



Infrastructure and Planning Bulletin

September 2023

1. REGULATORY SERVICES REPORT (Frances Shepherd)

Alcohol licensing

The following alcohol applications were received:

2023/24	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Special licences	3	3	3									
Managers certificates	1	5	3									
Licence renewals	0	0	0									
2022/23	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

Abandoned vehicles

The following customer service requests regarding abandoned vehicles were received:

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
2023/24	2	1	2									
2022/23	3	1	0	1	2	0	0	0	3	1	5	5
2021/22	2	4	1	0	1	1	3	2	3	4	0	2

Noise control

The following customer service requests for noise complaints were received:

2023/24	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Complaints	6	15	6									
Seizures	0	1	1									
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

Litter

The following customer service requests regarding dumped rubbish were received:

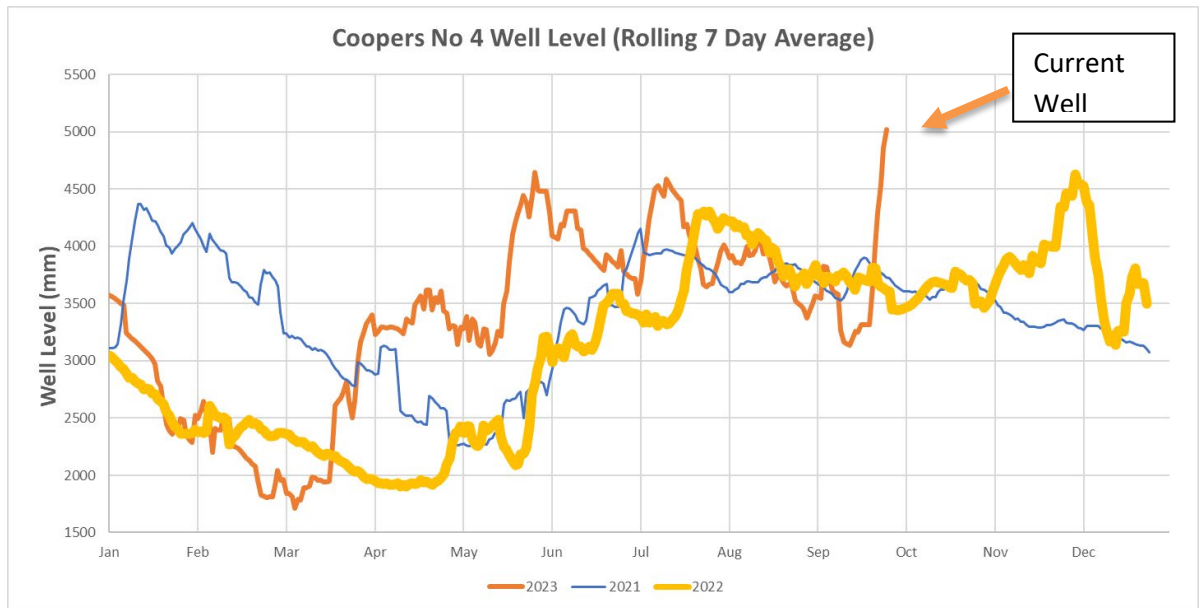
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
2023/24	3	4	1									
2022/23	1	3	3	5	7	1	3	4	4	1	7	4
2021/22	1	1	1	4	5	4	4	1	1	1	3	1

2. REPORT FROM THE THREE WATERS OPERATIONS MANAGER (Aaron Green)

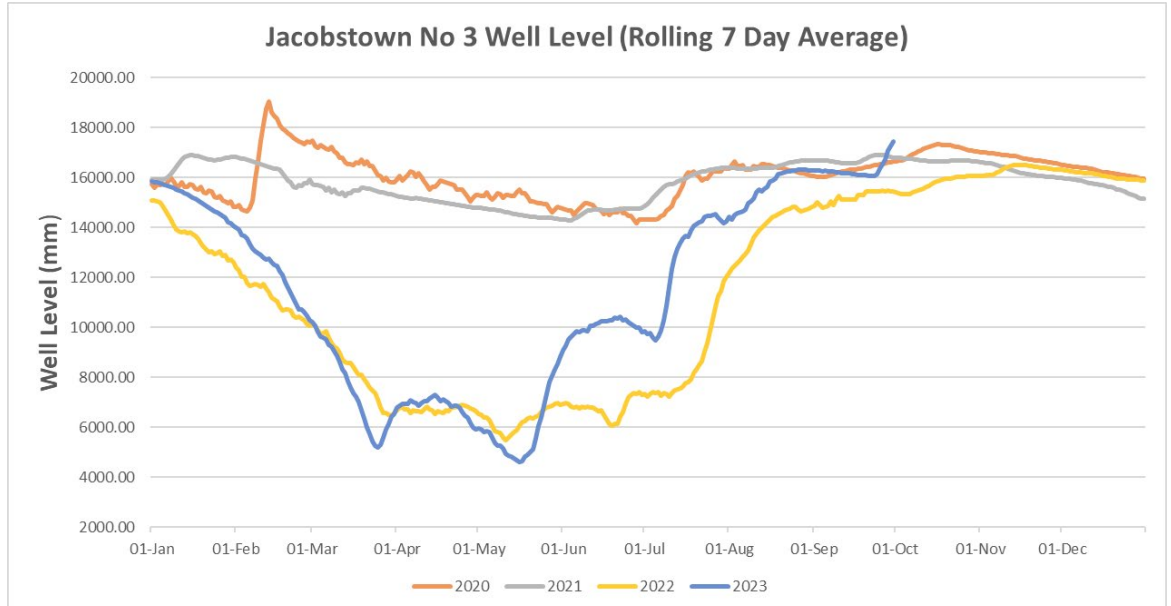
Drinking water

Gore Well levels

- Coopers Well is tracking well



- Jacobstown Well is as expected for this time of the year.



Gore drinking water

- Water consumption in Gore for the month of August averaged 4211 m³/day. This is a 9.54% increase for the same period last year.

Mataura drinking water

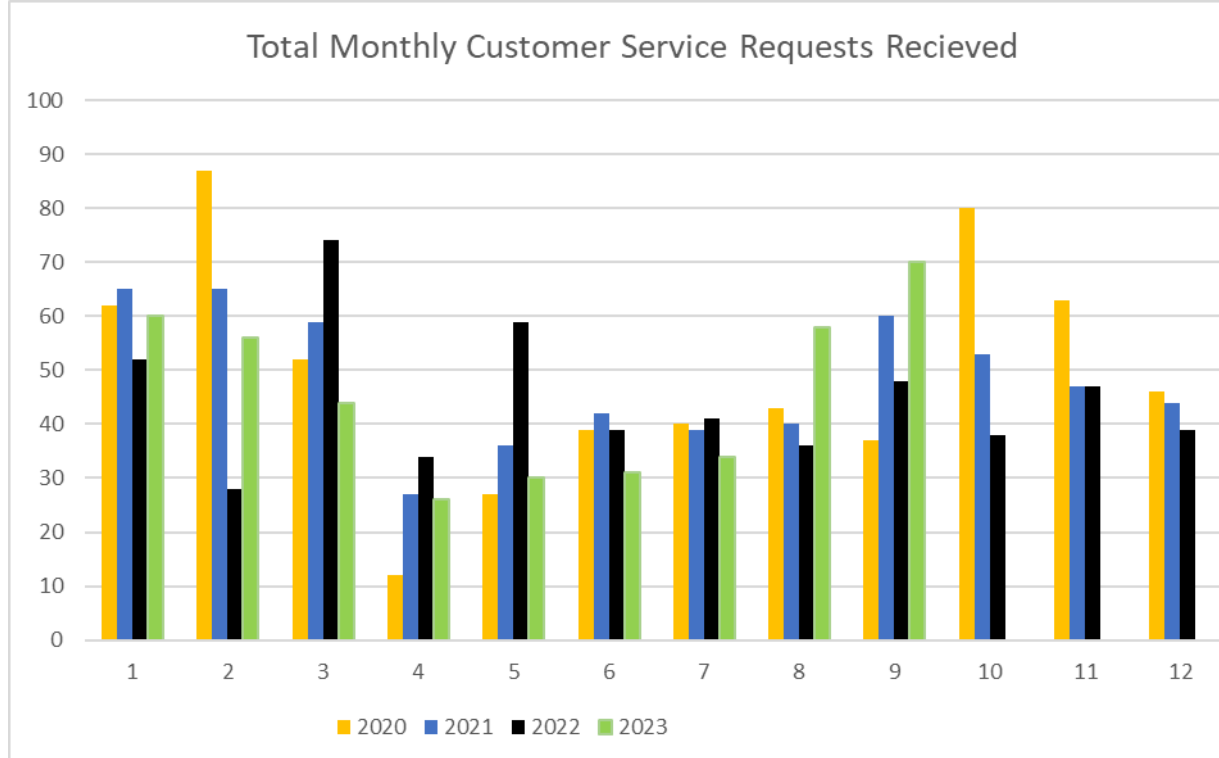
- Water consumption in Mataura for the month of May averaged 1171m³/day. This is an 8.2% decrease for the same period last year.

Wastewater and stormwater

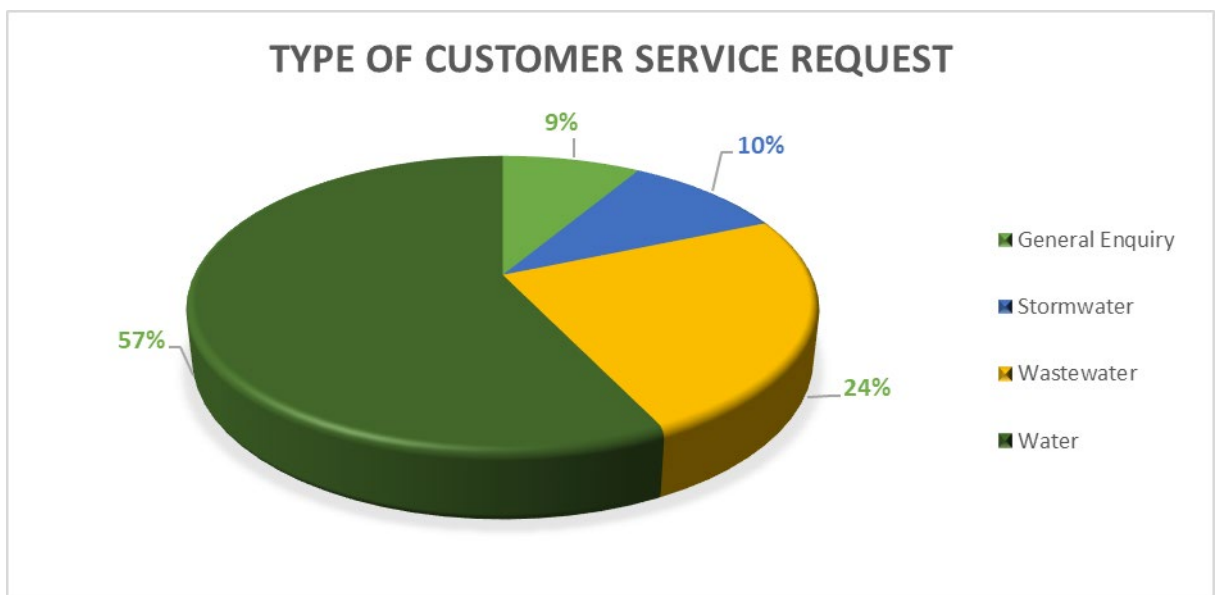
- A state of emergency was declared for Gore and Mataura on Thursday 21 September due to high volumes of rain and localised flooding.
- We have had two sinkholes appear since the flooding. One in Gore and one in Mataura. The one in Gore was found to be caused by a broken wastewater lateral which has been repaired. The sinkhole in Mataura was dug out but no cause was found.
- The Gore, Mataura and Waikaka wastewater treatment plants continue to perform well with no discharge consent exceedances being recorded during the current reporting period.

Customer service requests (CRM)

- A total of 70 CRMs were received for the month of September.



- Of the 58 CRMs received during August, 57% were associated with water supply, 24% with general enquiries, 9% with wastewater and 10% with stormwater.



3. REPORT FROM THE ROADING TEAM

Routine Road Maintenance Contract

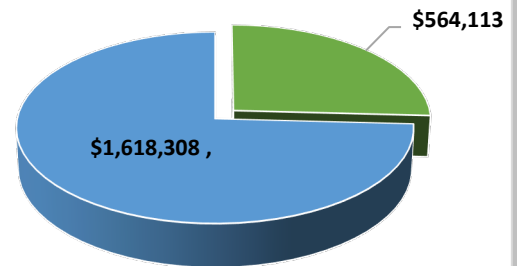
(Term 2+2)

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

K2 Contracting

- 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 for 2023/24 is \$2,182,421.

\$2,182,421



- The total spent to the end of September was \$564,113.
- Better weather for most of September enabled increased gravel road grading.
- A second grader was engaged to catch up with grading.
- Hand patching of the worst potholes continued in September.
- Persistent heavy rain on 21 September rapidly overwhelmed urban and rural stormwater systems necessitating the closures of over 20 sections of road.
- Scouring damage occurred on many roads both gravel and sealed.
- Minor slips and drop outs also occurred on several roads.
- Emergency spot metalling and grading was carried out to repair flood damage.
- K2 completed production of 5000m³ of maintenance gravel for our gravel roads.
- Callouts to accidents and other incidents continued during and after work hours, many due to the heavy rain event.
- K2 cleaned out some sumps that filled with detritus washed off roads and properties rain event.



Terry Road



Paterson Road



Otamita Road



Woolwich Street

Routine Maintenance - September

Grading



163km

Sweeping

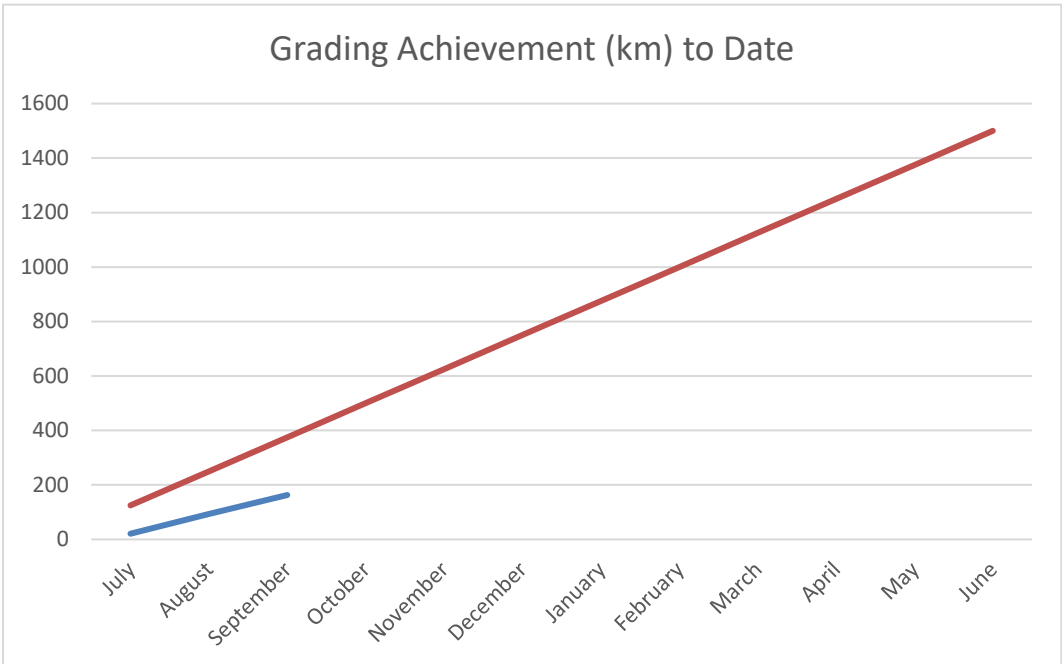


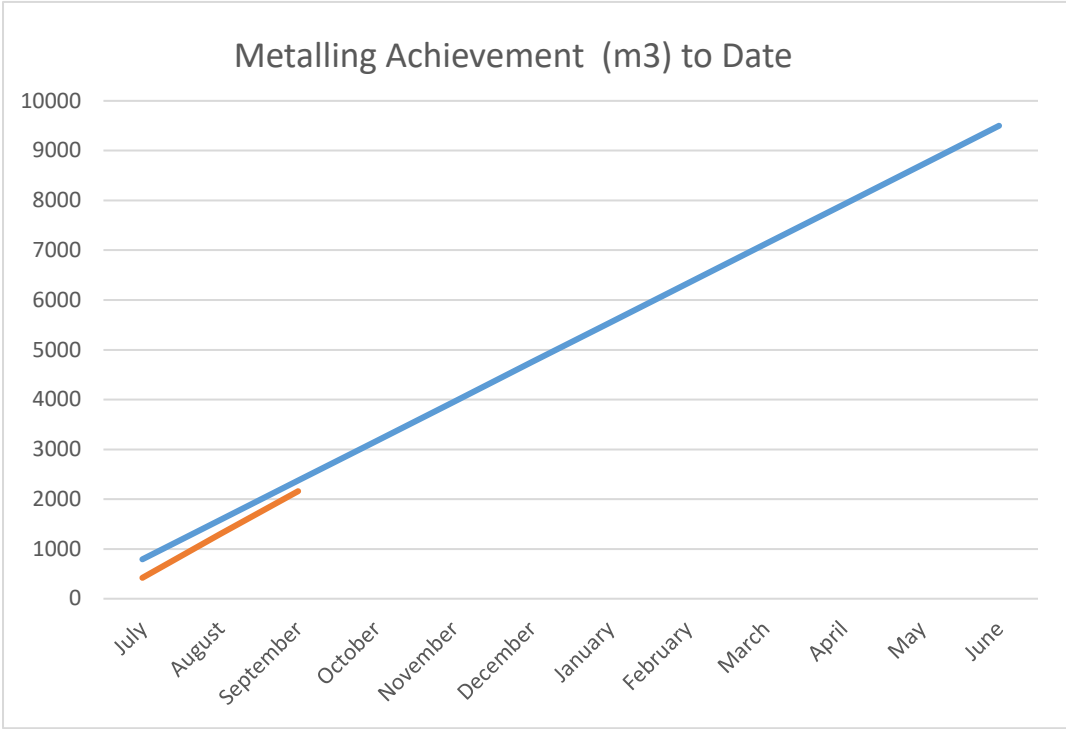
199km

Metalling

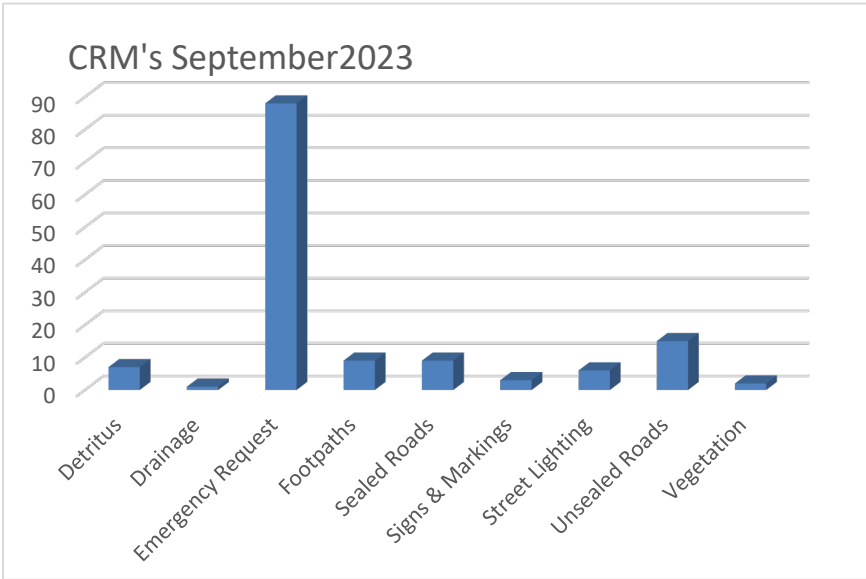


858m³ Placed

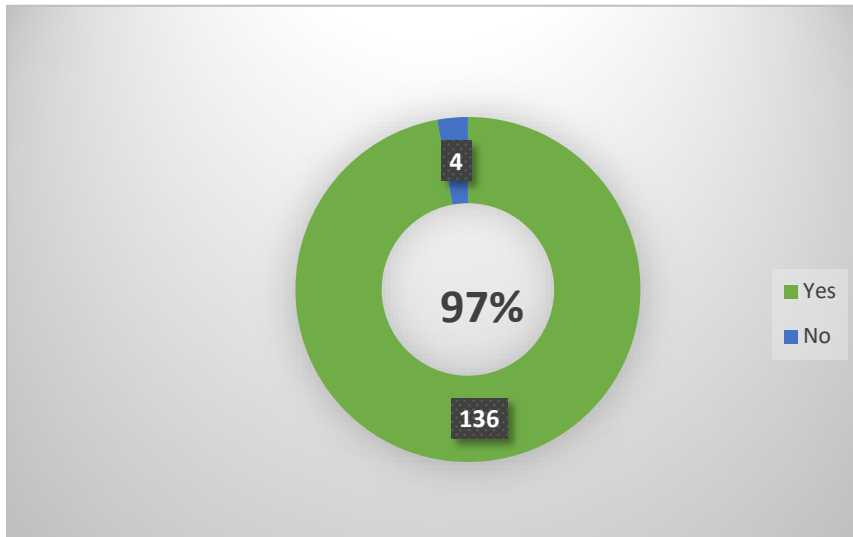




CRMs Enquiries by activity



CRM closure times met – September 2023



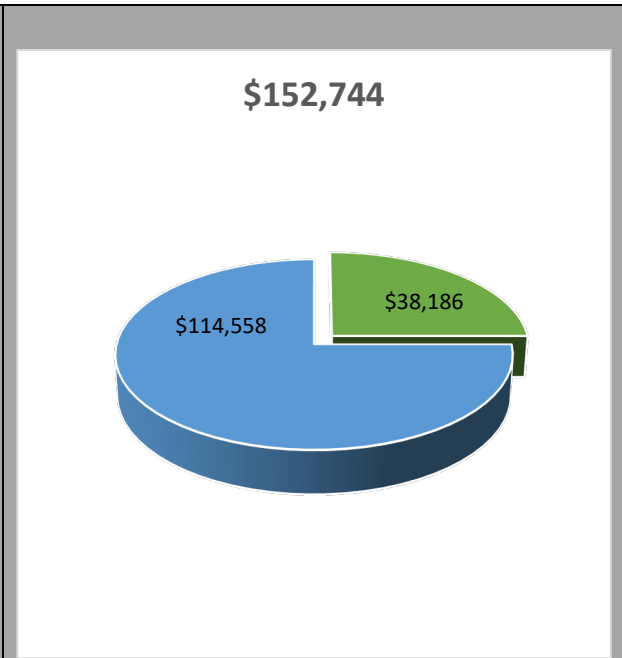
Vegetation Control Contract

(Term 2+2)

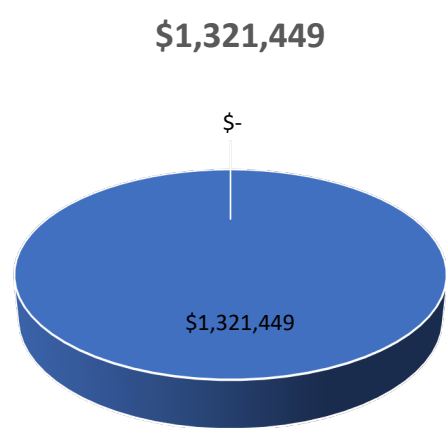
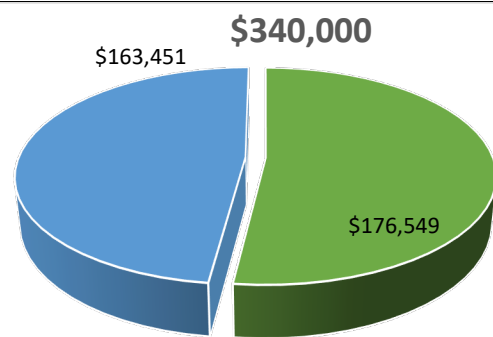
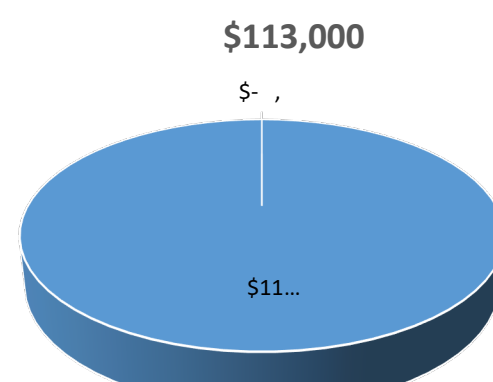
Southern Vegetation Control – new contract from 1 August 2022.

This contract includes urban and rural chemical vegetation control by spraying. Control of growth on rural shoulders, around signs and drainage facilities is undertaken. Growth on urban footpaths and kerbing is also targeted. In addition the control of pest plants on rural state highways in the district is carried out under delegation.

- The budget for 2023-24 is \$152,744.



- Total spend to end of September was \$38,186.
- Progress with pest plant spraying in September has been slow due to windy and wet weather.
- Pest plant spraying of highways will commence in October.
- Pest plants spraying has been completed on sealed roads in the Waikaka ward and is continuing into the Kaiwera area.
- Rural sealed road culvert ends and signs spraying will commence once pest plant spraying is completed on all roads.
- Urban street spraying will commence mid-October.

<p>Resurfacing Contract (Term To be confirmed))</p> <p>Procurement of a collaborative resurfacing contract with Clutha District Council is currently in progress. Tender closes 16 October 2023.</p> <p>The contract included both the resurfacing and pre-seal repair work across the road network.</p> <ul style="list-style-type: none"> The budget for 2023-24 resurfacing is \$1,321,449. This includes resurfacing of chip sealed and asphalt surfaced roads. 	 <p>A 3D pie chart with a single blue slice representing the total budget of \$1,321,449. A label above the chart shows '\$1,321,449' and a label inside the slice shows '\$1,321,449'. A pointer to the top of the chart indicates '\$-'. The chart is set against a white background with a light grey border.</p>
<ul style="list-style-type: none"> Expenditure to date during 2023-24 is nil. No resurfacing work has been undertaken during 2023-24. Consultant, Beca has formulated the resurfacing programme for 2023-24. 	
<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 2023-24 is \$340,000. 	 <p>A 3D pie chart with two slices: a blue slice representing \$163,451 and a green slice representing \$176,549. The total budget of \$340,000 is labeled above the chart. The chart is set against a white background with a light grey border.</p>
<ul style="list-style-type: none"> Total spent to date is \$176,549. Reinstatement of concrete footpaths and kerbing affected by the 3-Waters upgrade project in Elizabeth Street is complete, except for minor tidying works. Railway Esplanade pedestrian crossing construction work managed by GDC for NZTA commenced on 2 October. Kerbing surrounds for replacement trees on the east side of Main Street, Gore between Mersey Street and Bowler Avenue are programmed. Minor concrete works are programmed in Broughton, 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 2023-24 is \$113,000. 	 <p>A 3D pie chart with a single blue slice representing the total budget of \$113,000. A label above the chart shows '\$113,000' and a label inside the slice shows '\$11...'. A pointer to the top of the chart indicates '\$- ,'. The chart is set against a white background with a light grey border.</p>
<ul style="list-style-type: none"> Expenditure to date during 2023-24 is nil. No road marking work has been undertaken during 2023-24. 	

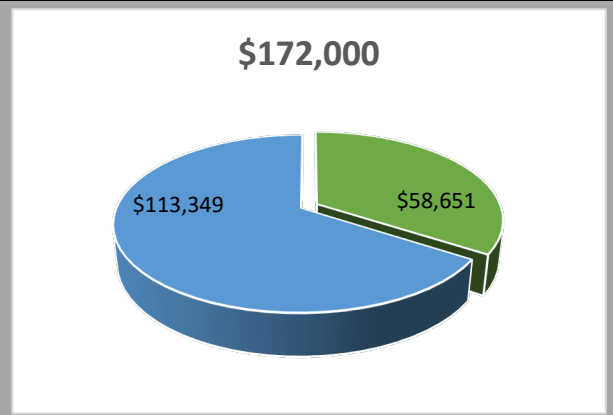
- GDC staff are carrying out a condition assessment of existing markings and will prepare a remarking programme to be executed by the contractor.

Mechanical Cleaning Contract
(Term 2+2)

Downer NZ Ltd – from 1 October 2022

The contract covers cyclic mechanical sweeping of the Gore and Mataura urban areas and cleaning urban stormwater sumps.

- Budget for 2023-24 is \$172,000.



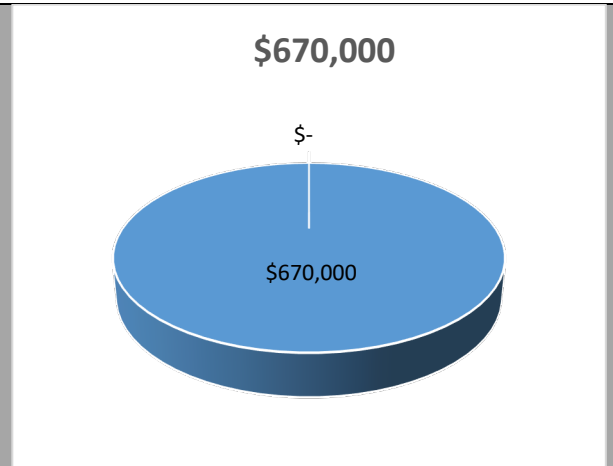
- Expenditure to date during 2023-24 is \$58,650.
- The vacuum sweeper generally spends Tuesdays and Fridays in Gore/ Mataura.
- GDC staff are preparing a list of sumps for contractor to clean out.

Seal Repair Contract
(Term 2+2)

Supreme Siteworks

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 2023-24 is \$670,000



- Expenditure to date during 2023-24 is nil.
- No seal repair work has been undertaken during 2023-24.
- Some rework reinstatement will be completed when conditions allow.
- Staff have been assessing sealed road faults, along with the contractor.
- The first package of work will be rework and pre-reseal repairs.

Staffing/health and safety

- Roothing team has returned to a full complement of three.
- Hari Pillay has commenced a management training programme.
- The Roothing team reported no injuries or health and safety issues during September.
- Roothing staff engaged in various Council wide health and safety workshops.

Road Safety Southland

Work continues on the draft Speed Management Plan (SMP) for the District. Waka Kotahi NZTA requires a draft SMP be available for consultation by early October 2023. The SMP delivery has been delayed due to ill health of the consultant assisting with this.

Asset Management

Following a workshop with Councillors, the draft Rooding Activity Management Plan was successfully submitted to Waka Kotahi NZTA by the 31 August deadline. We have not received any feedback on the plan yet. The draft will be refined as additional information becomes available leading to a final version being submitted to NZTA by 8 December 2023.

Other Network updates

Mataura welcome signs

Both signs are awaiting transporting from Mosgiel to Mataura for installation. We are currently awaiting a Deed of Grant from KiwiRail for the northern sign before we can install the signs.

Kaiwera Downs wind farm

WSP has completed an assessment of the pavement condition on the routes taken by the heavy turbine components. Discussions regarding Stage 2 of the project are underway.



Our Windfarm

Railway Esplanade pedestrian crossing

Construction commenced on 2 October and is likely to take four weeks to complete.

Bridges

Replacement of the damaged section of handrail on the Otamita Bridge, damaged earlier this year by a tractor crash, is underway.

A steel splint has been installed around a timber pile supporting the bridge on Crombie Road as an interim measure to prolong its serviceability.

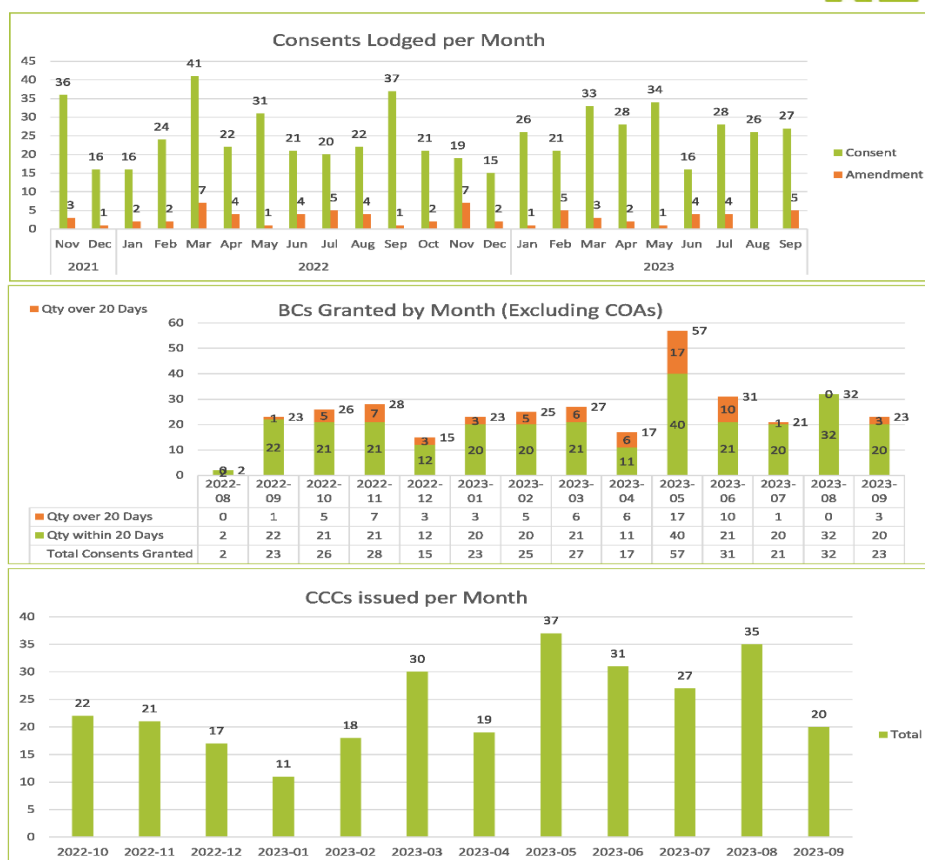
4. REPORT FROM THE BUILDING CONTROL MANAGER (Russell Paterson)

September processing timeframes and statistics

- A total of 23 BCs granted, average of 11.6 days to process/grant (87% < 20 days).
- A total of 20 CCCs issued, average of 6.9 days (95% < 20 days).
- There were no Certificate of Acceptance (COA) applications or Schedule 1 (2) discretionary exemption applications approved this month.
- The following BC and CCC graphs show the numbers lodged, granted and issued for September, compared to previous months.

GORE DISTRICT COUNCIL BCA STATISTICS

Friday, 29 September 2023



State of emergency event

The rainfall event experienced recently was significant with ponding surface water and rising river levels prompting the SOE declaration on Thursday 21 September. The effects of 100mm of rain in 24hrs created many areas of concern especially in the western suburbs of Gore where the surface water levels were generally higher than those experienced in February 2020.

As far as we have been made aware, St Peter's College was the worst affected property with several classroom blocks inundated with between 50 - 140mm of water. A site visit on 22 September concluded with seven yellow placards being issued for "restricted access", one for each affected building. (Five of those have since been removed due to comprehensive dewatering and drying out of the buildings with commercial equipment, plus the removal and/or replacement of carpet floor coverings once a thorough sanitisation process was completed).

The remaining two buildings require further remedial work and will be some time before fully restored to their original state. The gym building requires a whole new timber overlay floor to be laid once suitable timber can be sourced. This could take until approximately Easter next year. The laboratory block and library need the original floor tiles removed by specialist contractors as traces of asbestos containing material (ACM) have been found during testing. This will be a time consuming task and sections of the College will not be useable during this time. The College management appear to have a good understanding of what is involved and are aware of the yellow placard requirements. Neighbouring education providers have offered alternative classroom options for those rooms out of action at the start of term 4.

One dwelling was also known to have floodwaters above floor level due to ponding issues in the street. This building is under assessment by insurance and is being monitored by Building Control for the drying out process and replacement of lower level linings and of linings and wall insulation.

Compliance matters

Building Warrant of Fitness (BWoF) renewals

A total of 28 annual BWoFs were due in September. There were 22 received and six are overdue. The team are working with building owners to get the overdue ones corrected before regulatory action is commenced.

Swimming pool register

Public notice(s) have been inserted in the newspaper to alert potential pool owners of their requirements under legislation. Some follow up work had been scheduled as a result of public enquiries received so far with more expected as the weather warms up.

- 📎 Building consent statistics for September 2023 are attached.

Building Consent Statistics

Building Consents and Certificates of Acceptance (COA's) issued

2023/2024	Building Consents		COA's		Schedule 1 exemptions	New Dwellings issued
	No. issued	Value	No. issued	Value		
July	21	1,845,552	0	0	8	2
August	34	1,177,429	4	56,700	4	2
September	23	2,313,685	0	0	1	5
October						
November						
December						
January						
February						
March						
April						
May						
June						
Total	78	5,336,666	4	56,700	13	9

2022/2023	Building Consents		COA's		New Dwellings issued
	No. issued	Value	No. issued	Value	
July	25	2,578,746	0	0	2
August	28	3,600,800	3	58,100	7
September	24	748,507	1	2,000	1
October	26	3,955,640	0	0	2
November	28	9,990,500	3	12,000	3
December	15	1,891,696	0	0	3
January	23	3,273,646	0	0	3
February	25	3,369,824	2	68,000	3
March	27	3,776,146	0	0	4
April	17	2,065,020	1	1,000	4
May	56	3,880,407	0	0	4
June	32	5,217,388	0	0	6
Total	325	44,798,320	10	234,000	42

2021/2022	Building Consents		COA's		New Dwellings issued
	No. issued	Value	No. issued	Value	
July	42	2,681,500	0	0	3
August	29	1,571,550	0	0	3
September	32	9,517,752	0	0	8
October	22	8,746,645	0	0	4
November	33	2,136,975	0	0	2
December	23	3,078,260	0	0	2
January	7	1,184,755	0	0	1
February	37	1,690,318	0	0	2
March	35	2,484,594	1	7,500	4
April	26	2,745,607	1	5,000	6
May	41	3,440,604	0	0	4
June	32	4,165,767	1	3,000	6
Total	359	\$43,444,327	3	\$15,500	42

Consents issued over \$50,000

Location	Description of Work	Value of Consent
29 Eccles Street	FRONT UNIT – 2 Bedroom Dwelling with attached double garage	365,000
29 Eccles Street	REAR UNIT – 2 Bedroom Dwelling with attached double garage	365,000
30 Ardwick Street	New 2 bedroom dwelling with attached garage	451,800
42A Saleyard Road	Foundations and services for transportable dwelling – F/S woodburner	48,000
5 Kahikatea Drive	New 3 bedroom dwelling with attached garage	339,300
90C Ruia Street	Shed 3 – Coles 12m x 11m Pole shed	58,000
311 Main Street (Mataura)	New 3 bedroom dwelling constructed for removal to another site	375,000
210 Milne Road	3 Bay farm storage shed	172,385

Granted Building Consents

From 01 September 2023 to 30 September 2023

Consent No	Site Address	Project	Owners (as at date of issue)	Cat	Processed By	Value	Agent
CONSENT TYPE - BUILDING CONSENT							
210032/1	133 Charlton Road RD 4	Install a Diesel Fired Boiler and new 475ltr diesel tank to existing heating system.	Wayne Howard Campbell	RES1	RPAT	\$7,000	
Received 29-Jun-2020 Stop days 749 Granted 13-Sep-2023 Issued 14-Sep-2023 Days to grant 18 Days to issue 19							
210834/2	5 Humphries Road RD 4	Change of Cladding materials	Alan Lester Thomas	RES3	TGIL	\$0	
Received 7-Sep-2023 Stop days 0 Granted 25-Sep-2023 Issued 25-Sep-2023 Days to grant 12 Days to issue 12							
210960/1	29 Eccles Street Gore	(FRONT UNIT) - 2 Bedroom Dwelling with attached Double Garage.	Shane and Hayley Knapp Ltd	RES2	TOSB	\$365,000	New dwellings 1
Received 21-Apr-2023 Stop days 78 Granted 11-Sep-2023 Issued 11-Sep-2023 Days to grant 20 Days to issue 20							
210964/1	29 Eccles Street Gore	(REAR UNIT) - 2 Bedroom Dwelling with attached Double Garage	Shane and Hayley Knapp Ltd	RES2	GB	\$365,000	New dwellings 1
Received 27-Apr-2023 Stop days 77 Granted 12-Sep-2023 Issued 13-Sep-2023 Days to grant 19 Days to issue 20							
211054/1	30 Ardwick Street Gore	New 2 bedroom dwelling with attached garage	John William Herron	RES2	TGIL	\$451,800	New dwellings 1
Received 8-Aug-2023 Stop days 6 Granted 20-Sep-2023 Issued 21-Sep-2023 Days to grant 25 Days to issue 26							
211055/1	42A Saleyard Road RD 2	Foundations and services for Transportable dwelling - F/S woodburner	Donna Maria Vincent	RES1	GB	\$48,000	New dwellings 1
Received 10-Aug-2023 Stop days 7 Granted 27-Sep-2023 Issued 27-Sep-2023 Days to grant 27 Days to issue 27							
211059/1	86 Ruia Street Gore	Install an outside diesel boiler with 9 Radiators (450 ltr tank)	Grant John Stalker	RES1	RPAT	\$22,000	
Received 18-Aug-2023 Stop days 2 Granted 04-Sep-2023 Issued 05-Sep-2023 Days to grant 9 Days to issue 10							
211061/1	8 William Street Gore	Install new Toilet	Juliet Vanessa Abrahams-Byars	RES1	TOSB	\$5,000	
Received 21-Aug-2023 Stop days 6 Granted 11-Sep-2023 Issued 11-Sep-2023 Days to grant 9 Days to issue 9							

Consent No	Site Address	Project	Owners (as at date of issue)	Cat	Processed By	Value	Agent
211062/1	5 Kahikatea Drive Gore	New 3 bedroom dwelling with attached garage	Karrie Lee Morton	RES1	GB	\$339,300	
	Received 22-Aug-2023 Stop days 7 Granted 28-Sep-2023					New dwellings 1	
	Issued 28-Sep-2023						
	Days to grant 20	Days to issue 20					
211064/1	90C Ruia Street Gore	Shed 3 - Coles 12m x 11m Pole Shed	Sealladh Holdings Limited	RES1	DI	\$58,000	
	Received 25-Aug-2023 Stop days 0 Granted 25-Sep-2023						
	Issued 25-Sep-2023						
	Days to grant 21	Days to issue 21					
211069/1	13 Walker Street East Gore	New Skyline garage - for Storage	Lachlan Brian Waddell	RES1	DI	\$22,000	
	Received 1-Sep-2023 Stop days 5 Granted 11-Sep-2023						
	Issued 12-Sep-2023						
	Days to grant 1	Days to issue 2					
211070/1	311 Main Street Mataura	New 3 bedroom dwelling constructed for removal to another site	Adam Newton Homes Ltd	RES2	DI	\$375,000	
	Received 1-Sep-2023 Stop days 8 Granted 27-Sep-2023						
	Issued 27-Sep-2023						
	Days to grant 10	Days to issue 10					
211072/1	13 Elizabeth Street Gore	Fire Installation - Freestanding Yunca Olli woodburner	Anne Marie Bridgette Perniskie	RES2	TOSB	\$10,200	
	Received 7-Sep-2023 Stop days 0 Granted 11-Sep-2023						
	Issued 11-Sep-2023						
	Days to grant 2	Days to issue 2					
211073/1	210 Milne Road RD 3	3 Bay farm storage shed	John Ross Johnston	RES1	TOSB	\$172,385	
	Received 7-Sep-2023 Stop days 2 Granted 26-Sep-2023						
	Issued 27-Sep-2023						
	Days to grant 11	Days to issue 12					
211074/1	12 Frank Street Gore	Stormwater Separation	William Raymond Harvey	RES1	RPAT	\$1,000	
	Received 8-Sep-2023 Stop days 0 Granted 13-Sep-2023						
	Issued 14-Sep-2023						
	Days to grant 3	Days to issue 4					
211075/1	77 Couatts Road Gore	Bathroom Upgrade - Remove non load bearing wall	Trudy Joy McChlery	RES1	TOSB	\$35,000	
	Received 8-Sep-2023 Stop days 0 Granted 12-Sep-2023						
	Issued 13-Sep-2023						
	Days to grant 2	Days to issue 3					
211077/1	41 Joseph Street Gore	Stormwater separation	Peter John Cutler	RES1	RPAT	\$5,000	
	Received 13-Sep-2023 Stop days 0 Granted 20-Sep-2023						
	Issued 20-Sep-2023						
	Days to grant 5	Days to issue 5					

Consent No	Site Address	Project	Owners (as at date of issue)	Cat	Processed By	Value	Agent
211078/1	43 Joseph Street Gore	Stormwater separation	Sally Elizabeth Copland-Callick	RES1	RPAT	\$6,000	
	Received 13-Sep-2023						
	Stop days 0						
	Granted 20-Sep-2023	Issued 20-Sep-2023					
	Days to grant 5	Days to issue 5					
211081/1	45 Elizabeth Street Gore	Stormwater separation	Erin Grace Walsh	RES1	DI	\$5,000	
	Received 14-Sep-2023						
	Stop days 0						
	Granted 27-Sep-2023	Issued 27-Sep-2023					
	Days to grant 9	Days to issue 9					
211082/1	46 Elizabeth Street Gore	Stormwater Separation	Jamie Michael Lynch	RES1	DI	\$5,000	
	Received 14-Sep-2023						
	Stop days 0						
	Granted 27-Sep-2023	Issued 28-Sep-2023					
	Days to grant 9	Days to issue 10					
211083/1	47 Elizabeth Street Gore	Stormwater separation	Nicola Mary Cross	RES1	DI	\$5,000	
	Received 14-Sep-2023						
	Stop days 0						
	Granted 28-Sep-2023	Issued 28-Sep-2023					
	Days to grant 10	Days to issue 10					
211084/1	48 Elizabeth Street Gore	Stormwater separation	Thomas Clarke Cockerill	RES1	TOSB	\$6,000	
	Received 13-Sep-2023						
	Stop days 0						
	Granted 27-Sep-2023	Issued 27-Sep-2023					
	Days to grant 10	Days to issue 10					
211085/1	49 Elizabeth Street Gore	Stormwater Separation	Geoffrey Donald Halford	RES1	TOSB	\$5,000	
	Received 13-Sep-2023						
	Stop days 0						
	Granted 27-Sep-2023	Issued 27-Sep-2023					
	Days to grant 10	Days to issue 10					

Estimated value of Building Consents \$2,313,685
Number of Building Consents issued 23

Grand Totals

Total estimated value of all consents	\$2,313,685
Total number of consents granted	23
Total number of new dwellings (includes relocated dwellings)	5
Average Days to Grant	11.6
Number processed within 20 day limit	20 (87.0%)
Number in excess of 20 day limit	3 (13.0%)