

6. REFUSE COLLECTION FROM PRIVATE COMMUNITIES – STYX MILL COUNTRY CLUB

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The purpose of this report is to advise the Board that an application has been received from the Styx Mill Country Club Incorporated Society for the collection of refuse and recyclables from two "Private Communities" (commonly called Gated Communities) in the Styx Mill Country Club development.

The two areas are Royal Court (8 homes) and Applefield Court (64 homes) refer to attachment.

COUNCIL POLICY – COLLECTION OF REFUSE AND RECYCLABLES FROM GATED COMMUNITIES

At the time of receipt of the application the Council had no policy with regard to the collection of refuse and recyclables from gated communities. Clarification on eligibility for this under the Council's policy for collection from private lanes was sought from City Water and Waste Unit.

A report addressing this issue was presented to the Sustainable Transport and Utilities Committee (STU) at its 11 May 2004 meeting. This report contained a proposed policy and conditions for collection (see attached Technical Briefing Paper). The Sustainable Transport and Utilities Committee has approved the proposed policy and has recommended its adoption in its report to Council for the Council meeting on 27 May 2004.

The recommendations in this report are taken from the Report to Council. Any changes arising from the Council meeting will be brought to the Board at its meeting on 9 June.

APPLICATION FROM STYX MILL COUNTRY CLUB

The application is signed on behalf of the Styx Mill Country Club Incorporated Society and is annotated "Duly authorised by all owners to sign on their behalf". Included with the application is a copy of the Management Plan for the two communities.

In this Plan it is stated:

"In addition to the normal utilities as described under the "Infrastructure" heading, the following services are available relating to:

a. Rubbish collection (Both Council collection and private)

b. (...)

These services all available to lot owners within the private community, (if provided by local operators). These services may be excluded or limited from time to time at the discretion of the Incorporated Society Manager for various reasons".

Access to the two communities is available by a remote controller or keypad.

Applefield Court complies in all respects with the Council's conditions for collection from private lanes and gated communities.

Royal Court complies except for the 80m minimum length. However with the position of the lane in relation to the street it runs off, Brookfield Drive, and its shape as an extended cul de sac it is considered that this should not preclude it from the Council's collection.

Staff

Recommendation: That, subject to Council approving the proposed policy for the collection of refuse and recyclables from gated communities, the Board approve the collection of rubbish and recyclables by the Council's contractor from the gated communities of Applefield Court and Royal Court subject to the following:

1. That the contractor be provided with remote controls and access codes to allow access into the communities for the collection of refuse and recyclables. If access codes are changed, the Council shall be notified. This condition (1) to be subject to review in the event that the number of similar developments presents an unmanageable number of access methods.

2. The Council will not be liable for damage to road or property or for personal or property crimes that may occur as a consequence of providing requested Council services.
3. That the collection from either of the communities will be stopped at the request of the Manager of the Styx Mill Country Club Incorporated Society acting on behalf of the Society.

**Chairperson's
Recommendation:**

For discussion