

5. DRAFT POLICY FOR ACCESS ACROSS AND USE OF PARKS LAND BY CONTRACTORS

RR 9594

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Corporate Plan Output: Consents page 9.4.	

The purpose of this report is to set in place a policy to allow access across and use of Council parks land by contractors under conditions of control.

BACKGROUND

The Parks Unit has a code of practice in place which allows contractors access across our parks to allow movement of relocatable buildings, renovation and construction of adjoining private residences and short term storage of materials.

In all cases the protection of the reserve is paramount and access is only allowed after the contractors have exhausted all other options for gaining access to the building site.

With increased infill and cross lease housing, our code of practice is being questioned by adjoining homeowners and contractors who wish to use park land for access with no bond or conditions of approval. It has therefore become apparent that a more formal policy is required.

Currently contractors pay a bond and are allowed access under certain conditions. There have been instances in the past where due to wet weather and access by heavy concrete trucks, the reserve has sustained considerable surface damage. In the case of the removal of relocatable buildings, large vehicles have damaged both the reserve surface, trees, fences, car parks and kerbs.

The Area Parks Officers issue site instructions that are agreed to by the contractors along with standard conditions.

These relate to the following:

1. The contractors carry and produce evidence of adequate public liability insurance with a \$500,000 minimum cover to protect the Council’s interests. The Council will be absolved of responsibility for damage to any stored materials.
2. The contractor ensures the work site, storage area, and access route across the park has signs and fences or barriers warning the public of hazards, and only one route is used to minimise damage.
3. Any soil excavated from the site remains the property of the Christchurch City Council and may be transported to a pre-arranged site. All construction materials including any excavated soil must be stored where directed.
4. Work required to be undertaken on trees or shrubs both above and below ground must have prior approval and be undertaken by an experienced tree contractor or the Council at cost.

5. All underground services including power, irrigation lines and points, drainage systems, sewage and telephone will be the responsibility of the contractor to locate and protect from damage.
6. Any recreational facilities such as sports grounds and play areas must also be protected from damage, and access will only be allowed when ground conditions are suitable.
7. Kerbs, footpaths and car parks shall be protected with timber boarding or other protective materials.
8. A bond of \$2,000.00 is to be lodged with the Council, and the contractor is responsible for full reinstatement of the reserve and the facilities to the Parks Manager or his designates satisfaction. In the event that this does not occur the Parks Manager may order another parks contractor to undertake the work and deduct the costs from the bond.

SUMMARY

The Parks Unit has the responsibility to administer and manage parks under the terms of the Reserves Act 1977.

To ensure the majority of the public using our parks enjoy this experience, access for building and or storage of materials will only be allowed after all other avenues have been exhausted. The protection of the park assets is paramount and this includes turf, sports turf, trees, paths, car parks and any other features. Only when ground conditions are suitable and other conditions have been satisfied will access be allowed.

- Recommendation:**
1. That the attached draft policy for access across and use of Council administered parks land be released for consultation.
 2. That all Community Boards and the Contractors Federation be consulted on the draft policy.

Chairman's

Recommendation: That the above recommendation be adopted.