
TAWA DRIVEWAYS QUESTIONNAIRE

1. Purpose of Report

To inform the Tawa Community Board of a questionnaire to be circulated to Tawa residents who pay a \$100 per annum levy to have Council maintain their driveways. Copy of proposed questionnaire and cover letter attached.

2. Executive Summary

In 1998 the Wellington City Council agreed on a policy to continue maintaining 41 specific driveways in Tawa on the basis of a \$100 rates levy per affected property per annum. Council stated its intention to review this policy in 10 years time. The attached cover letter and questionnaire are proposed for circulation to the 258 affected property owners to assist Council staff make a recommendation to the Tawa Community Board and the Council before July 2008.

3. Recommendations

It is recommended that the Community Board:

- 1. Receive the information.*

4. Background

Before the merging of the Tawa Borough with Wellington City in Oct/Nov 1989, the Tawa Borough Council maintained some driveways. Those driveways included both private driveways formed on public road land and private driveways formed on private Right of Way land. This practice of maintaining those driveways was in conflict with The Wellington City Council policy which was, and still is, 'No assistance except where specifically approved by Council on individual merit (unique circumstances must exist)'

In 1998, following consultation with the Property Owners, Tawa Community Board and Councillors, Council agreed to continue maintaining 41 specific driveways on the basis that the 258 affected property owners pay an additional \$100 rates levy per annum. It was also agreed at that time that Council would review this policy after a 10 year period.

5. Discussion

Over the 9 year period of this policy Council has resurfaced most of those driveways and maintained them all in a sound condition. The \$100 per annum per property levy has been sufficient to cover maintenance costs but price increases in maintenance are now significantly limiting the amount of work that can be carried out.

The maintenance work cost rates for roads and driveways has increased by 50% over the last 9 years. Several of the driveways will soon need to be resurfaced and some significant retaining walls will need to be built to stabilise adjoining banks. For Wellington City Council to recover the actual costs the levy will need to increase to \$250 per property per annum.

The Tawa driveway maintenance policy is not consistent with Council policy for driveways in the remainder of the City. Council will need to decide in the near future how to move forward in this matter.

It is considered that feedback from the questionnaire will help staff make a recommendation to the Tawa Community Board and Council next year which properly considers the interests of the affected Tawa driveway owners.

6. Conclusion

This report follows a previous report in December 2007 intended to brief the Tawa Community Board of this Council policy and its pending review.

Contact Officer: Neil D Johnstone - Planning Team Leader, Transport Assets, Infrastructure,

Supporting Information

1) Strategic Fit / Strategic Outcome

Inform the Tawa Community Board of a pending review of the Tawa Driveway Maintenance Policy.

2) LTCCP/Annual Plan reference and long term financial impact

The project is contained in the Council Plan # C312..

3) Treaty of Waitangi considerations

Not applicable

4) Decision-Making

No decision required

5) Consultation

Will follow with distribution of letter to affected property owners

6) Legal Implications

Not applicable

7) Consistency with existing policy

Based on Council decision in 1998 to maintain specific Tawa driveways and review that policy after 10 years.

< Date >

File ref:

Name of Addressee. Press [F11] to move to each field.

Title

Company

Street Address/P O Box

Suburb

City

Dear Name of Addressee

WCC POLICY - MAINTENANCE OF SPECIFIC DRIVEWAYS IN TAWA

I am writing to seek your feedback on the maintenance service provided by Council in respect of the driveway to your property.

Before 1998 the Tawa Borough maintained several driveways from public funds particularly where the driveways were used for three or more properties. In 1998 the Wellington City Council agreed to continue this service on the basis of a \$100 rates levy per property per annum. This was intended to fund the full costs of maintaining the 41 driveways included in this project. This is a variation from Council's normal policy in respect of maintaining driveways. Normally Council does not assist with the maintenance of driveways even if they provide access for several properties. In 1998 Council stated its intention to review the Tawa driveway policy in 10 years time. Council now wishes to review this policy and decide whether to continue providing this driveway maintenance service for the specified Tawa Driveways.

The Tawa driveway maintenance includes nominal cleaning, emptying of sumps, weed spraying on pavement areas, the cutting of overhanging vegetation, handrail repairs, pothole repairs, pavement resurfacing, and retaining wall work. Council carries out an annual survey of the driveways to identify maintenance needs. Council also responds to telephone calls about maintenance needs. In this respect please call our Call Centre, 499 4444.

Over the last 9 years the cost of road maintenance contract services has increased almost 50%. In addition to this some significant retaining wall costs are anticipated. As a result the \$100 per property per annum levy will need to increase to \$250 to match the cost of this Tawa Driveway Maintenance project. The annual levy in the future would be reassessed each year to match the cost of providing the service. A summary of the financial history of the Tawa Driveway Maintenance project is included at the end of this letter along with the proposed budget for next year.

Property owners on a driveway have the option to withdraw from paying the levy should they collectively agree with the other affected property owners to maintain that driveway independent of Council.

It is considered there are four options the Council has for the future of these Tawa driveways:

1. Continue with the current maintenance service. This will require the levy to be increased to \$250 per property per annum.
2. Continue with the current maintenance service but without the street cleaning, sump cleaning, growth cutting and weed spraying services. The respective levy would be \$50 less than option 1 above.
3. Terminate the service to align the policy with the remainder of Wellington City.
4. Implement a hand back strategy to terminate the service over a period of time on the basis of Council resurfacing a driveway and carrying out such other maintenance works to a standard where the driveway is in a very good condition in the opinion of the Council Road Assets Manager. This will still require the levy to be increased to a similar amount indicated in option 1 above.

Before I make any recommendation in this matter I would be interested in your views about the present service and the future of the service.

Can you please complete the response form below and send it to me. Alternatively you may email your comments to me at neil.johnstone@wcc.govt.nz

Can you please provide your feedback before Friday 4 April 2008.

Yours sincerely,

Neil D Johnstone, DDI (04) 803 8397, email: neil.johnstone@wcc.govt.nz
Planning Team Leader, Transport Assets,
Infrastructure,
Wellington City Council

Financial Summary of Tawa Driveway Income and Expenses since the project began:

Year	Income	Expenditure	Balance
1998/99	\$24,000.00	\$32,946.00	-\$8,946.00
1999/00	\$24,000.00	\$25,311.70	-\$10,257.70
2000/01	\$22,578.00	\$26,811.76	-\$14,491.46
2001/02	\$23,643.00	\$23,767.00	-\$14,615.46
2002/03	\$23,643.00	\$32,178.00	-\$23,150.46
2003/04	\$23,643.00	\$28,052.95	-\$27,560.41
2004/05	\$23,643.00	\$33,947.21	-\$37,864.62
2005/06	\$23,643.00	\$18,541.00	-\$32,762.62
2006/07	\$23,643.00	\$18,829.00	-\$27,948.62

Proposed Budget for 1 July 2008 to 30 June 2009 (excludes GST):

Street cleaning *	\$ 4,100.00
Growth cutting and weed spraying *	\$ 7,500.00
Routine maintenance *	\$ 5,000.00
Pavement resurfacing *	\$ 10,000.00
Retaining walls	\$ 26,000.00
Professional services	\$ 5,000.00
Organisation on costs	\$ 3,000.00
Total Expenditure	\$60,600.00

* - These costs are based on present contract rates and may vary as contracts are changed.

Please complete and return to:

Neil Johnstone, Team Leader,
Transport Assets Planning
Infrastructure
Wellington City Council,
PO Box 2199
WELLINGTON

REVIEW OF TAWA DRIVEWAYS POLICY – QUESTIONNAIRE

MAINTENANCE OF SHARED DRIVEWAYS BY THE WELLINGTON CITY COUNCIL

Are you happy with the present driveway maintenance service provided by the Wellington City Council ?	
Yes / No	(Please circle)
Comment: (Please make comment especially if you have indicated 'No')	
Are you happy for the driveway maintenance service to continue (With the understanding the costs are likely to increase to \$250 per property per annum with further adjustments in future)?	
Yes / No	(Please circle)
Comment:	
Would you like to do the street cleaning of your driveway along with cleaning of the sumps, cutting growth back to keep it clear of the driveway and any footpaths, and carry out weed spraying of pavement, kerb and channel areas (This would result in a lesser levy of \$200 per property per annum)?	
Yes / No	(Please circle)
Comment:	
Further Comment:	

Response from: Address: Date . . / . . / . .