia's Waste Strategy 2005-2010 to guide and Inform the necessary changes. The Waste Strategy builds upon a number of previous initiatives to tackle waste at both the State and national level.

This is the first Waste Strategy for South Australia. A new waste strategy will be produced at least every five years, each progressively building upon previous gains.

Objectives of the Waste Strategy

The direction for this first strategy is focused around five key objectives.

- 1 Fostering sustainable behaviour: Simply providing information will not influence people to adopt more sustainable waste behaviours. The Waste Strategy recognises that considerable effort and innovation must be devoted towards fostering attitudes and behaviours that encourage people to change and adopt resource efficient behaviours.
- 2 Reduce waste: Achieving significant progress towards waste avoidance means changing the way resources are used in production processes and in products. This requires modifying behaviours, of households, producers and other participants in the economy. Resources must also be redirected towards more beneficial uses if substantially less waste is to go to landfill in South Australia. Reducing waste is about establishing markets for recyclable products - and designing products to last longer, to be disassembled, reused and repaired. Reducing waste is also about eliminating barriers, providing incentives to reduce, reuse and recycle waste, and about building our knowledge and data on waste and recycling.



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- 3 Implement effective systems: South Australia needs to establish, maintain and increase the capacity of recycling systems and re-processing infrastructure in metropolitan and regional areas. Effective systems are essential for collecting, transporting, sorting, consolidating, transferring and re-processing recyclable and recoverable resources.
- 4 Implement effective policy instruments: Economic, regulatory and other policy measures must be introduced to give the necessary traction in the marketplace to encourage avoidance, reduction, reuse and recycling of waste. These instruments must also be effective to enable industry to make long-term investment decisions based on the knowledge that there will be consistent application of principles, approaches and standards.
- 5 Cooperate successfully: The goals and targets of this and future strategies will only be reached with the successful cooperation of a range of stakeholders.

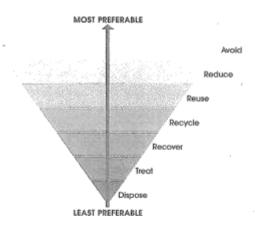
Within each of the five objectives, specific steps are outlined for meeting waste reduction targets and goals across the three broad waste-generating sectors of the community: municipal solid waste, commercial and industrial waste, and construction and demolition waste.

Specific goals/targets for material recovery and recycling in these sectors have been established.

In addition, the strategy recognises special issues that arise from litter and illegal dumping, and from hazardous waste.

Waste hierarchy

The waste management hierarchy is a nationally and internationally accepted philosophy for prioritising and guiding efforts to manage waste, it is a guiding principle of the Zero Waste SA Act 2004 and the foundation upon which South Australia's Waste Strategy has been developed. The waste management hierarchy establishes approaches to waste management according to their importance and preference in descending order. Waste avoidance and reduction are regarded as the most optimal approach and, to the extent that this cannot be achieved, reuse, recycling and recovery of waste is preferred, with treatment and disposal the least preferred approach.





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Roles and relationships

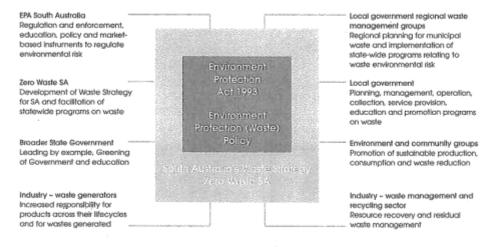
Effective partnerships between State Government, industry, local government and the community are required to achieve the Waste Strategy's goals and targets. The roles and responsibilities of these sectors are explained in greater detail in the background paper that accompanies the strategy.

The Waste Strategy is the lead policy-setting document for waste management in South Australia and an important step towards attaining sustainability outcomes for waste identified by the Government in South Australia's Strategic Plan. The Waste Strategy will help guide the development of a range of other key documents that will ultimately form part of an integrated framework of policies, strategies and plans to guide waste management activities in South Australia. This framework includes:

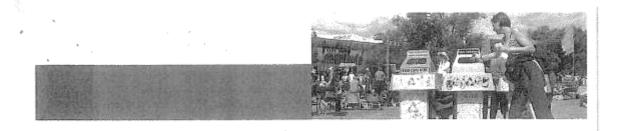
- South Australia's Waste Strategy
- the proposed Environment Protection Authority (EPA) Environment Protection (Waste) Policy (Waste EPP)
- Greening of Government Operations Framework (State Government)
- Draft EPA Hazardous Waste Strategy (in preparation)
- ZWSA's Business Plan
- regional waste management plans developed by councils
- industry waste management plans/agreements/covenants.

In establishing ZWSA, the Government has recognised the distinct advantages in separating some elements of waste management from the predominantly regulatory role of the EPA. For some waste related matters, however, the EPA may also choose to encourage more sustainable behaviour by non-mandatory approaches (e.g. non-mandatory provisions within an EPP).

Roles and relationships for waste management in South Australia (adapted by Zero Waste SA from the Victorian Erwinnment Protection Authority)



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Key targets for waste streams

Municipal Solid Waste

- Increase the recovery, recycling and use of kerbside collected waste to 50% by 2008 (excluding food waste).
- Increase the recovery, recycling and use of metropolitan kerbside collected waste to 75% by 2010 (including food waste).
- Increase the recovery, recycling and use of household waste in non-metropolitan centres through drop-off and kerbside collection services where appropriate.
- All councils to provide high performance kerbside or equivalent systems servicing householders throughout South Australia by 2010.
- Establish effective metropolitan and regional local government waste management groups working cooperatively on regional waste management issues.

Commercial and Industrial Waste

 By 2010, the recovery and use of materials from the C&I sector will have increased by 30% from 2004 weights.

Construction and Demolition Waste

 By 2010, C&D recovery and use will have increased by 50% from 2004 weights.



Implementing the strategy

The Waste Strategy outlines the steps needed to move towards zero waste. Some steps will be achieved sooner than others and the strategy has identified priorities that are ongoing, those that are important in the first three years of the strategy, those that are likely to take more time, and those that may be the subject of future waste strategies.

Annual reporting on the Waste Strategy will be complemented by a review every two years to assess its adequacy and implementation.

Municipal solid waste presents the most likely resource stream for gains to be quickly realised.

This is in large part because local government plays a key role in waste management, particularly in regional areas where the local council often controls the collection and disposal of waste, and in metropolitan and rural areas through councils working collectively in waste management groups.

The commercial and industrial sector and the construction and demolition sector are highly fragmented with a large number of very competitive small, medium and large-scale enterprises. The huge diversity of waste denerating activities and waste materials produced by these sectors requires a range of complementary approaches, including increased responsibility being placed on producers and manufacturers for managing their products beyond the point of manufacture or sale, through to the imposition of strict waste management regulations by government. This strategy and future strategies will require sustained emphasis across these business sectors.

A final component of the strategy relates to transfer, disposal and storage of waste. The strategic actions and steps proposed in this section seek to prevent development of further landfills servicing metropolitan Adelaide, and require metropolitan generated waste to be pre-processed through a transfer station or resource recovery facility, and not disposed direct to landfill.

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Objective of Zero Waste SA

The primary objective of Zero Waste SA (ZWSA), as stipulated in the Zero Waste SA Act 2004, is to eliminate waste or its consignment to landfill and advance the development of resource recovery and recycling.

The requirement to prepare a Waste Strategy for South Australia was part of a range of waste reforms associated with the establishment of ZWSA announced by the Minister for Environment and Conservation in January 2003,

ZWSA intends to change the direction of waste management in South Australia to one that meets both the preferred approach of the waste management hierarchy and the principles of sustainability. A lot can be done to redirect our waste management efforts to more closely reflect the guiding principles of the waste hierarchy. A major challenge – to break the strong link between waste generation and economic development – will only be met by a range of policy measures.

Next steps

International and interstate analysis provides some reassurance that the South Australian Waste Strategy - which seeks to maximise the beneficial use of waste materials, decrease the generation of greenhouse gas and reduce the disposal of waste to landfill -- makes good economic, social and environmental sense. However, detailed benefit-cost analysis of the Waste Strategy will provide greater certainty and information about the real and total costs (including social and environmental externalities) of implementing its range of strategies, next steps and other measures. A comprehensive benefit-cost analysis of South Australia's Waste Strategy using a full cost accounting analysis will be initiated within the Waste Strategy's first year of life and will be used to optimise its economic, social and environmental efficiency.

About this summary

This brochure summarises the information contained in South Australia's Waste Strategy 2005-2010. The strategy includes a Background Paper. Both documents are available from the Zero Waste SA website at

www.zerowaste.sa.gov.au.

A limited number of printed copies have been produced.

Consultation

ZWSA received 48 submissions on a draft version of the Waste Strategy released for 12 weeks consultation on 29 November 2004.

Copies of the draft Waste Strategy were widely distributed to relevant stakeholders in hard copy and electronic form, notification advertisements appeared in state-based and regional newspapers both at the beginning of the process and again early in 2005, and several presentations, briefings and a workshop were conducted with various groups.

The general commentary, opinion, issues and statements in the submissions have been used to further develop and finalise South Australia's Waste Strategy 2005-2010.

References

Environment Protection Authority, 2003, The State of our Environment: State of the Environment Report for South Australia 2003, EPA, Adelaide.

Government of South Australia. 2004. South Australia's Strategic Plan - Creating opportunity. Government of South Australia, Adelaide.

Further information

For further information about this strategy piease contact Zero Waste SA on (08) 8204 2051 or email zerowaste@state.sa.gov.au

Our Waste Our Responsibility

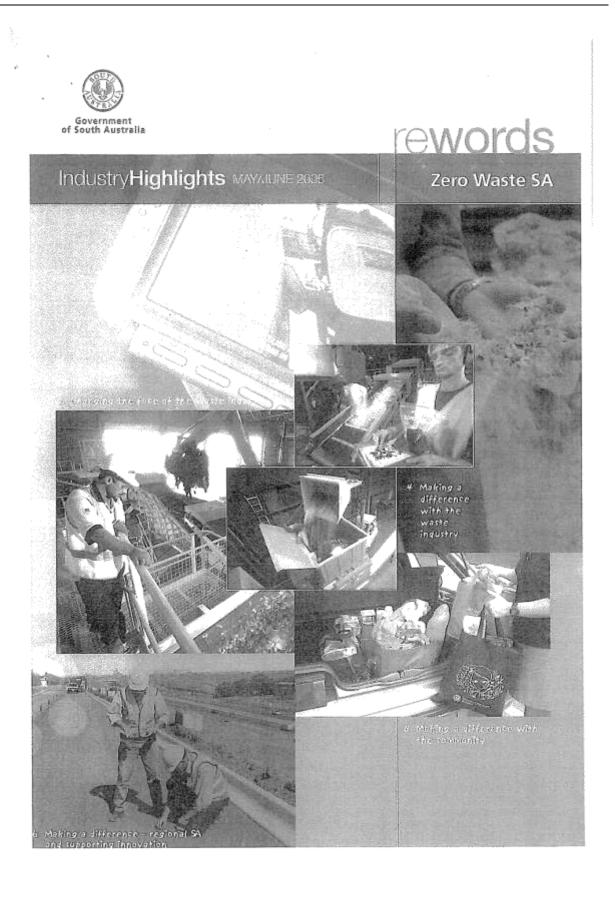






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Caninging the face of South Australia's waste industry

Waste and sustainability: a crucial link Gail Gago, Minister for Environment and Conservation

Zero Waste SA's mission to change the direction of waste management in South Australia embraces one of the crucial elements of this Government's sustainability agenda.

We are committed to achieving the Kyoto greenhouse emissions target before 2012 and it is clear that changes to how we manage our waste will be a key contribution to meeting the target. The tide is turning much of what we have in the past called waste we must now see as a resource, and we must put in place the means to re-use and recover that resource.

The UK Waste and Resources Action Programme, recently found that in the UK recycling currently saves between 10 and 15 million tonnes of COP equivalent greenhouse gases per year compared to other waste management options. This is equivalent to about 10% of the greenhouse gases emitted by UK household, or to taking 3.5 million cars off UK roads.

These figures show the positive contribution that recycling, alone, can make to tackling climate change, and we must make a proportionally similar impact in South Australia.

Since its establishment in 2003 by this Government, Zero Waste SA has provided \$6.5 million in grants for infrastructure and related developments. The grants have been an incentive to encourage the State's industry to invest in recycling and resource recovery infrastructure development. Without these grants most of the developments (many of which are described in this newsletter) would have been delayed or never have happened.

Without appropriate infrastructure all our efforts at improving management of domestic, commercial and industrial waste would come to pought.

For example, the recent trial of kerbside collection of domestic kitchen organic waste in Burnside, supported by Zero Waste SA, showed that the community enthusiastically embraced such a collection. What it also showed, however, is that we will not be able to expand the program without additional infrastructure compost the collected material. Over \$3 million has been provided as incentive payments to local councils that achieve a specified minimum standard of kerbside recycling.

This has had a marked effect, with recent data shows that 44% of material collected at kerbside is now recycled, up from 30% in 2003. A further jump to approximately 52% of metropolitan kerbside collected material diversion is anticipated from the system upgrades foreshadowed by councils, supported by Zero Waste SA.

Zero Waste SA is clearly a tangible driver in confributing to the Government's sustainability objectives. Its sponsorship of the Waste Management Association of Australia's conference, 'Towards Zero Waste - achieving practical solutions', is a positive step in recognising the link between zero waste, tackling climate change and developing co-operative relationships with its industry partners.

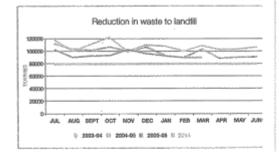
Meeting South Australia's Waste Strategy Targets

Vaughan Levitzke, Chief Executive, Zero Waste SA

This special edition of rewords showcases some of the infrastructure projects which are changing the face of South Australia's waste industry, and working towards meeting the target set out in South Australia's Strategic Plan to reduce waste to landfill by 25% by 2014.

Environment Protection Agency figures show that we are making a difference. Metropolitan waste to landfill has reduced by 9.15% from 2003/2004 with rural areas seeing a reduction of 5.5%. Paradoxically, as South Australia's economy continues to grow, this puts extra pressure on waste infrastructure and potentially produces more waste over time unless we introduce innovative measures.

Central to Zero Waste SA's activities have been our infrastructure incentive grants funding programs which are stimulating industry investment in the state. These projects are increasing the beneficial use of materials that could otherwise end up in landfill. Other projects are enabling businesses to increase the capacity and quality of material used in recycling systems and re-processing infrastructure.



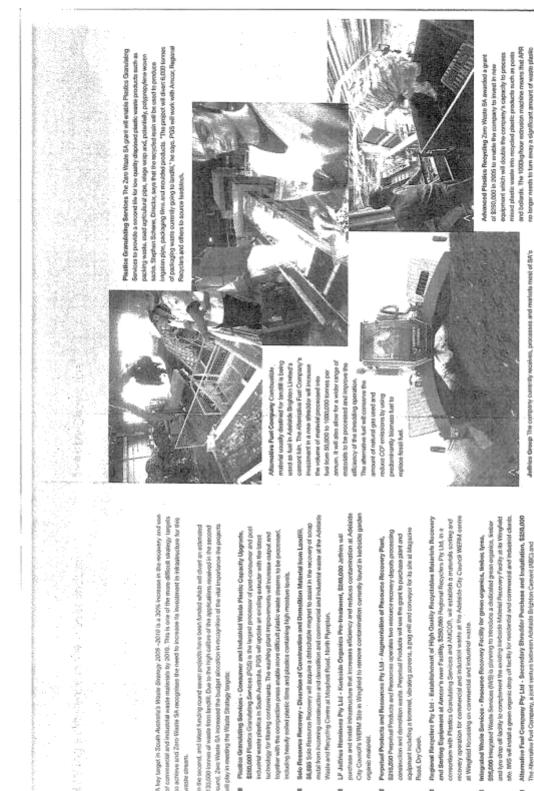
Increasingly Zero Waste SA is focussing on the higher levels of the waste hierarchy (avoidance and waste reduction) and promoting the link between waste and sustainability. To meet the targets in South Australia's Waste Strategy 2005-2010 our business will shift its focus - from providing high cost financial incentives and 'end-of-pipe' solutions - to working with industry to resolve problems closer to the source.

We value our partnerships with the Waste Management Association of Australia, the Local Government Association, and KESAB environmental solutions, and, through other funding agreements, with many businesses and not for profit organisations. Zero Waste SA is a major sponsor of the Towards Zero Waste - achieving practical solutions conference and looks forward to this becoming a flagship event for the waste and resources industry in South Australia.

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will play in meeting the Waste Strategy targets:

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Integrated Whole Senrices - Resource Recovery Facility for green erganics, timber, tymes,

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material which previously would have ended up in tendell. APR

General Monager, Rod Croser, says: "Because the worte

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Making a difference with the **Community**

Further Information

A key target in South Australia's Waste Strategy 2005 - 2010 is a 50% increase in the recycling and recovery of material presented at the kerbside by 2008.

The Kerbside Performance Incentives program aims to encourage South Australian councils to adopt high performance waste management services. Total funding of \$4.5 million has been made available in the program over two years. By 2007, 18 metropolitan Councils will have upgraded to high performance kerbside recycling systems, with a number of country Councils following suit from as far south as Mount Gambier to as far north as Whyalla.

Each upgrade involves moving to the safer, higher yielding bin systems advocated through the Zero Waste SA Kerbside Performance Incentives program.

Significant gains are expected to be made with larger regional towns such as Murray Bridge, which currently offers no kerbside recycling service. Port Lincoln and Port Augusta continue to use crates for kerbside collection. Further significant gains in the metropolitan area will depend largely on the results of the Burnside Food Organics Trial and Zero Waste SA's ability to apply this approach to a larger metropolitan 'catchment' of households.

Kerbside waste and recycling audits of larger grant recipients are being used to refine yield data and to better inform Zero Waste SA and councils on issues such as contamination in recycling bins and 'missed' recyclables that are still being placed in waste bins. The Local Government Education Assistance Program supports Councils to deliver effective and consistent education programs that are tailored to the community's needs.

As the program nears completion Zero Waste SA is starting work on the design of a program that is aimed at the next performance target in South Australia' Waste Strategy, which calls for the diversion of 75% of kerbside material by 2010.



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Regional Infrastructure Grants - Flora Jentine

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Events Subsidy Scheme - John Blanson

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Kerbside Performance Incentives - Fona Jervina

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Collection Depot Pacycling Infrastructure Grants Philip Mathews

Telephone: (08) 8204 1947 phillip.matthews@state.sa.gov.au

Plastic Bags Heduction Program - Richard French

Telephone: (08) 8204 1913 richard.french@state.sa.gov.au.

Social Enlerprise Incentive Grants Program - Marcia Heartt

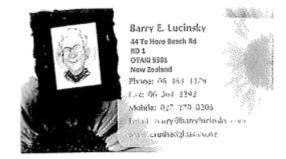
Telephone: (08) 8204 2672 marcia.hewitt@state.sa.gov.au

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10 JULY 2017







My mother Verner Mary ejected me into the world on a cold and frosty morning on the 15th April 1934, so here I am.

Good morning. My name is Barry Lucinsky and as I stand before you this morning I ask myself why I arose at the crack of dawn, travelled from Te Horo to address you about recycling and landfill diversion.

Recycling will reduce waste to landfills. Personally I am passionate about recycling. We should show concern about waste disposal. Reduction to landfill is paramount now, not a challenge, to our next generation.

My purpose today is to ask you all to consider the establishment of a Regional Glass Recycling Plant to process all of the region's waste glass.

RECYCLING WASTE GLASS IS PROFITABLE

Since 2008 Silica Glass Crushers have crushed and recycled waste glass at the Otaki Transfer Station.

Over this period silica have designed, manufactured and exported three glass crushers to Darwin Australia, with another recent sale to the Chatham Islands.

This August I will be in the Cook Islands promoting plant and technology for crushed glass recycling.

Silica have developed a range of sustainable and marketable products from crushed recycled glass.

Pavers manufactured from 100% crushed recycled glass, one tonne of recycled glass will produce 72 pavers.

The Para Rubber company utilise spa and swimming pool filters produced by Silica.

The saltwater fish farm operated by NIWA at Whangarei consume recycled glass filtration material supplied by Silica.

Recycled crushed glass bead is manufactured in various colours as a landscape mulch.

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Presently, Silica are producing crushed glass material for Colenso as a drymix product which will be marketed by Mitre 10.

Roading and storage yards consume large volumes of crushed recycled glass.

Silica have manufactured a cosmetic soap using powdered silica to replace the micro plastic beads which have become a worldwide problem to the oceans' fish.

Briefly, I have endeavoured to present to you that recycling glass is practical and profitable.

Now, how would a Regional Glass Recycling Plant operate and what advantages will the operation generate to the ratepayer of the region?

REGIONAL GLASS CRUSHING RECYCLING PLANT

- Establish a Regional Glass Recycling Plant within the region supported by all District Councils within the region.
- 2. All regional recycled glass can be processed at such a plant.
- The Regional Plant will have the facilities to decontaminate the waste glass and sort into colours.
- 4. The Regional Plant will have the capability to produce high value recycled glass.
- The Regional Plant will produce coloured sorted cullet for O.I. smelter at Auckland.
- The Regional Plant will consume all of the recycled glass which will not go to landfill.
- The Regional Plant processing will create substantial reduction in carbon emissions.
- 8. The Regional Plant will create substantial employment in the region.

To you my audience, I sincerely hope that I have not bored you, please take on board my comments. Let's give the future generation a legacy not a problem.

I thank you for your attention.

10 JULY 2017





MADE WITH CRUSHED RECYCLED GLASS
HIGH ENVIRONMENTAL CREDENTIALS
MADE FROM LOCALLY SOURCED MATERIALS

GRADE B STANDARD

Contact:

Barry E. Lucinsky 027 270 8206 barry@barrylucinsky.com

www.crushedglass.co.nz

Silaca Glass Crushers, Otaki Transfer Station, 1 Riverbank Road, Otaki

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Silaca Glass Crushers continues to add to our range of new building products with the ongoing development of PlasGlass Board.

The 6mm thick board is manufactured from 100% recycled material – waste plastic and crushed glass – and has the potential to be used in a variety of regulated and non-regulated building and construction applications.

Potential Uses/Applications:

Air Barrier Board
Tile Underlay
Interior Lining
Exterior Cladding
Roofing Material
Industrial Work Surfaces
Floor Covering & Matting
Concrete and Pre Cast Boxing
Landscape Edging

Target Features:

Excellent UV characteristics

Weather-tight Clean Profile Cutting Plastic Weld-able Durability and Re-use Competively priced

Standard Size* (mm):

2400 x 1200

* Size and thickness dimensions can be specified to fit a particular application therefore eliminating wastage and while black is standard, can be manufactured in almost any colour.

> Contact: Barry E. Lucinsky 027 270 8206 barry@barrylucinsky.com

www.crushedglass.co.nz

Silaca Glass Crushers, Otaki Transfer Station, 1 Riverbank Road Otaki