

12. REFUSE AND RECYCLABLES COLLECTION FROM GATED COMMUNITIES

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The purpose of this report is to inform the Council of the issues associated with refuse and recyclables collections in gated communities.

BACKGROUND

As noted in a report to the Regulatory and Consents Committee last year, proposals for gated communities are increasing. At issue for Council service providers is the provision of services to these developments, in particular those for which access is restricted.

Within the City Water and Waste Unit, kerbside refuse and recycling collection services are those which will/are mostly significantly affected by restricted access developments. There is no Council policy concerning gated communities. An existing Council policy for refuse and recyclables collection from private lanes has limited applicability to gated communities, since:

- The policy is concerned with private rights-of-way held by individual land owners along the private lane, and
- The policy does not address the restricted access issue.

Non-gated developments present fewer difficulties since access to residences is not restricted. Attachment 1 summarises the issues associated with gated communities.

PROPOSED POLICY FOR GATED COMMUNITIES

Because the existing Council policy on refuse and recyclables collection from private lanes has limited applicability to gated communities and similar developments, it is proposed that a policy be developed. The policy should set out requirements for the efficient collection of rubbish and recyclables by Council. A proposed policy is as follows:

“Proposed Policy

That the extension of refuse and recycling collection down private lanes within gated communities meet the following criteria:

- *Private lanes in gated communities must meet criteria set forth in the Refuse Collection from Private Lanes Policy.*
- *In order to receive Council refuse and recycling collection services, gated communities must either:*
 - *Provide a collection point for Council rubbish bags and recycling containers outside of the security perimeter, or*
 - *Provide driver-activated access, by means of a remote control, and card key or access code as back-ups. Where access codes are used, gated communities should be required to notify the Council any time the codes change. Pending the extent of future gated developments, the driver-activated access option may need to be reviewed in the event that the number of such developments presents an unmanageable number of access methods.*
- *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.”*

- Recommendation:**
1. That the private lane collection policy be continued, with the following amendment:
 - (a) *“Parking from dawn to dusk on the collection day will be restricted to one side of the lane only, to permit unimpeded access by collection vehicles.”*
 - (b) The clause referring to truck capacity be replaced with *“The collection contractor’s small vehicles used for collecting from difficult access streets, must be able to negotiate the lane”*.
 2. That multiple unit non-gated developments be permitted to apply for collection services under the same general conditions as for private lanes.
 3. That gated communities be permitted to apply for collection services within the community under the same conditions as for private lanes, but with the additional provisions noted in the proposed policy contained in the report above.