



**Infrastructure
and Planning
Bulletin
June 2023**

1. REGULATORY SERVICES REPORT (Frances Shepherd)

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	4	7	7	3	4	5	6	9	7	12	4
Managers certificates	6	4	6	5	2	2	5	5	6	5	1	4
Licence renewals	1	4	0	0	0	0	0	0	0	0	1	0
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 30 June 2023

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	1	0	1	2	0	0	0	3	1	5	5

as at 30 June 2023

Noise control

The following customer service requests for noise complaints were received:

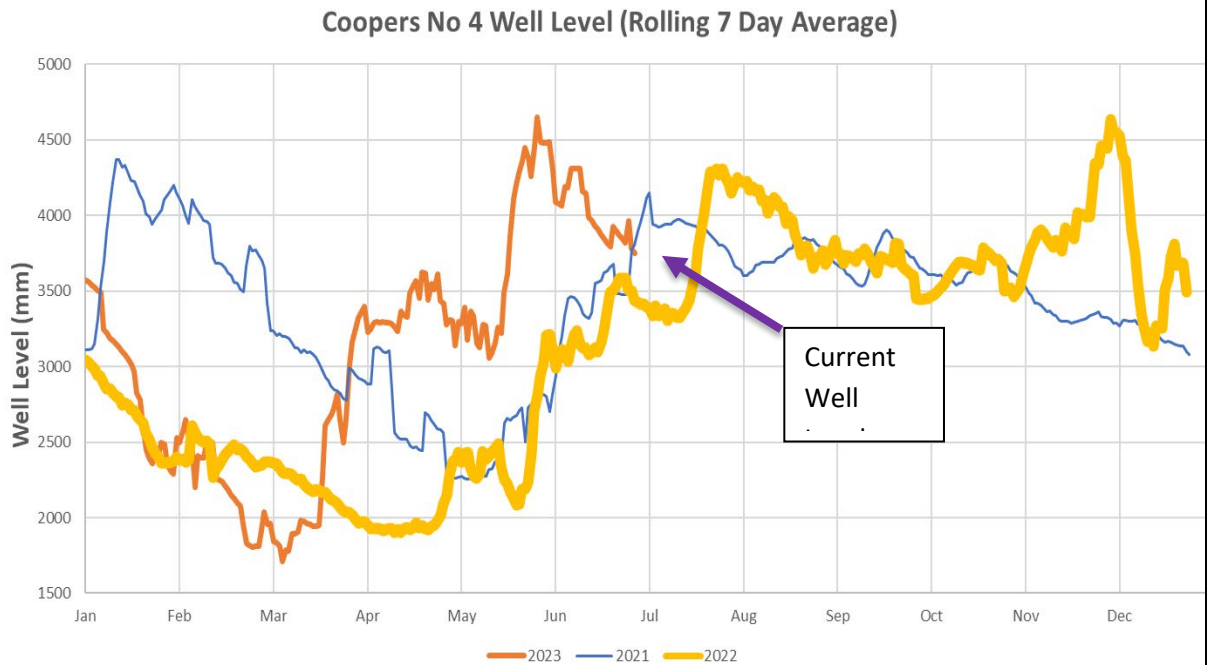
2022/23	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Complaints	6	8	12	14	8	18	13	12	12	21	5	12
Seizures	0	1	0	0	0	0	0	0	0	0	0	0
2021/22	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Complaints	18	20	10	20	28	28	23	16	22	20	8	8
Seizures	0	0	2	0	3	4	0	0	1	0	0	0
2020/21	Jul	Aug	Sep	Oct	Nov	Dec	Jan	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 30 June 2023

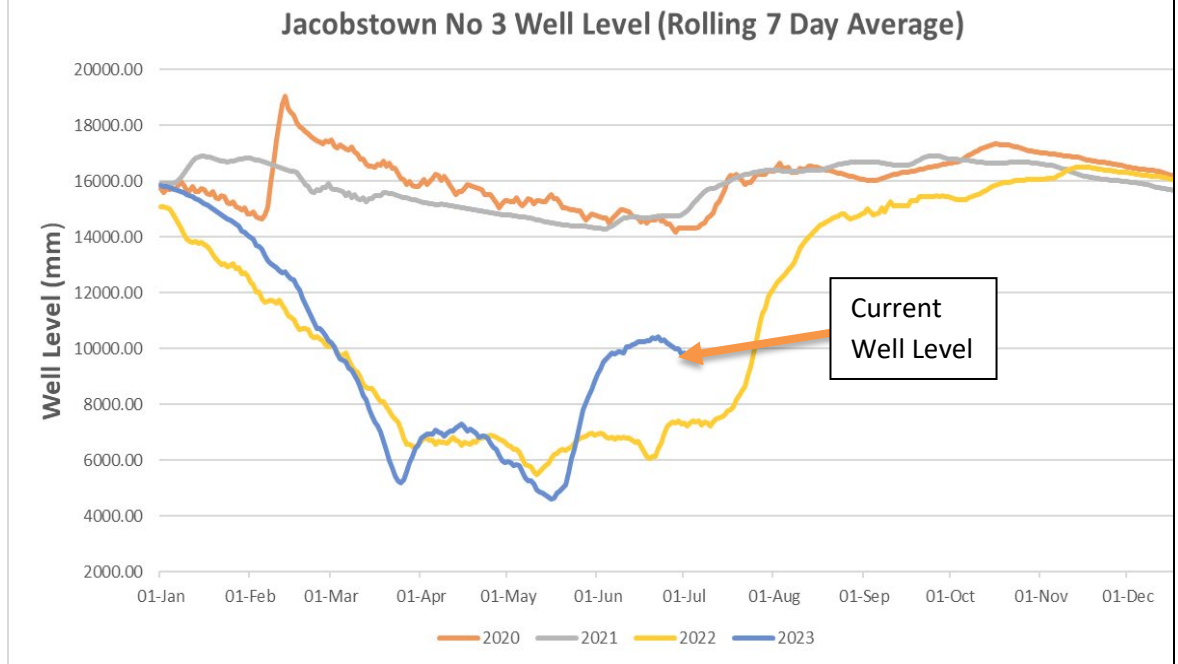
Drinking water

Gore well levels

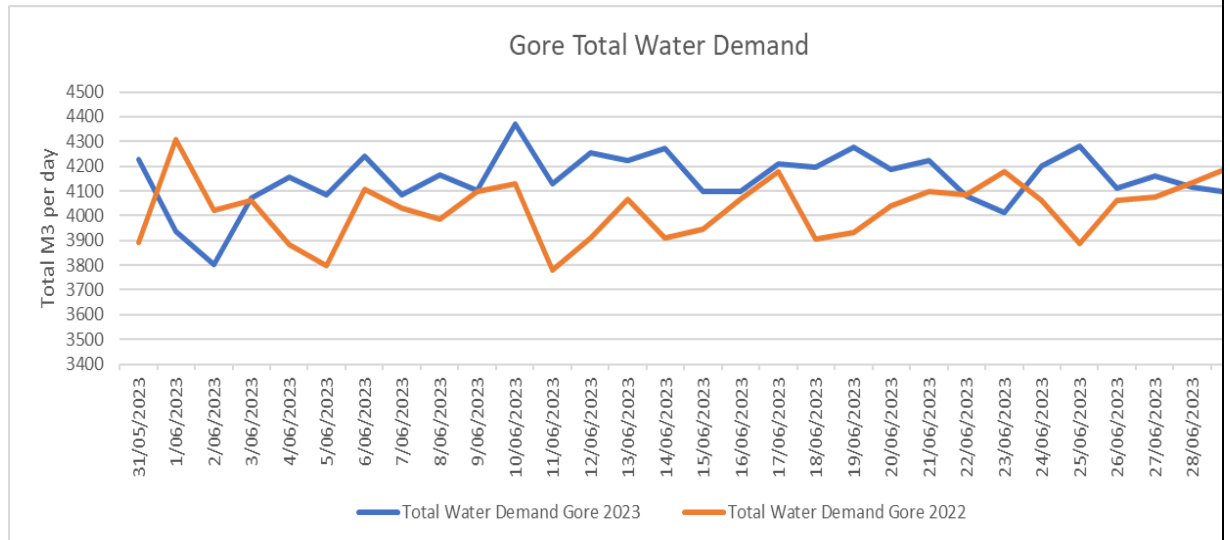
- The level in the main bore at Cooper’s well field has recovered with the recent rain that we have had.



- Jacobstown Well is recovering after the recent rain.



Gore water demand

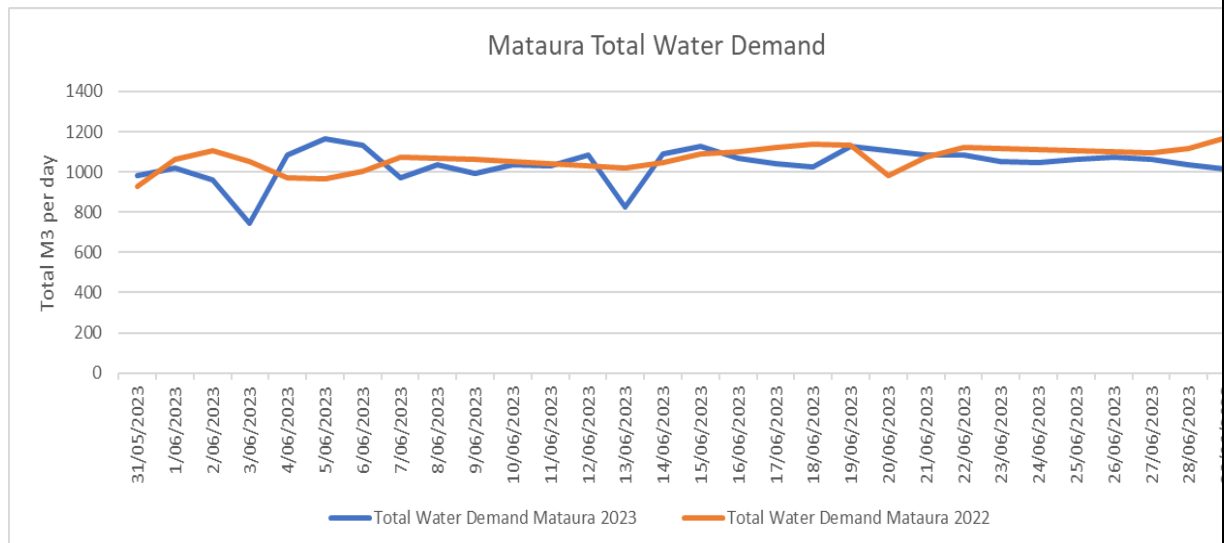


- Gore’s total water demand is up a little compared to the last couple of years but not of any concern.

Gore drinking water

- Water consumption in Gore for the month of May averaged 4139 m³/day. This is a 2.62% increase for the same period last year.
- This month, staff replaced a fire hydrant and a valve that was highlighted in recent inspections as faulty.

Mataura water demand



Mataura drinking water

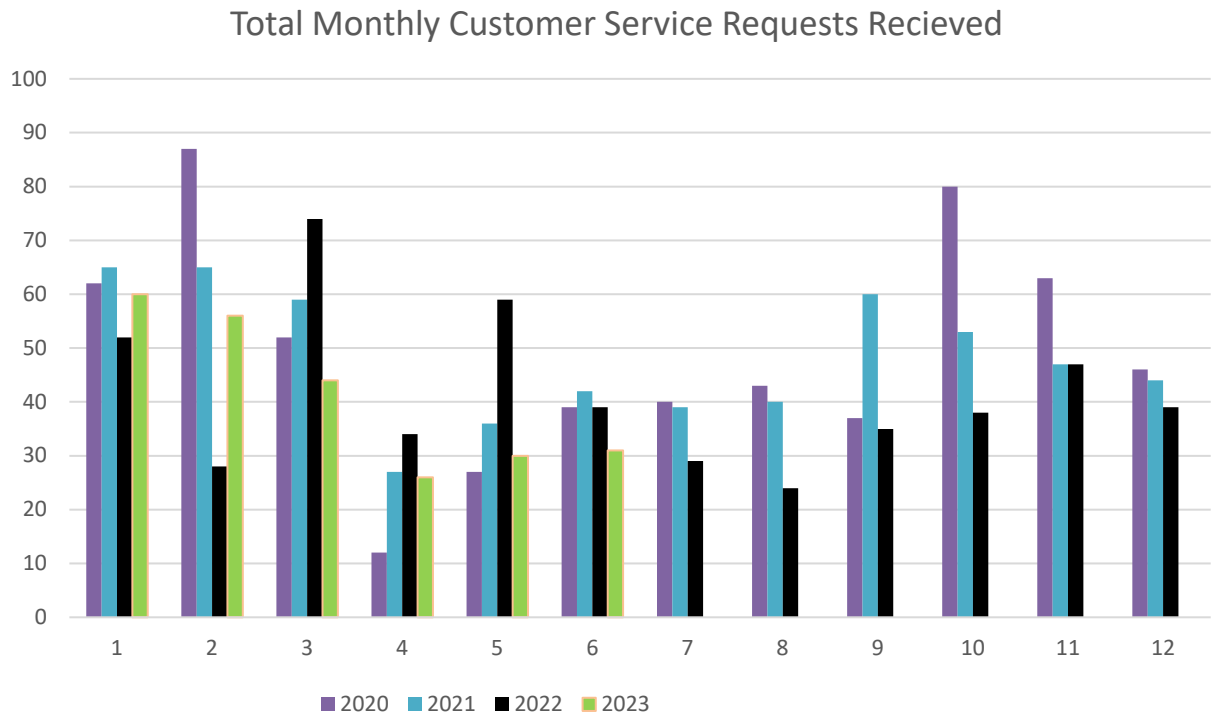
- Water consumption in Mataura for the month of May averaged 1043.03m³/day. This is a 3.48% decrease for the same period last year.
- This month staff have replaced two water laterals and a fire hydrant.
- Leak detection update - we have had five homeowners confirm that repairs have been carried out with a water saving of 13.5l/min and with the Council’s own repairs being done, a total water saving of 102l/min has been achieved, with another 53 to be confirmed.

Wastewater and stormwater

- A wastewater main in Mataura has had a section replaced as it was causing problems.
- We have undertaken a repair of a lateral in Mataura causing problems.
- We had a blockage in Waikaka which was caused by fat build-up in the main.
- The Gore, Mataura and Waikaka wastewater treatment plants are continuing to perform well with no discharge consent exceedances being recorded during the current reporting period.

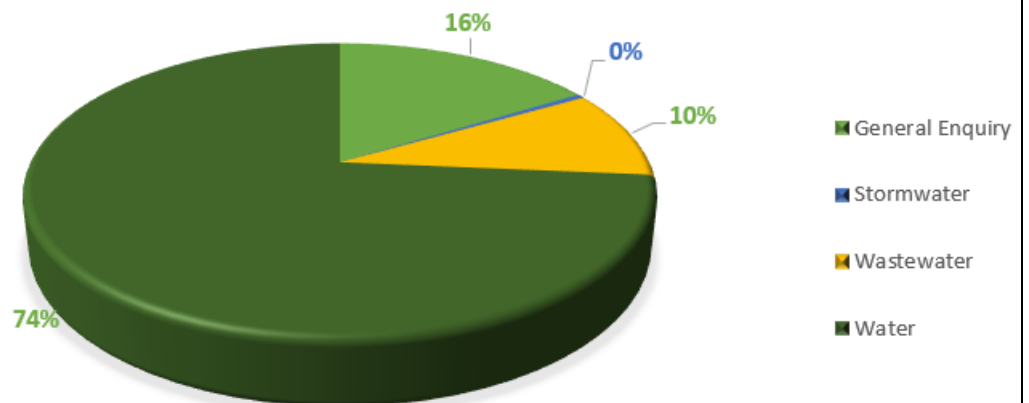
- The Actiflow plant at Gore is about to undergo its annual maintenance shutdown.

Customer service requests (CRM)



- A total of 31 CRMs were received for the month of June. This is just under the total for the same period last year.
- Of the 31 CRMs received during May, 74% or 26 jobs were associated with water supply, 16% or five jobs with general enquiries, 10% or three jobs with wastewater and 0% with stormwater.

TYPE OF CUSTOMER SERVICE REQUEST



3. REPORT FROM THE BUILDING CONTROL MANAGER (*Russell Paterson*)

Processing timeframes and statistics

- June – a total of 32 BCs granted, average of 14.2 days to process/grant (69% under 20 days).

The team focus to reduce the number of working days taken to process consents is slowly starting to show returns. This, combined with the slowdown of BC applications being received, has enabled the technical team to get on with consent processing earlier in the 20 day cycle than previously. However, the statistics still show the hangover from several months of being under resourced and reliance on external contractors to help us through the buoyant times.

The June statistics included ten consents that exceeded the 20 day timeframe. There are approximately another six that are close to or over the 20 day timeframe that are currently suspended. After that, the processing days are relatively manageable so the 90 – 95% target advised last month is looking very achievable.

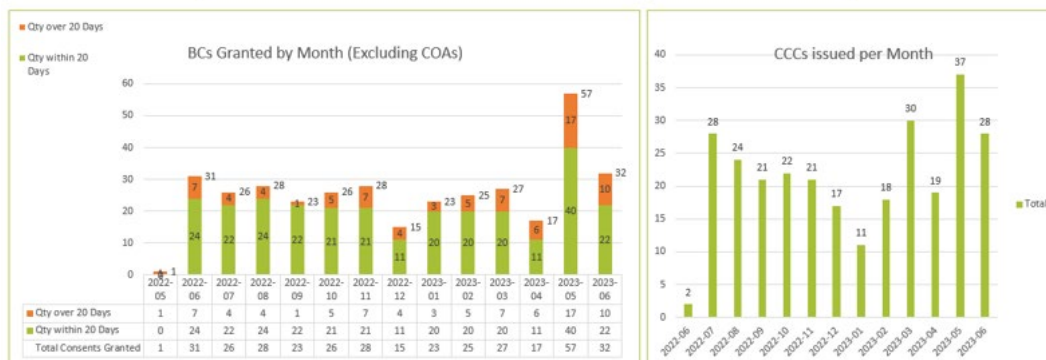
- June - there are four Certificate of Acceptance (COA) applications being processed at the moment, all of which are suspended awaiting further information or completion of minor works associated with the non-compliant or illegal works. These statistics have been included with BC numbers for several years, that practice will not continue from now on as they tend to skew the percentage processed under 20 days, and they are not a BCA function that attract IANZ attention for accreditation purposes.

Note: A separate report is being devised to record COAs, lapsing consents, CCC decisions and Schedule 1 exempt building work figures.

- June - 31 CCCs issued, average of 5.5 days (100% under 20 days)
- The following BC and CCC graphs show the numbers issued within the 2022 – 2023 financial year.

Gore District Council BCA Dashboard

Friday, 30 June 2023



Building consent fees

The proposed fee increases were approved at the Council meeting held on 27 June, taking effect from 1 August 2023. The main change is to include an electronic lodgement fee within each fee category to avoid customer feedback when invoices are received, at the moment they are a separate line item that creates confusion. All fees increases have been compared to our immediate neighbour’s fees and discussed with elected members through the annual plan process.

Compliance matters

Building Warrant of Fitness (BWoF) audits - this topic was discussed at the June Policy and Regulatory Committee meeting and the momentum is increasing towards getting out there and undertaking audits of priority buildings first, such as care facilities and short term/long term accommodation facilities. Compliance staff have been out onsite with a Southland DC officer to observe their approach to these audits, which was a very worthwhile exercise from a technical and administrative perspective.

A letter drop is planned to alert all affected building owners, and the audits are being scheduled to officially commence from 1 August 2023.

BWoF renewals - June is our busiest month for receiving annual BWoF renewals. A total of 46 buildings have a June expiry date. Of that number, 29 of those BWoFs were received on time which means 17 are overdue. Any building with an outstanding BWoF breaches the Building Act 2004 - for not supplying and/or displaying a current BWoF. Compliance staff will deliver final owner education and “no response” will be closely followed with enforcement action under the provisions of the Act.

Staff welfare

The team has so far escaped catching too many winter bugs, however a recent burst of flu illness has affected one family. There is also planned annual leave for at least two of the team who have medium – high leave balances. Individual leave balances are now frequently available to Managers to assess when leave requests are made, and also to encourage some team members to consider taking annual leave to reduce their balance to a more manageable level.

- ↳ Building consent statistics for June 2023 are attached.

Building Consent Statistics

(Includes Certificates of Acceptance)

	2020-2021				2021-2022				2022-2023			
	No. of Consents		Value of Consents \$		No. of Consents		Value of Consents \$		No. of Consents		Value of Consents \$	
July	37	37	4,164,210	4,164,210	42	42	2,691,500	2,691,500	25	25	2,578,746	2,578,746
August	42	79	1,147,593	5,311,803	***29	71	1,571,550	4,263,050	32	57	3,658,900	6,237,646
September	37	116	2,952,320	8,264,123	31	102	8,017,752	12,280,802	25	82	750,507	6,988,153
October	26	139	1,648,600	9,912,723	22	124	9,011,145	21,291,947	26	108	3,955,640	10,943,793
November	25	164	5,046,487	14,959,210	32	156	2,134,975	23,426,922	31	139	10,102,500	21,046,293
December	28	192	2,690,400	17,646,610	23	179	3,078,260	26,505,182	15	154	1,891,696	22,937,989
January	11	203	1,623,100	19,272,710	7	186	1,184,755	27,689,937	23	177	3,273,646	26,211,635
February	27	230	1,599,061	20,871,771	38	224	1,697,818	29,387,755	27	204	3,437,824	29,649,459
March	55	285	4,338,498	25,210,269	35	259	2,484,594	31,872,349	27	231	3,776,146	33,425,605
April	32	317	1,437,500	26,647,769	27	286	2,750,607	34,622,956	18	249	2,066,020	35,491,625
May	58	375	2,218,332	28,866,101	42	328	3,440,604	38,063,560	56	305	3,900,407	39,392,032
June	32	407	3,673,251	32,539,352	24	352	4,168,767	42,232,327	32	337	5,217,388	44,609,420

* 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
15 Elizabeth Street, Gore	New Garage with attached unit	78,000
1257 Waipahi Highway, Pukerau	Roof extension to existing factory	978,861
4/1526 Waimea Highway, Mandeville	Foundation and site works for relocated dwelling	50,000
15 Railway Esplanade, Gore	New workshop with tool store	240,000
11 Cardigan Bay Road	7m x 15m shed to house boiler	109,041
167 River Road	Internal works: New windows, new kitchen and scullery, new ensuite to master suite, wall removed to create open plan kitchen, dining, living, chimney cut back to add new deck, new fire installed, roofing replaced.	180,000
1289 Waimumu Road	4 bedroom dwelling with attached garage	619,400
15 Hilbre Avenue	New 6 x 6 Pump Shed	49,000

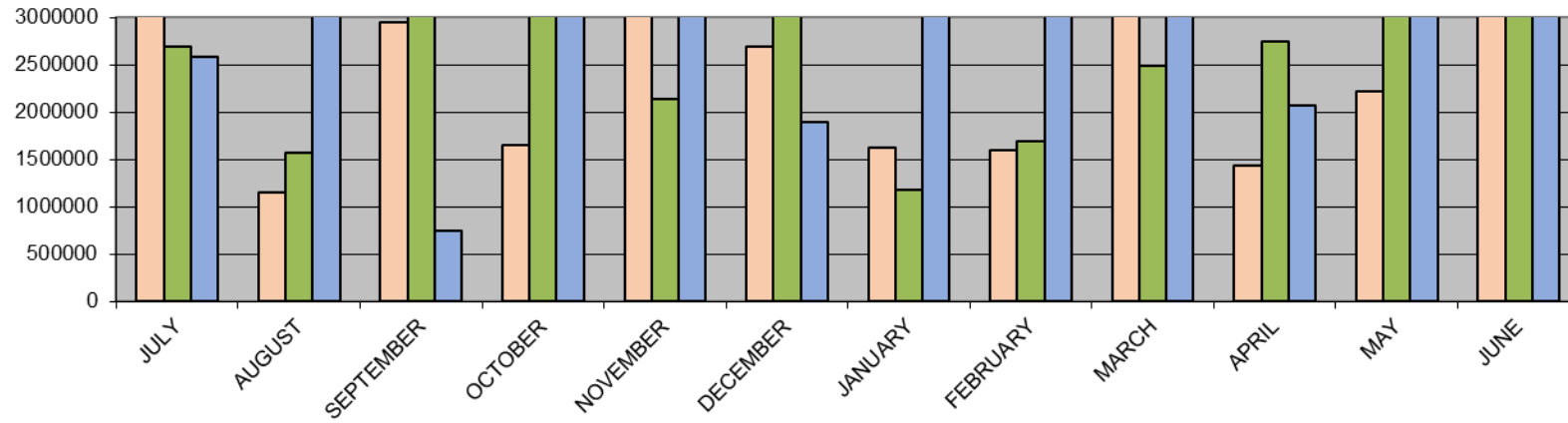
11 Cardigan Bay Road	Steel Shed (bunker) – 15m x 6m	190,966
263B Waimea Highway	3 Bedroom Dwelling with attached garage	874,500
51-53 Hokonui Drive	Recladding of the existing walls and roof of the fire station	270,000
129 Mountain Road	3 bedroom dwelling with attached double garage (Entry at 181 Mountain Rd)	600,000
353 Waimumu Road	New 4 bedroom dwelling with attached double garage	495,000
616 Gore Mataura Highway	Siting, plumbing works and effluent field of transportable home	160,000
52 Ruia Street, Gore	Erect 3 bay shed	120,000

New dwellings (including relocated dwellings) (financial year)

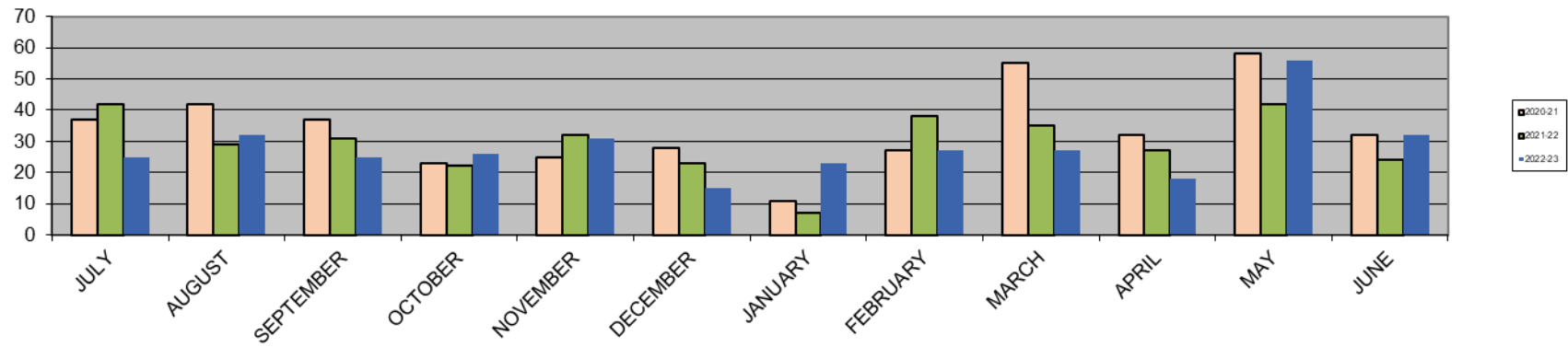
2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
32	38	35	34	33	40	31	32	34	30
2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
36	39	24	41*	36**	27	42***	25	46	39
2022-2023									
41									

* 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



4. PLANNING SERVICES SUMMARY (Katrina Ellis, Consultant Planner)

Resource consent update

Consent numbers from 1 – 30 June 2023	
Land Use consents received	3
Alteration to a designation	1
Subdivision consents received	6
Total received	10
Land Use consents issued	3
Certificate of compliance	1
Outline Plan waiver	1
Subdivision consents issued	3
Total issued	8

Detail of the consents issued are outlined in the following table:

Consent #	Address	Description
LU23/703	153 Waimea Highway	Certificate of compliance to confirm permitted status of residential activity
LU2022/166/2	21 Vera Street, Gore	Variation to change the hours of operation for business run out of a residential property
LU2022/239	394 Gore-Mataura Highway	Consent for a cleanfill operation
SC23/016 & LU23/034	6 Birch Lane, Gore	For a two lot residential subdivision, and for a yard and recession breach associated with a new boundary created by the subdivision.
23/704	39 Ardwick Street, Gore	Outline Plan Waiver for a shed at Gore Main Primary School
SC23/012	3 Ardwick Street, Gore	7 lot residential subdivision
SC23/033	43 Huron Street, Gore	3 lot residential subdivision

Other information:

- A total of 100% of resource consents were processed within RMA timeframes.
- On average, for non-notified resource consents, it took 16 working days to process each application.
- All consents were granted non-notified.
- There are currently 32 applications in for processing, 25 of which are one hold pending the deposit to be paid or for further information, written approvals, or at applicant's request.

5. REPORT FROM THE ROADING TEAM

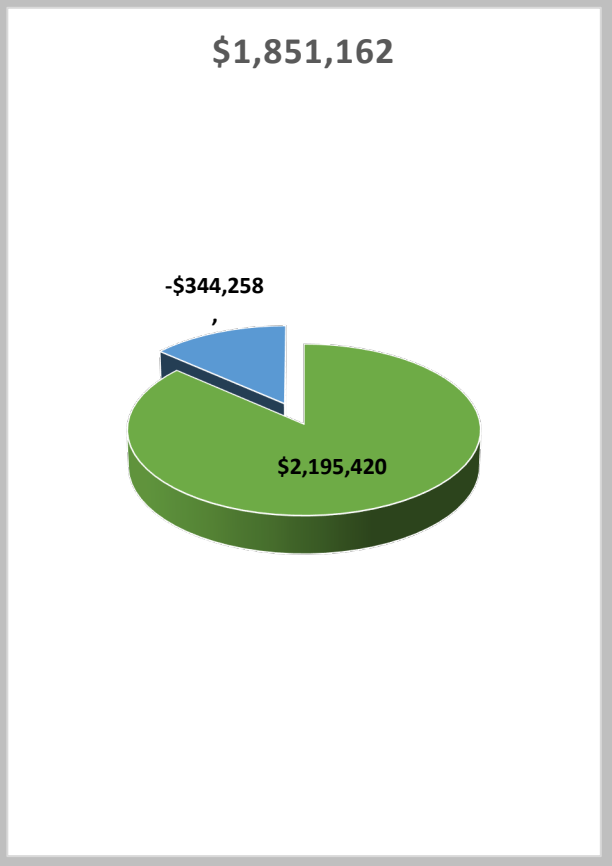
Routine Road Maintenance Contract
(Term 2+2)

This contract is for the routine maintenance of the Gore roading network.

Previous Contract - Fulton Hogan - to 30 September 2022




Current Contract - K2 Contracting - from 1 October 2022

- Routine rural work includes drainage work/culvert replacement, grading, metalling, bridgework, signage.
- Urban work includes hand sweeping, potholes, signage, emergency response, mud tanks grate cleaning, litter pickup and dealing with spills.
- The contract budget (FH & K2) for 2022/23 was \$1,851,162.
- Revised budgets for the 2023/24 year will reflect contract changes.



- The total spent to the end of June was \$2,195,440.
- Fine settled dry weather predominated for much of June allowing grading to continue.
- Hand patching of potholes on some gravel roads was undertaken later in the month when conditions precluded grading.
- Callouts to accidents and other incidents continued during and after work hours.
- Several frosts were recorded during June. Early morning road condition inspections were carried out by contractors' staff however the frosts were mainly dry white frosts and only required a small amount of ice gritting mainly in the Waikaka/Chatton area.

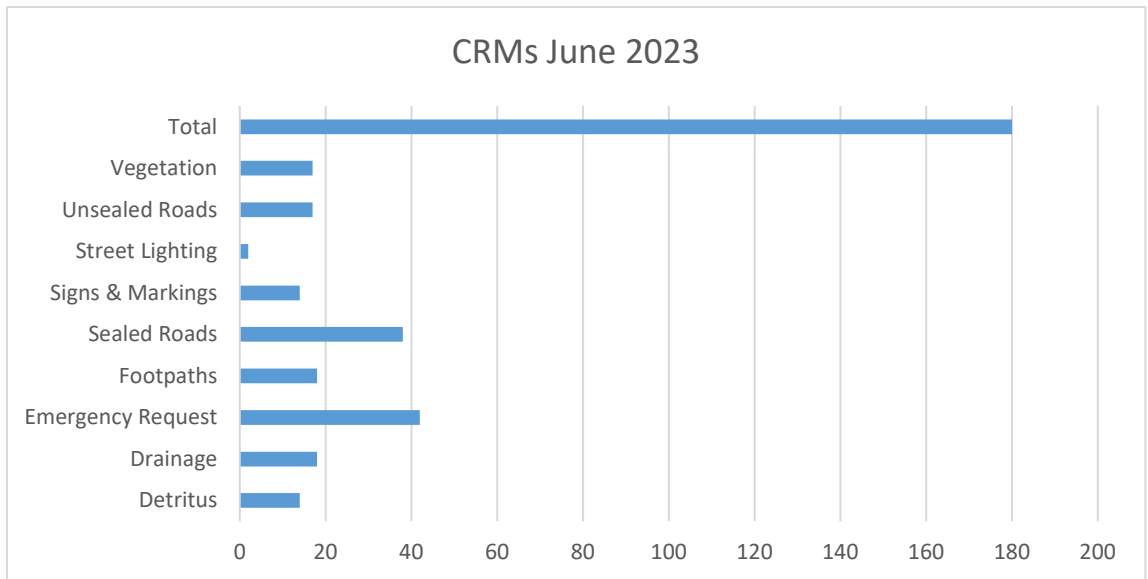
Routine maintenance - June

Grading	Sweeping	Metalling
		
109km	195km	90m³ placed

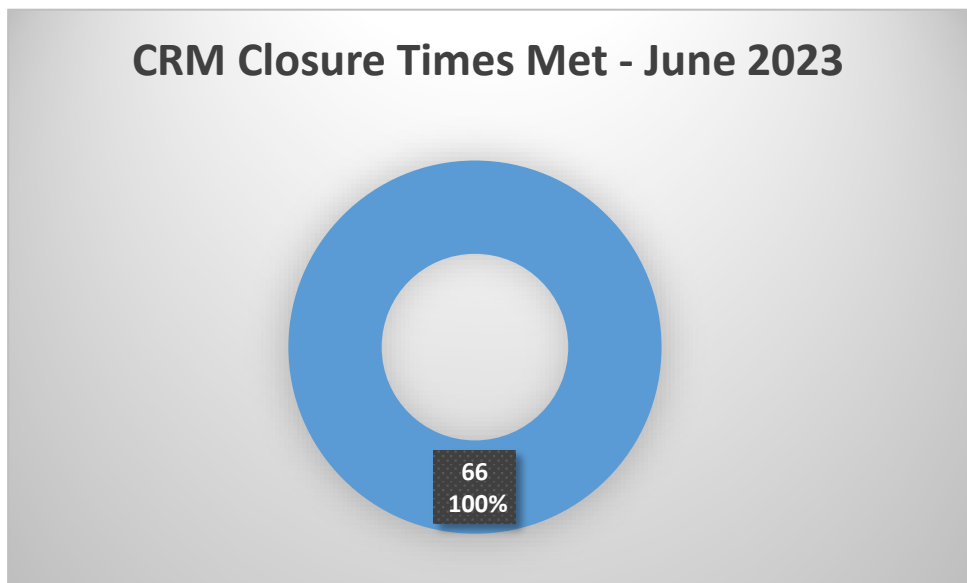
Future Bulletins will include graphs to indicate progress towards targets for these activities.

CRMs

Enquiries by activity



CRM Closure Times Met - June 2023



Vegetation Control Contract

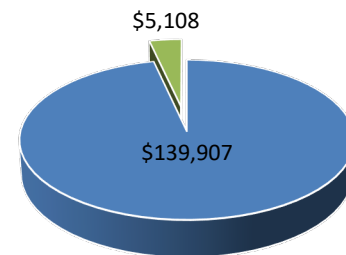
(Term 2+2)

Southern Vegetation Control – new contract from 1 August 2022.

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

- The budget for 2022/23 was \$145,016.

\$145,016



- Total spent to end of June was \$139,907.
- Rural sealed road culvert ends, and signs spraying has been completed.
- Pest plants spraying completed on State Highways, Waikaka, Waimumu and Kaiwera completed.
- Follow up respraying of pest plants has been undertaken on some roads.
- Urban spraying in Maitua 100% complete, and Gore is 100% completed to date.

Resurfacing Contract

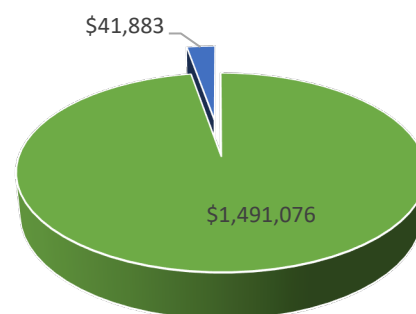
(Term 1+1+1)

Fulton Hogan, contract was extended for one year to include the 2022/2023 reseal season.

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

- The budget for 2022/23 was \$1,532,959 which included resurfacing and pre-reseal repairs.

\$1,532,959



- Expenditure to the end of June was \$1,491,076.
- No resurfacing work was undertaken during the period.
- All reseals have been completed.
- As this was the last season of sealing under this contract all sites have been inspected and been assessed as compliant. The Practical Completion Certificate has been issued for the contract. The 52-week defects liability period is now in place.
- Consultant Beca is currently formulating the resurfacing programme for the next three seasons.
- Procurement for the Council's future resurfacing is being considered including the possibility of collaborating with one of our neighbours.

<p>Concrete and Associated Works (Term 2+2)</p> <p>McDonough Contracting</p> <p>Contract includes replacement of sections of urban footpaths, vehicle crossings and street drainage infrastructure. Also includes 3 Waters trench reinstatements.</p> <ul style="list-style-type: none"> Budget for 2022/23 is \$281,620. 	<p>\$281,620</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Budget</td> <td>\$281,620</td> </tr> <tr> <td>Spent</td> <td>\$435,037</td> </tr> </tbody> </table>	Category	Amount	Budget	\$281,620	Spent	\$435,037
Category	Amount						
Budget	\$281,620						
Spent	\$435,037						

- Total spent to 30 June was \$435,037 and includes funding from a 3 Waters project.
- Reinstatement of concrete footpaths and kerbing affected by the 3 Waters upgrade project in Elizabeth Street was the focus during June. This will continue to be the case for the next two months.
- Further concrete works programmed are minor repairs in Elsie, Denton and Kitchener Streets along with Hilbre Avenue.

<p>Road Marking Contract (Term 2+2)</p> <p>Downer NZ Ltd</p> <p>Contract for re-marking work across the network, both urban and rural.</p> <ul style="list-style-type: none"> Budget for 2022/23 is \$102,351. The new contract commenced on 1 November 2022. 	<p>\$102,351</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Budget</td> <td>\$102,351</td> </tr> <tr> <td>Spent</td> <td>\$127,593</td> </tr> </tbody> </table>	Category	Amount	Budget	\$102,351	Spent	\$127,593
Category	Amount						
Budget	\$102,351						
Spent	\$127,593						

- Total expenditure to end of June was \$127,593.
- Upgrading the intersection controls on the Knapdale Road approaches to its intersection with Otamita and Whiterig Roads to compulsory stops completed the rural pavement marking.
- Urban remarking is also complete. Next season's remarking will begin earlier than last season with a multi-year contract in place.
- Alterations to markings on former Streets Alive sites (Wigan Street/Bury Street, Ardwick Street/Crewe Street and Eccles Street/Elsie Street/Birch Lane) were completed during June.

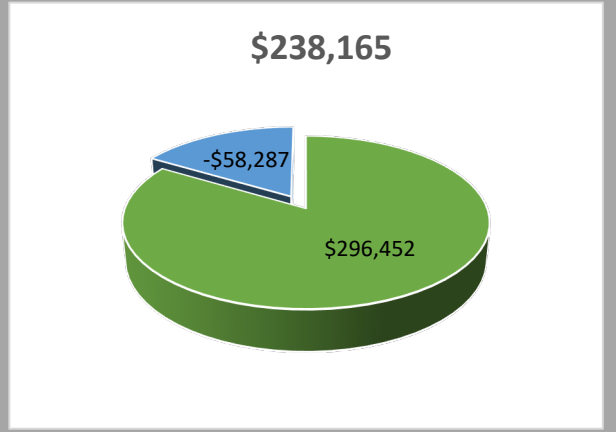
<p>Mechanical Cleaning Contract (Term 2+2)</p> <p>Downer NZ Ltd – from 1 October 2022</p> <p>The contract covers cyclic mechanical sweeping of the Gore and Mataura urban areas, cleaning urban stormwater sumps and some other cleaning of culverts and drainage structures.</p> <ul style="list-style-type: none"> Budget for 2022/23 was \$94,943. The budget for this new contract work is currently being reviewed. The sweeping cycle is generally on Tuesday and Friday each week. 	<p>\$94,943</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Budget</td> <td>\$94,943</td> </tr> <tr> <td>Spent</td> <td>\$185,509</td> </tr> </tbody> </table>	Category	Amount	Budget	\$94,943	Spent	\$185,509
Category	Amount						
Budget	\$94,943						
Spent	\$185,509						

- Total expenditure to the end of June was \$185,509.
- The autumn leaf pick-up was substantially completed, in conjunction with the Council’s Parks and Recreation Department, during the period.

Seal Repair Contract
(Term 2+2)

Supreme Siteworks – from 1 November 2022
Includes repair of various sealed pavement faults such as edge breaks, digouts, levelling of depressions, and pavement stabilisation. Will include pre-reseal repairs from the start of the 2023/24 year.

- Budget for 2022/23 is \$238,165.



- Expenditure to end of June was \$296,452.
- Some rework and line marking reinstatement will be completed when conditions allow.

Staffing/Health and Safety

- Regretfully our Senior Roding Operations Officer, Dayle Johnston, announced his resignation from the Roding Team. Dayle will finish with the Council on 20 July. Recruitment of a replacement is underway.
- The Roding team reported no injuries or health and safety issues during June.
- Exemplary use of the 365 Job Start procedures by the Roding team was rewarded with morning tea during the period.
- The Roding Asset Manager successfully completed the new STMS traffic management Inspector course.

Road Safety Southland

- Work continues on the draft Speed Management Plan (SMP) for our District. NZTA requires a draft SMP be available for consultation by early October 2023.

Asset Management

- Roding staff continue to work with consultant, Utility NZ, on the review of the Council’s 2024-2034 Transport Activity Management Plan which will inform the reviewed Long-Term Plan. Utility NZ assisted the Council with the review and preparation of the 2021-2031 Transport Activity Management Plan (AMP). Beca, the consultants, are about to undertake deterioration modelling for our network which will inform the AMP.
- A meeting of the Rural Roding Sub-Committee was held on 29 June. Vaughn Crowther from Utility NZ attended the meeting and a very useful discussion regarding issues to be addressed in the AMP review took place. Further interaction with the Sub-Committee is intended as the AMP is developed. This is especially important considering the dissatisfaction of many rural residents with the rural roads.

Other network updates

Mataura welcome signs

Both sign plinths are in Mosgiel at Seddon's having the coatings and other decorations installed.

Kaiwera Downs Wind Farm

Transporting of the turbine components for the 10 turbines contained in the first phase of the project has been completed successfully. An assessment of the pavement condition on the routes taken is about to be undertaken. This will hopefully confirm casual observations that little if any damage has occurred from the transporting of the turbine loads. We do not appear to have had any complaints from the public. This is not surprising as Mercury and its contractors have gone to great lengths to ensure the work went smoothly.

Railway Esplanade pedestrian crossing

Draft design plans were completed by consultant, WSP during June. The Roading Asset Manager consulted with the East Gore School Principal, Wendy Kitto, Richard Pasco representing the Gore Mountain Bike and the owners of Esplanade Motels. Copies of the draft plans were provided to each. All were enthusiastic about the project and supported it. Waka Kotahi subsequently requested some minor changes to draft plan, increasing the width of the median island and changing to a diagonal alignment of the opening in the island from the chicane on the initial draft plan. Once the revised plans are available, construction of the crossing and the footpath to the railway crossing will commence.