



**Infrastructure
and Planning
Bulletin
August 2022**

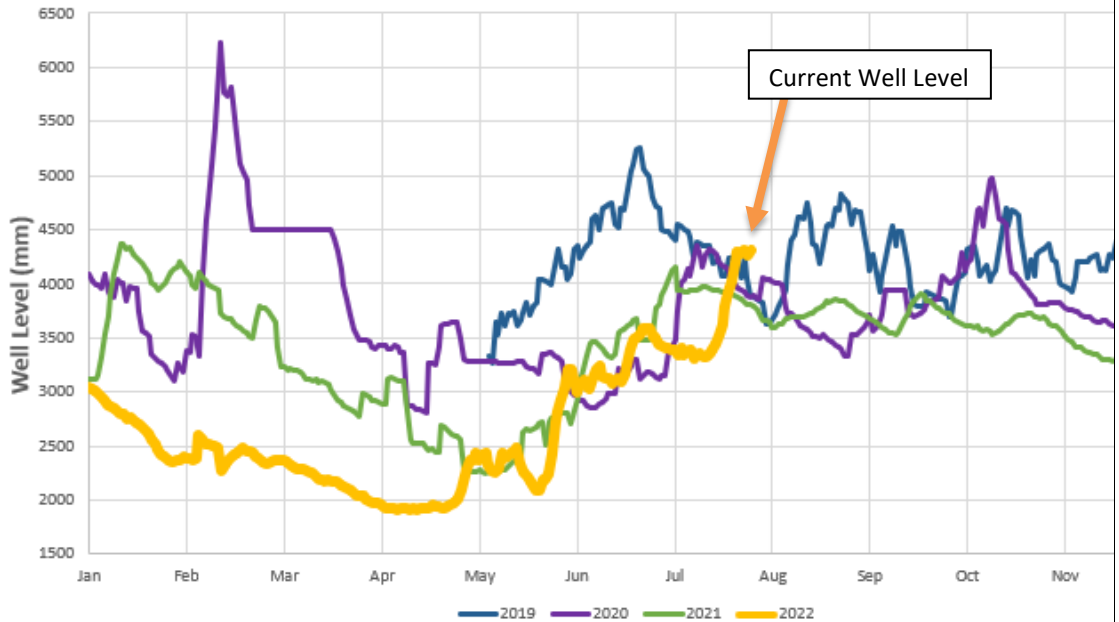
1. REPORT FROM THE THREE WATERS MANAGER (Matt Bayliss)

Drinking water

Gore Drinking Water

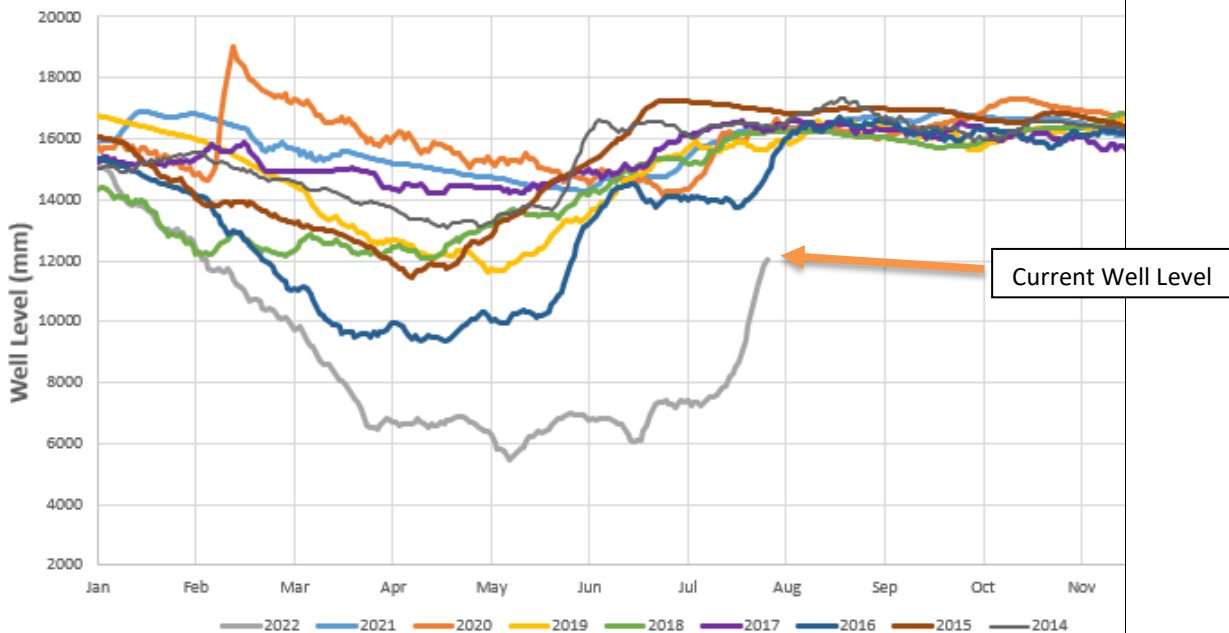
- The level in the main bore at Coopers Well Field has steadily increased in recent months and is now slightly above average for this time of year.

Coopers No 4 Well Level (Rolling 7 Day Average)



- While the level in the main bore at the Jacobstown well field remained low through May and June, higher rainfall and river flows in recent weeks has resulted in a rapid increase in well levels in recent weeks. Assuming this upwards trend continues during the coming months it is hoped that well levels will be approximately “normal” heading into the critical summer period.

Jacobstown No 3 Well Level (Rolling 7 Day Average)



- Water consumption in Gore for the months of June and July averaged 4017 m³/day this is approximately 12% higher than the average for this time of the year when compared to the previous four years.
- Water consumption in Mataura for the months of June and July averaged 1211 m³/day. This is approximately 11% higher than the average for this time of the year when compared to the previous four years.
- The new East Gore water treatment plant was brought into service in late May. Construction works are now largely complete with only some minor tidy up works still to be completed by the contractor. A site tour for Councillors has been arranged for 11 August. An open day for the public to view the plant is also being planned for late September.
- Taumata Arowai (the new drinking water regulator) has published the new Drinking Water Quality Assurance Rules which come into effect from 14 November 2022. Council staff are still working through the implications of these new rules and while there will certainly be an increase in monitoring and reporting, at this stage, no significant changes to the Council's infrastructure is anticipated. Staff from Taumata Arowai are also planning to visit the Council in August to discuss various proposed regulatory changes and visit the Council's new water treatment plant.
- Environment Southland has been working with the Mataura WCO Users' Steering Group (who are representing the consent holders) to determine how best to resolve the over allocation issue with the upper Mataura River. The Steering Group and Environment Southland are currently asking for voluntary reductions in consent limits. Environment Southland has also now officially issued the Council with a review notice for its existing water take consents. At this stage the review period is expected to be completed by 31 October 2022.
- Annual hydrant inspections and flow testing are currently being completed.
- Two thirds of the annual leak detection programme has now been completed. To date, a total of 16 leaks have been identified and these are in the process of being repaired. It is estimated that the 16 leaks that have been identified to date were losing 184m³ of water per day. This equates to 4.6% of the current water demand.
- A package of work for the renewal of old property connections is being prepared. This work is being aligned with the roading department's resealing programme for the 2022/23 financial year.
- The tender for the Mataura water treatment plant upgrade is currently open and closes in mid-August. At this stage it is expected that physical works for this project will start late this year and be completed in the first half of 2023.
- Design work for a project to improve the fire fighting capacity of the East Gore industrial area is nearing completion. It is expected a request for proposals will be issued in the next few weeks, allowing construction to be completed either late this year or early in 2023.
- Ownership of the Otama rural water supply was transferred on 1 July 2022.

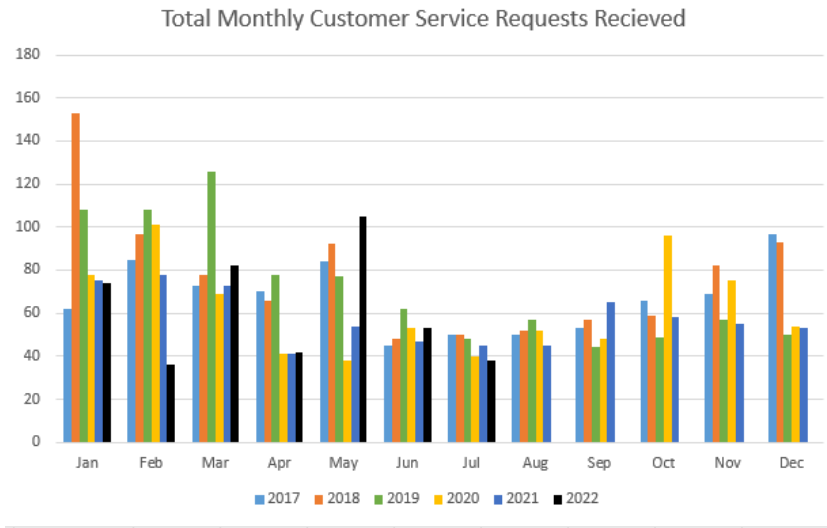
Wastewater and stormwater

- Unfortunately, an E-coli exceedance was recorded for the discharge of the Gore wastewater treatment plant on 15 July 2022. Additional sampling completed the next day however found E-coli concentrations to be well below consent limits again. It is believed the exceedance was an abnormal result however this will be closely monitored going forward.
- The Mataura and Waikaka wastewater treatment plants are continuing to perform well with no discharge consent exceedances being recorded during the current reporting period.
- Annual compliance for the Council's wastewater and stormwater discharge consents have now been completed and submitted to Environment Southland.

- The necessary resource consent for partial desludging of pond 1 at the Gore wastewater treatment plant has now been obtained. We are now expecting to issue a Request for Proposal to undertake this work in the coming weeks. At this stage, it is expected the physical works for the project will be started late this year.
- Consultation on the Council’s proposed Stormwater Bylaw closed on 25 March 2022 with a hearing held on 26 April. A total of eight submissions were received with seven submitters speaking at the hearing. The underlying theme of the submissions was that despite significant investment being required, there is a willingness and desire from affected property owners to improve the quality of their stormwater discharge. However, before a commitment to improvements can be made, certainty and clarity regarding compliance limits and the downstream benefits was required. Council staff are in dialogue with Environment Southland to try and gain clarification and certainty regarding these issues.
- The development of a wastewater renewals strategy has been completed. A report outlining the findings of this work and recommended next steps will be submitted to the Council in the coming weeks.
- As a result of two recent failures of the wastewater pumping main across the State Highway 1 bridge in Gore, Council staff are progressing plans to replace the entire pipeline as soon as possible.
- Inclement weather and construction logistics has meant that progress on the new stormwater and wastewater mains in Elizabeth Street has been slower than expected in recent months. A panel of contractors to undertake the private property separation work has been established and preparation work for the first batch of properties to be completed is underway. In preparation for the construction of the infiltration basin, the protected tree at the intersection of Elizabeth and Broughton Streets was also relocated.
- Pattle Delamore Partners are progressing with the initial stages of work on the assessment of land disposal options for the Gore and Mataura wastewater treatment plant consenting project. This work is expected to take until October 2023 to complete.

Customer service requests (CRM)

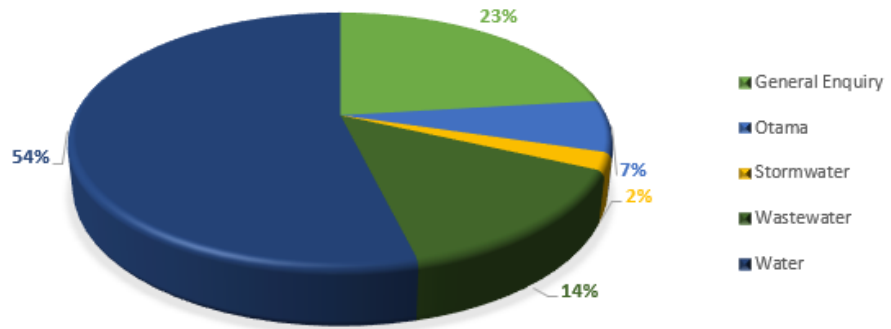
- A total of 91 CRMs were received for the months of June and July. This is approximately in line with what is expected for this time of year.



- Of the 228 CRMs received during June and July, 54% were associated with water supply, 23% with general enquiries, 7% with the Otama rural water supply, 14% with wastewater and 2%

with stormwater. With the transfer of the ownership of the Otama rural water supply now complete, this will be excluded from future reporting.

TYPE OF CUSTOMER SERVICE REQUEST



2. REGULATORY SERVICES REPORT

Alcohol licensing

The following alcohol applications were received:

2021/22	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Special licences	4*											
Managers certificates	6*											
Licence renewals	1*											
2021/22	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Special licences	8	3	3	4	2	2	1	4	2	2	4	1
Managers certificates	5	3	6	1	7	5	1	5	3	1	5	1
Licence renewals	15	3	0	2	0	1	0	0	1	1	3	3
2020/21	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Special licences	6	3	3	4	7	4	4	5	10	8	3	5
Managers certificates	5	5	5	4	5	1	5	3	2	1	1	5
Licence renewals	0	0	0	0	0	2	0	0	1	0	0	1
New Licence	1	0	0	0	0	0	0	0	0	0	0	0
Licence variation	0	0	1	0	0	0	0	0	0	0	0	0
2019/20	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Special licences	9	3	6	2	13	3	5	2	3	1	0	1
Managers certificates	3	1	5	5	8	3	3	6	5	3	1	1
Licence renewals	2	0	3	0	0	1	0	0	0	0	0	2

*as at 29 July 2022

Abandoned vehicles

The following customer service requests regarding abandoned vehicles were received:

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
2019/20	5	6	5	4	2	2	3	4	6	3	2	1
2020/21	1	1	5	3	2	2	1	1	4	3	3	0
2021/22	2	4	1	0	1	1	3	2	3	4	0	2
2022/23	3*											

*as at 29 July 2022

Noise control

The following customer service requests for noise complaints were received:

2022/23	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Complaints	5*											
Seizures	0*											
2021/22	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Complaints	18	20	10	20	28	28	23	16	22	20	8	8
Seizures	0	0	2	0	3	4	0	0	1	0	0	0
2020/21	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Complaints	10	24	26	25	20	32	31	21	20	17	14	19
Seizures	0	0	0	0	2	2	3	0	0	0	0	1
2019/20	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Complaints	21	18	22	20	27	30	29	17	19	19	21	14
Seizures	1	0	1	0	1	3	0	0	1	1	0	0

*as at 29 July 2022

Litter

The following customer service requests regarding dumped rubbish were received:

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
2019/20	4	2	4	1	0	2	4	2	3	1	3	3
2020/21	4	0	3	3	6	2	3	4	6	3	3	5
2021/22	1	1	1	4	5	4	4	1	1	1	3	1
2022/23	1*											

* as at 29 July 2022

Animal Control

The following customer service requests regarding animal control were received:

Customer Service Requests 2022/23	July	August	September	October	November	December	January	February	March	April	May	June	Total
Dog attack	2												2
Enquiries	4												4
Barking	8												8
Lost/found	15												15
Rushing	1												1
Wandering	20												20
Stock/Poultry	3												3
Dogs impounded	4												4
Stock impounded	1												1
Infringement notices	1												1
Dogs rehomed	0												0
Abatement notices	0												0
Menacing classification	0												0
Dangerous classification	0												0
Prosecution	0												0

* as at 29 July 2022

Customer Service Requests 2021/22	July	August	September	October	November	December	January	February	March	April	May	June	Total
Dog attack	3	2	0	2	0	4	2	0	0	0	4	0	17
Enquiries	3	2	5	2	3	3	0	3	6	1	2	4	34
Barking	9	8	10	7	13	2	2	6	8	4	6	5	80
Lost/found	9	3	9	14	10	13	15	14	12	12	8	14	133
Rushing	0	0	3	0	0	4	0	0	1	0	2	1	11
Wandering	11	13	12	13	14	19	11	24	20	16	26	15	194
Stock/Poultry	13	13	5	9	12	5	13	11	6	5	10	5	107
Dogs impounded	3	2	4	6	3	7	10	5	5	4	7	8	65
Stock impounded	3	0	0	0	0	0	0	0	0	0	1	0	4
Infringement notices	1	0	0	0	19	0	10	17	8	2	5	0	62
Dogs rehomed	0	2	0	1	0	1	1	0	0	1	1	0	7
Abatement notices	1	0	0	0	0	0	0	0	0	0	0	0	2
Menacing classification	0	0	0	0	0	1	0	2	0	0	0	0	3
Dangerous classification	0	0	0	0	0	0	0	0	0	0	0	0	0
Prosecution	0	0	0	0	0	0	0	0	0	0	0	0	0

3. REPORT FROM THE PROPERTY GROUP – PLANNING SERVICES

Resource consent update

Consent numbers from 1 June 2022 – 31 July 2022	
Land Use consents received	12
Subdivision consents received	10
Total received	22
Land Use consents issued	4
Subdivision consents issued	7
Total issued	11

Land use consents issued included:

- A consent for the Council for upgrades to the Mataura water treatment plant.
- Two consents for site coverage breaches on residential sites.
- One consent for a continuous building length breach on a residential site.

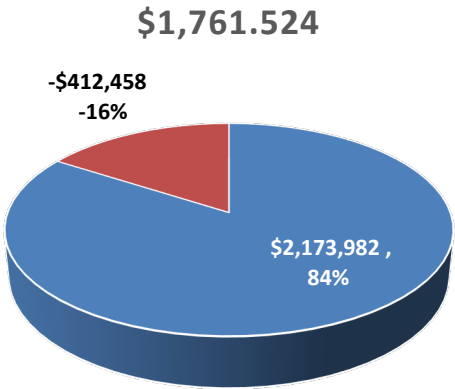
Subdivision consents issued included:

- Two subdivisions in the residential zone resulting in two additional lots.
- One boundary adjustment.
- Three rural subdivisions which created four additional lots, all rural lifestyle in nature.
- One rural subdivision to carve rural land off Fulton Hogan's quarry.

Other information:

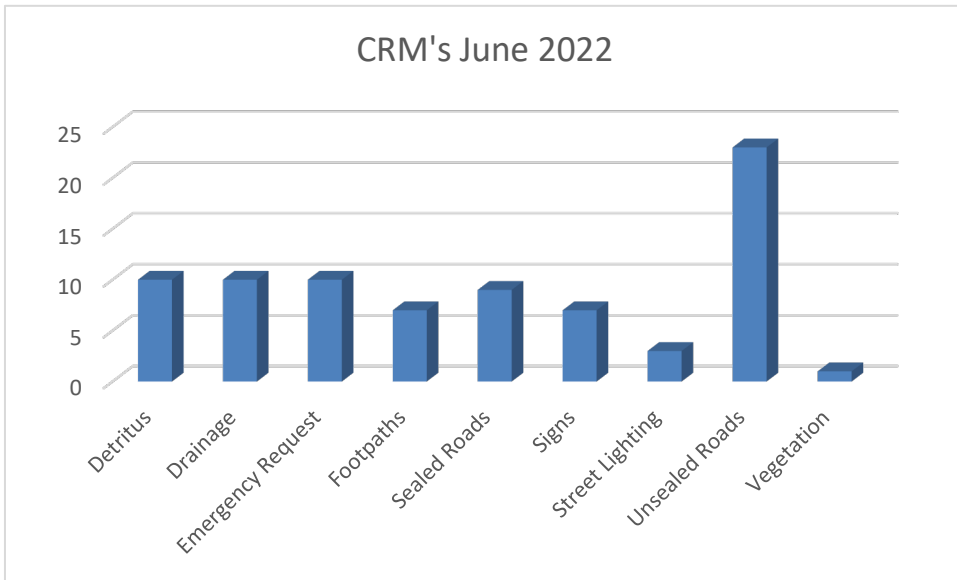
- A total of 100% of resource consents were processed within RMA timeframes.
- On average, it took 18 working days to process each application.
- All issued consents were issued non-notified.
- There are currently 32 consents in for processing, five of which are pending the deposit to be paid and completeness check, and 16 of which are on hold for further information, written approvals, fees, or at applicant's request.
- One consent in for processing has been publicly notified.

4. REPORT FROM THE ROADING ASSET MANAGER

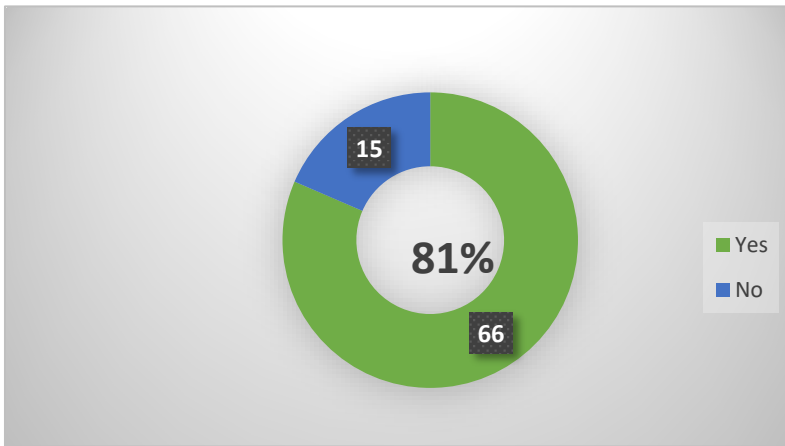
<p>Maintenance contract (Term 3+2+2)</p> <p>Fulton Hogan</p>	 <table border="1"><thead><tr><th>Category</th><th>Amount</th><th>Percentage</th></tr></thead><tbody><tr><td>Original Budget</td><td>\$1,761,524</td><td>100%</td></tr><tr><td>Amount Spent</td><td>\$2,173,982</td><td>84%</td></tr><tr><td>Variance</td><td>-\$412,458</td><td>-16%</td></tr></tbody></table>	Category	Amount	Percentage	Original Budget	\$1,761,524	100%	Amount Spent	\$2,173,982	84%	Variance	-\$412,458	-16%
Category	Amount	Percentage											
Original Budget	\$1,761,524	100%											
Amount Spent	\$2,173,982	84%											
Variance	-\$412,458	-16%											
<p>This contract is for the routine maintenance of the Gore roading network.</p> <ul style="list-style-type: none">• The Road maintenance contract commenced on September 2017.• This contract has completed its first four years.• The Council approved the award of separable portion two of the contract, which extends the contract period to 30 June 2022• Fulton Hogan advised the Council that it does not wish to extend the contract for the final two years potentially available.• Fulton Hogan has agreed to extend the contract to 30 September 2022 to enable time for preparation and tendering of new contract.• Routine rural work includes drainage work/culvert replacement, grading, metalling, bridgework, signage.• Urban work includes street sweeping, kerb and channel, potholes, signage, mud tanks, rubbish, spills and leaf drop.• The original budget for 2021/22 is \$1,761,524. The total spent at the end of June was \$2,173,982. Additional work has been carried out through this contract which is funded from various Council budgets.• Winter conditions prevailed in June. The weather conditions experienced during June included frequent showers, minor snowfall and frosts.• The opportunities to grade gravel roads were extremely limited by the saturated condition of the gravel. Grading roads in this condition opens up the surface to even more water and turns the roads into sometimes impassable bogs.• Hand patching of potholes on gravel roads was undertaken where possible, however most gravel roads were significantly affected by potholes.• Callouts to accidents and other incidents continued during and after work hours.													

CRMs

Enquiries by activity



Enquiries completed on time



CRM closure times were below the target during the period

Routine maintenance (June)

Grading



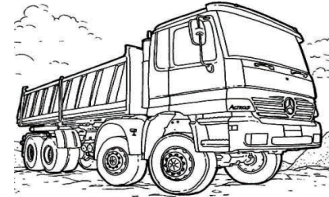
26km

Sweeping



503km

Metalling



701m³ placed

<p>Vegetation Control Contract (Term 3+2)</p> <p>Southern Vegetation Control</p>	<p>\$138,700</p> <table border="1" style="margin: 0 auto;"> <tr><th>Category</th><th>Amount</th></tr> <tr><td>Budget</td><td>\$138,700</td></tr> <tr><td>Spent</td><td>\$133,614</td></tr> <tr><td>Remaining</td><td>\$5,086</td></tr> </table>	Category	Amount	Budget	\$138,700	Spent	\$133,614	Remaining	\$5,086
Category	Amount								
Budget	\$138,700								
Spent	\$133,614								
Remaining	\$5,086								

The contract includes the spraying of the townships as well as some rural roads and the state highway.

- The contract commenced on 31 October 2017
- This contract was extended in September 2020 for a contract period of two years.
- The budget for 2021/22 is \$138,700. Total spent to 30 June was \$133,614.
- Spraying is in abeyance due to the onset of winter.
- The new contract will commence on 1 August 2022

<p>Resurfacing Contract (Term 1+1+1)</p> <p>Fulton Hogan</p>	<p>\$1,675,592</p> <table border="1" style="margin: 0 auto;"> <tr><th>Category</th><th>Amount</th></tr> <tr><td>Budget</td><td>\$1,675,592</td></tr> <tr><td>Spent</td><td>\$1,789,409</td></tr> <tr><td>Overrun</td><td>-\$113,817</td></tr> </table>	Category	Amount	Budget	\$1,675,592	Spent	\$1,789,409	Overrun	-\$113,817
Category	Amount								
Budget	\$1,675,592								
Spent	\$1,789,409								
Overrun	-\$113,817								

The contract included both the resurfacing and pre-seal repair work across the road network.

- This contract has been extended for a period of one year to November 2022.
- The budget for 2021/22 is \$1,675,592, which includes resurfacing and pre-reseal repairs.
- Expenditure to end of June was \$1,789,409.
- Sealing of all sites has been completed.
- Provisional reseal site list for 2022/23 season currently being finalised.

<p>Concrete Repair Contract (Term 1+1+1)</p> <p>McDonough Contracting</p>	<p>\$184,000</p> <table border="1" style="margin: 0 auto;"> <tr><th>Category</th><th>Amount</th></tr> <tr><td>Budget</td><td>\$184,000</td></tr> <tr><td>Spent</td><td>\$251,198</td></tr> <tr><td>Overrun</td><td>-\$67,198</td></tr> </table>	Category	Amount	Budget	\$184,000	Spent	\$251,198	Overrun	-\$67,198
Category	Amount								
Budget	\$184,000								
Spent	\$251,198								
Overrun	-\$67,198								

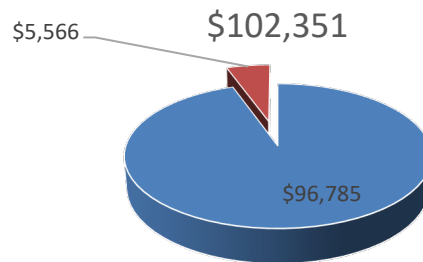
Replacing lengths of the footpath, reforming some vehicle crossings and replacing broken channels.

- The budget for 2021/22 was \$184,000. Total spent to 30 June was \$179,497.
- Work programmed included vehicle crossings, kerb and channel and concrete footpaths.
- This contract was extended with the agreement of McDonough Contracting until 30 June 2022.
- Some outstanding work programmed prior to June is being completed.
- The works covered by this contract have been incorporated into the new Concrete and Associated Works contract.
- A report containing a recommendation regarding the award of this contract will be provided to the Council for its August meeting.

Road Marking Contract

(Term 1+1+1)

Roadmarkers New Zealand



Re-marking work across the network, both urban and rural.

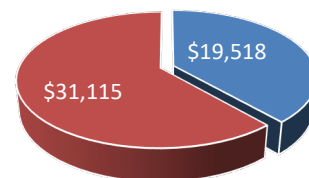
- The budget for 2021/22 was \$102,351. Expenditure to 30 June was \$96,785.
- Works under this contract were completed in May.
- The current contract is due for completion by 30 June.
- Retendering for this work has been undertaken completed and the new road marking contract has been awarded to Downer.
- The new contract will commence on 1 October 2022.

Footpath Resurfacing Contract

(Term 1+1+1)

Central Western Roding

\$50,633



The contract was for the replacement of sections of asphalt footpaths.

- The budget for 2021/22 was \$50,663. Total spent to 30 June was \$19,518.
- This contract was extended with the agreement of Central Western Roding until 30 June 2022.
- No additional work has been carried out under this contract during the period.
- The works covered by this contract have been incorporated into the new Concrete and Associated Works contract.

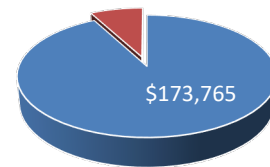
- A report containing a recommendation regarding the award of this contract will be provided to the Council for its August meeting.

Seal Repair Contract

(Term 1+1+1)

Fulton Hogan

\$159,091



- The budget for 2021/22 was \$159,091.
- Total spent to 30 June 2022 was \$173,765.
- This contract was extended with the agreement of Fulton Hogan until until 30 June 2022.
- Future works covered by this contract will be covered in the new Pavement Works and Seal Repairs Contract.
- Tenders will be advertised during the next fortnight for the new contract.

Staffing/health and safety

- Changing health and safety requirements continued to impose increased costs on roading activities.
- Covid 19 has continued to affect some of our contractor's staff although with less impact than earlier in the year.
- Other than occasional Covid 19 infections, there have been no other health and safety incidents reported by our team in the last few months.
- Recruitment for a replacement Senior Roading Operations Officer has been undertaken and negotiations with a preferred candidate are underway.
- External support will continue to be used, where appropriate and available, to undertake roading tasks requiring specialised skills not available internally.

Road Safety Southland

- We continue to work with the southern region safety team (ICC, SDC, GDC) to promote learning initiatives for our public such as "Drive my Life", Smart streets(safe driver awareness) and our school programmes.
- Right Track programme progressing.
- Regional safety advertising and sponsorship continues.
- A cycle safety training programme is to be instituted .
- We continue to work with NZTA Safety Team with its national initiative, Road to Zero (develop a safe system free of death and serious injury).
- A recently developed nation wide speed platform will enable future regional speed reviews. Legislation to enable this has been finalised.
- Recent discussions have taken place with NZTA regarding implementation of speed management in the vicinity of schools within the district.

Asset management

- Traffic counting - our programme of traffic counting is being continued around the network with assistance from our maintenance sub-contractor (K2). We have targeted some of these counts, which include measuring speeds, to sections of roads which have been subject to complaints from the public regarding perceived high traffic speed issues.
- High Speed Data Survey - Analysis of the data recorded is underway and has already provided various sealed road condition reports to NZTA as part of the annual achievement reporting.
- RoadRoid surveys - these drive overs of our metalled road network are carried out on a six weekly cycle. We have continued to have issues with the data recorded since a change in vehicle used to carry out the survey.
- WSP has recently carried out an updated roading asset valuation which required some assistance with provision of various data.
- A full assessment of the District's footpath asset was carried out later last year. This will help direct the pavement replacement programme.
- All of the RCAs in the country are continuing to transition the road classification model from a One Network Road Classification (ONRC) to One Network Framework (ONF). This change will potentially shift the focus from traffic volumes to the place and purpose of each section of road.
- Bridge work – WSP has re-inspected the District's restricted bridges and capacity calculations are about to be carried out.
- The next stage will be to develop a structures replacement programme for year two and three of our funding period. Consideration is being given to the bridge packages being developed in Southland and how the Council can make use of its arrangements.

Other network updates

Mataura welcome signs – the Community Board has confirmed its wish to install concrete plinths at either end of the town on State Highway. Various contractors including K2 Contracting (foundation testing and special aggregate supply), Seddons (moulding) and McDonough Contracting (installation) are currently progressing this project. The location for the sign at the southern end of Main Street has been shifted as a result of poor foundation conditions. Field tests have been undertaken at the new location and provided to the structural engineer to reassess the foundation design. Unfortunately the engineer was not satisfied with the information provided and has required additional testing by a geotechnical engineer. This has delayed progress on the project and also increased the cost.

Irk Street revitalisation – the Council has engaged RMM consultants (Urban Designers) to look at how Irk Street can be reconfigured. The aim is to develop a safe and attractive streetscape through the creative use of materials and furniture and to improve access for all sectors of the community. An update on progress was recently provided by the consultant. This work is continuing.

Railway Esplanade (SH1) pedestrian crossing point – Waka Kotahi has approached the Council with the intent to developing a crossing point along the Railway Esplanade. The Council's project team has been asked to deliver this fully subsidised piece of work. To gain KiwiRail approval, we have recently had a rail crossing assessment carried out.

SH1/SH93 Mataura intersection - for many years now both Waka Kotahi and KiwiRail have recognised the very real safety issues at this intersection. Waka Kotahi has approved design work for this project. Plans were to be developed by July this year. We have not received an update on progress from NZTA at this stage. There has been no commitment to fund the implementation of the physical works at this stage. However, completion of the design will enable accurate costing of the project to enable the next steps of the business case to be developed which is needed to justify the execution of the physical works.

Salford Street flood protection - following the 2020 flood, the Council agreed to extend the existing floodbank to end 20m south of its existing end point. This will increase the flood protection in south Gore. Environment Southland has been invoiced for its half share of the cost of the completed works.

Oldham Street seal extension – plans are being developed to enable the upgrade physical works to undertaken during this financial year.

Longford Bridge – the future direction of this project is currently being investigated.

Traffic calming/pedestrian improvements – following on from our trialing in 2021 to improve access around Gore, staff are developing a plan to replace temporary installations, where these were deemed to be successful and worth preserving, with more permanent materials.

Once the designs and costings are complete the plan will be brought to the Council for approval. Removal of temporary bollards has been completed.

Contract tenders – three roading contracts have recently been tendered and awarded. These were:

- *GDC 2022/RO/06 Mechanical Cleaning*
- *GDC 2022/RO/07 Vegetation Control*
- *GDC 2022/RO/08 Road Marking*

Two further contracts have been tendered and recommendations to award the contracts have been included in the Council's August meeting agenda. The two contracts are:

- *GDC 2022/RO/03 Routine Road Maintenance*
- *GDC 2022/RO/09 Concrete and Associated Works*

One contract remains to be tendered which is:

- *GDC 2022/RO/10 Sealed Pavement Works*

5. REPORT FROM THE BUILDING CONTROL MANAGER

Processing timeframes

The volume of consents processed in June and July was steady but not extreme. It appears as though the peak has been and we are now in a period of slight uncertainty and I would suggest some projects may get put on ice for a while.

Demand for BCA services remains elevated so it is still a juggling act to fit in attendance at online or in person training, plus maintain processing and inspection expectations.

- June – 24 consents granted, average of 16 days to process (84% under 20 days)
- July – 25 consents granted, average of 13.8 days to process (73% under 20 days)

The processing day figures have been decreasing as are the percentage processed under the mandatory 20 day timeframe. Part of our submission to IANZ is to try and achieve the 100% mark again by October/November 2022. Based on the current trend continuing, we will achieve that. Solutions Team Ltd have helped us with processing and we are now sending less applications to it.

End of financial year

The end of June 2022 figures indicate a decrease of 55 approved consents compared to the previous year.

- 2020 /21 - 407 BCs issued (\$ value – 32.5m)
- 2021 /22 - 352 BCs issued (\$ value – 42.2m)

Some of this could be attributed to the effects of Covid in the community or a slight tightening up within the industry sector. However the dollar value of approved consents increased by \$10 million for the same period which reflects the increased costs of building and the more complex designs being approved.

Staff health

The health status of the building team has continued to be up and down. Covid has reached all but one of the team and repeat cold and flu symptoms have kept various members at home for a few days at a time.

IANZ accreditation audit

The 2022 accreditation assessment took place in the last week of June. This time the assessment team was very helpful which was a welcome change of approach from previous assessments. We have been subject to significant change ourselves over the last two years including digitisation of property files, transition to electronic BC lodgement and processing, increase in staff numbers, a large processing contractor engaged and a revised quality manual to include new procedures for these changes.

All of these processes and procedures were closely scrutinised and we received a very good final report, albeit with several non-compliances which are opportunities for

improvement. Our team is working on those improvements now and we expect final sign off late in September.

Site conditions/projects under way

The recent spell of wintery weather has largely attributed to the poor site conditions experienced at the moment. However, frosty conditions have assisted to dry out the ground.

Construction has now begun on the Advance Quip site on Saleyard Road following significant site works completed during the dry period. Various other commercial developments are also under construction and making good progress including One School on Charlton Road, Riverlea Motel extensions on Hokonui Drive, Library upgrade on Ardwick St and the new building for Webbline Agriculture on Racecourse Road.



📎 Building consent statistics for June and July are attached.

Building Consent Statistics

(Includes Certificates of Acceptance)

	2019-2020				2020-2021				2021-2022			
	No. of Consents		Value of Consents \$		No. of Consents		Value of Consents \$		No. of Consents		Value of Consents \$	
July	32	32	1,013,409	1,013,409	37	37	4,164,210	4,164,210	42	42	2,691,500	2,691,500
August	34	66	1,452,813	2,466,222	42	79	1,147,593	5,311,803	***29	71	1,571,550	4,263,050
September	31	97	723,350	3,189,572	37	116	2,952,320	8,264,123	31	102	8,017,752	12,280,802
October	26	123	1,258,987	4,448,559	26	139	1,648,600	9,912,723	22	124	9,011,145	21,291,947
November	9	132	804,980	5,253,539	25	164	5,046,487	14,959,210	32	156	2,134,975	23,426,922
December	27	159	2,012,257	7,265,796	28	192	2,690,400	17,646,610	23	179	3,078,260	26,505,182
January	17	176	1,535,564	8,801,360	11	203	1,623,100	19,272,710	7	186	1,184,755	27,689,937
February	26	202	*6,571,422	15,372,782	27	230	1,599,061	20,871,771	38	224	1,697,818	29,387,755
March	45	247	3,826,291	19,199,073	55	285	4,338,498	25,210,269	35	259	2,484,594	31,872,349
April	**8	255	96,000	19,295,073	32	317	1,437,500	26,647,769	27	286	2,750,607	34,622,956
May	35	290	4,141,242	23,436,315	58	375	2,218,332	28,866,101	42	328	3,440,604	38,063,560
June	31	321	3,098,025	26,534,340	32	407	3,673,251	32,539,352	24	352	4,168,767	42,232,327
Median	29		1,494,189		32		2,454,366		30		2,721,054	

* includes GDC Office Refurbishment

** Covid-19 (Level 4 restrictions 26 March – 27 April, Level 3 restrictions 28 April – 13 May, Level 2 restrictions 14 May – 9 June 2020)

*** Covid-19 (Level 4 restrictions 18 August – 31 August, Level 3 restrictions 1 September 2021 to 7 September, Level 2 8 September to 30 November 2021 – Orange traffic light system begins 1 December 2021, moved to Red traffic light 24 January 2022, moved to Orange traffic light on 14 April 2022)

Consents issued over \$40,000

Location	Description of Work	Value of Consent
180 Kana Street, Mataura	New 3 bedroom dwelling (3 of) to be constructed as per NZS 3604:2011	720,000
768 Waimea Highway	New Two bedroom Farm workers cottage with concrete floor, timber trusses, timber framing clad in brick veneer, corrugated hipped roof with 480 eaves.	490,000
1-13 Wentworth Street, Gore	Internal refurbishment of existing Block D building to create new LSC Office including associated; relining works decoration works electrical services works	65,000
16 Racecourse Road	New steel portal building with canopy	973,000
305 Waimumu Road	New garage 9.5m wide x 13.5m long	90,000
96 Pinnacle Road	New farm storage shed	190,000
669A Robertson Road	5 bedroom house with 2 types of cladding, 2 x 25000 water tank for house and 1 x 25000 water for FENZ.	316,000

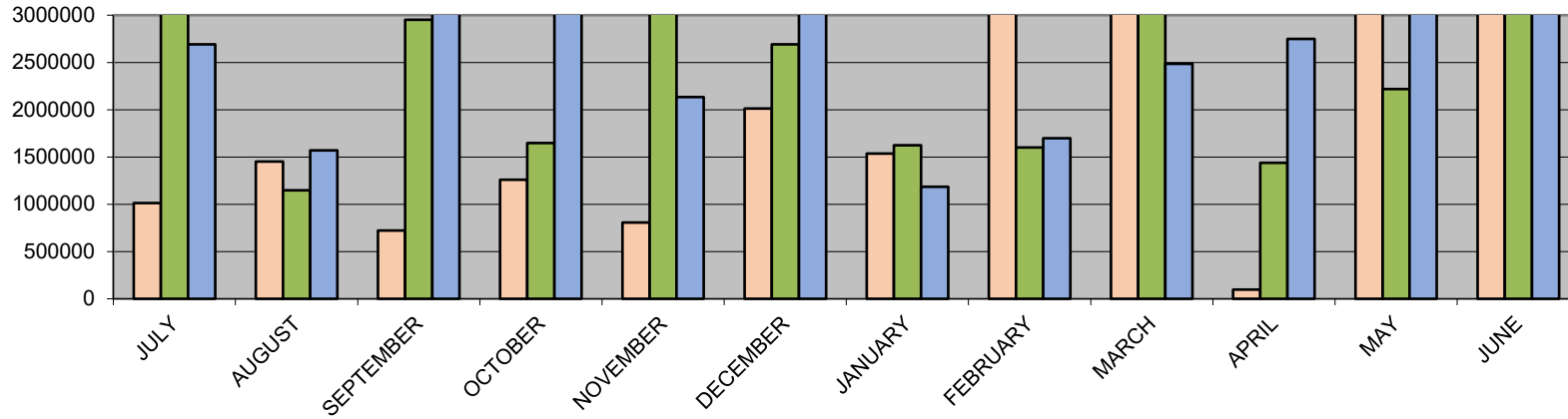
Maud Street, Gore	New Totalspan Shed	140,000
36 Diamond Peak Road	Construction of 317m ² new 4 bedroom Residence, at 36 Diamond Peak Road, Gore	900,000

New dwellings (including relocated dwellings) (financial year)

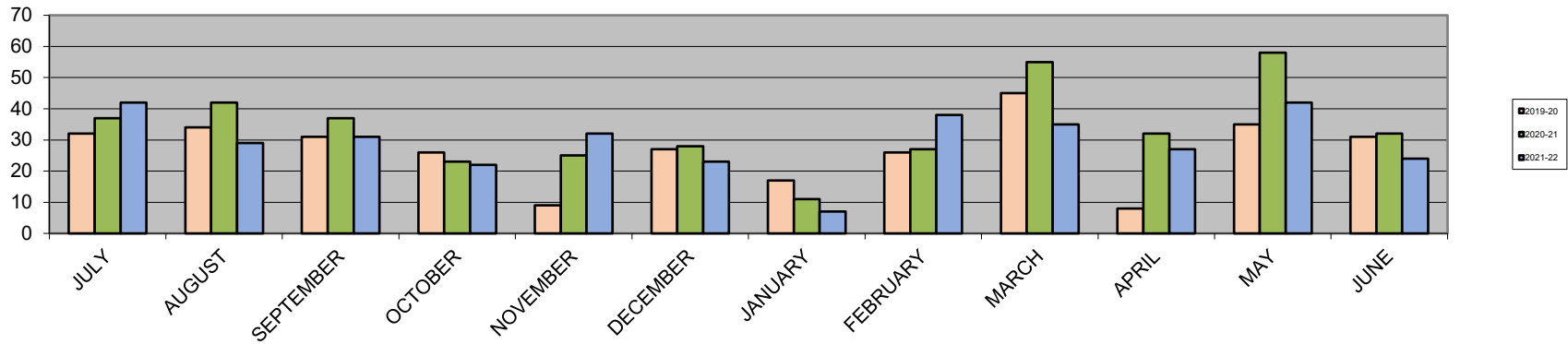
2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
32	38	35	34	33	40	31	32	34	30
2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
36	39	24	41*	36**	27	42***	25	46	39

* Includes 19 villa's constructed in stage 1 – Bupa ** Includes 18 villa's in stage 2 – Bupa *** Includes 14 villa's constructed in stage 3 – Bupa

Value of Consents & COA's Issued



Number of Consents & COA's Issued



Performance statistics

Building Consents *(includes COA's)*

2021-2022	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Average days to grant	12.3	12.1	17.7	17.7	21.3	19.9	24.9	20.9	16.6	20.8	20.7	16.0
Number processed within 20 day limit	42 (97.7%)	29 (100%)	31 (64.5%)	13 (59.1%)	11 (34.4%)	13 (56.5%)	1 (14.3%)	12 (36.8%)	25 (71.4%)	13 (48.1%)	23 (54.8%)	24 (72.7%)
Number in excess of 20 day limit	1 (2.3%)	0 (0.0%)	11 (35.5%)	9 (40.9%)	21 (65.6%)	11 (43.5%)	6 (85.7%)	24 (63.2%)	10 (28.6%)	14 (51.9%)	19 (45.2%)	9 (27.3%)
2020-2021	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Average days to grant	14.4	12.1	13.3	14.3	20.5	16.3	18.0	14.1	15.0	14.2	13.5	12.7
Number processed within 20 day limit	37 (89.2%)	35 (83.3%)	28 (75.7%)	16 (69.9%)	10 (40.0%)	23 (82.1%)	7 (63.6%)	23 (85.2%)	48 (87.3%)	30 (93.8%)	56 (96.6%)	29 (90.6%)
Number in excess of 20 day limit	4 (10.8%)	7 (16.7%)	9 (24.3%)	7 (30.4%)	15 (60.0%)	5 (17.9%)	4 (36.4%)	4 (14.8%)	7 (12.7%)	2 (6.3%)	2 (3.4%)	3 (9.4%)
2019-2020	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Average days to grant	10.5	9.0	9.5	6.3	12.9	13.6	16.1	18.0	45	15.9	12.9	13.5
Number processed within 20 day limit	32 (100%)	33 (97.1%)	30 (96.8%)	26 (100%)	9 (100%)	25 (92.6%)	16 (94.1%)	16 (64.0%)	40 (88.9%)	6 (75%)	26 (74.3%)	30 (96.8%)
Number in excess of 20 day limit	0 (0.0%)	1* (2.9%)	1* (3.2%)	0 (0.0%)	0 (0.0%)	2* (7.4%)	1* (5.9%)	9* (36.0%)	5* (11.1%)	2* (25%)	9* (25.7%)	1 (3.2%)

* Consents over 20 days – staff illness/absence, February floods, Covid-19 restrictions

Code Compliance Certificates

2021-2022	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Average days to grant	0.5	1.1	0.3	0.9	0.3	0.0	0.2	0.6	0.1	0.3	0.1	1.7
Number processed within 20 day limit	43 (100%)	18 (100%)	20 (100%)	23 (100%)	24 (100%)	15 (100%)	11 (100%)	20 (100%)	24 (100%)	20 (100%)	20 (100%)	16 (100%)
Number in excess of 20 day limit	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
2020-2021	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Average days to grant	0.5	0.0	0.4	1.4	0.7	2.7	1.0	0.4	1.0	0.2	0.6	0.4
Number processed within 20 day limit	40 (100%)	36 (100%)	32 (100%)	30 (100%)	19 (100%)	28 (96.6%)	8 (100%)	21 (100%)	24 (100%)	26 (100%)	41 (100%)	39 (100%)
Number in excess of 20 day limit	0 (0.0%)	0 (0.0%)	9 (0%)	0 (0%)	0 (0%)	1 (3.4%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
2019-2020	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Average days to grant	0.6	0.6	0.6	0.1	0.0	0.2	1.1	2.8	1.3	7.2	0.1	0.9
Number processed within 20 day limit	45 (100%)	18 (100%)	30 (100%)	24 (100%)	20 (100%)	20 (100%)	10 (100.0%)	18 (94.7%)	25 (100%)	2 (100%)	20 (100%)	32 (100%)
Number in excess of 20 day limit	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	1 (5.3%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)

Building Consent Statistics

(Includes Certificates of Acceptance)

	2020-2021				2021-2022				2022-2023			
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August	42	79	1,147,593	5,311,803	***29	71	1,571,550	4,263,050				
September	37	116	2,952,320	8,264,123	31	102	8,017,752	12,280,802				
October	26	139	1,648,600	9,912,723	22	124	9,011,145	21,291,947				
November	25	164	5,046,487	14,959,210	32	156	2,134,975	23,426,922				
December	28	192	2,690,400	17,646,610	23	179	3,078,260	26,505,182				
January	11	203	1,623,100	19,272,710	7	186	1,184,755	27,689,937				
February	27	230	1,599,061	20,871,771	38	224	1,697,818	29,387,755				
March	55	285	4,338,498	25,210,269	35	259	2,484,594	31,872,349				
April	32	317	1,437,500	26,647,769	27	286	2,750,607	34,622,956				
May	58	375	2,218,332	28,866,101	42	328	3,440,604	38,063,560				
June	32	407	3,673,251	32,539,352	24	352	4,168,767	42,232,327				

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Consents issued over \$40,000

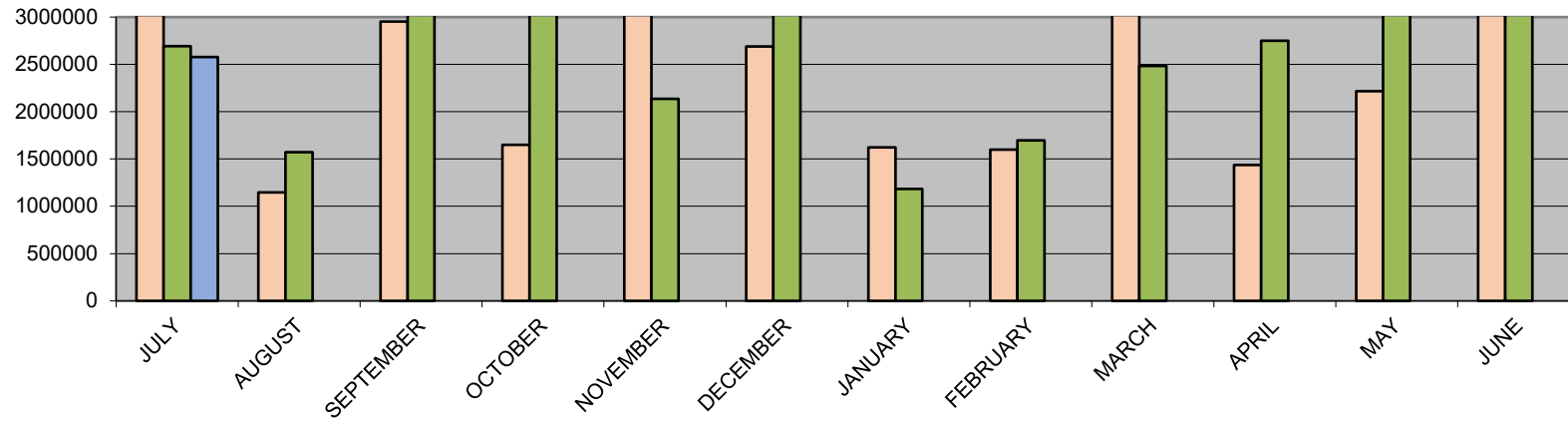
Location	Description of Work	Value of Consent
2 Avon Street, Gore	Proposed new 19.2m x 12m shed by others, install east elevation with a 60minute one-way FFR, stormwater drainage system to existing council lateral, and install two 'Non-Illuminated' exit signs.	150,000
30 Charlton Lane, Gore	Increase size of office area within existing building footprint	150,000
68 Wentworth Street, Gore	New 3 Bedroom Residential home with Garage	490,000
210 Terry Road	Erect new Pole shed with internal bathroom partition area and solid fuel wood burner.	50,000
3 Kereru Lane, Gore	10m x 10m Coloursteel clad pole shed	40,000
89B McKinnon Road	Construct 3 bedroom dwelling with attached garage	724,000
30 Eversfield Rise, Gore	Out building – Residential Shed/Garage	320,000
985 Reaby Road	Construct a new 4 bay pole shed	60,000
5 Anzac Street, Gore	Extension to existing property to create open plan living and three additional bedrooms with attached double garage.	472,000

New dwellings (including relocated dwellings) (financial year)

2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
32	38	35	34	33	40	31	32	34	30
2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
36	39	24	41*	36**	27	42***	25	46	39
2022-2023									
2									

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Value of Consents & COA's Issued



Number of Consents & COA's Issued

