



Infrastructure and Planning Bulletin

July 2024

1. REGULATORY SERVICES REPORT *(Frances Shepherd)*

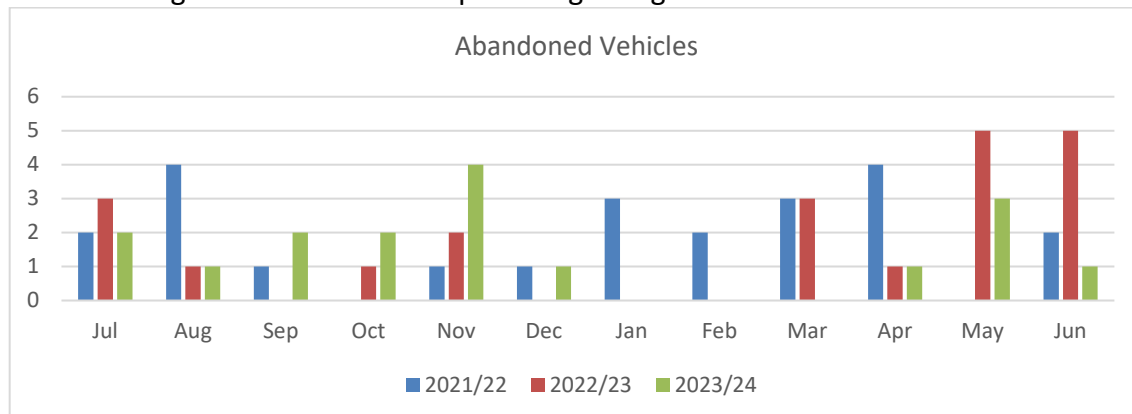
Alcohol licensing

The following alcohol applications were received:



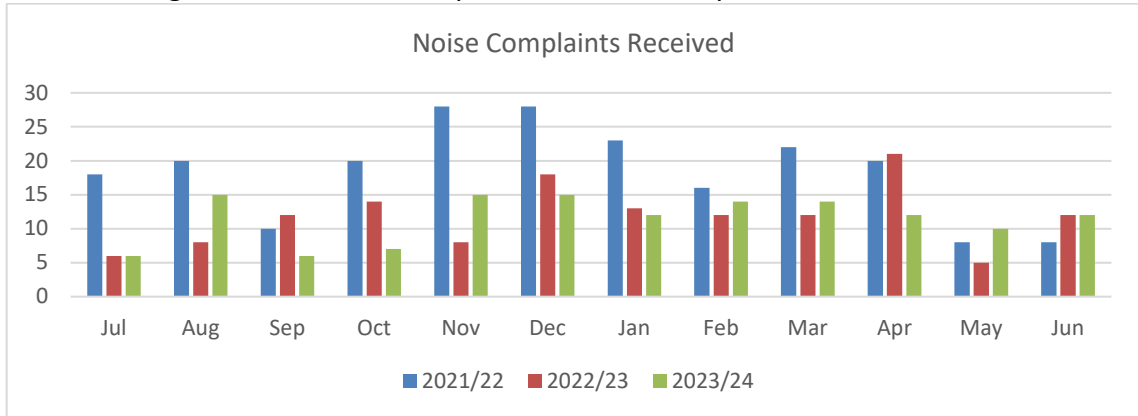
Abandoned vehicles

The following customer service requests regarding abandoned vehicles were received:



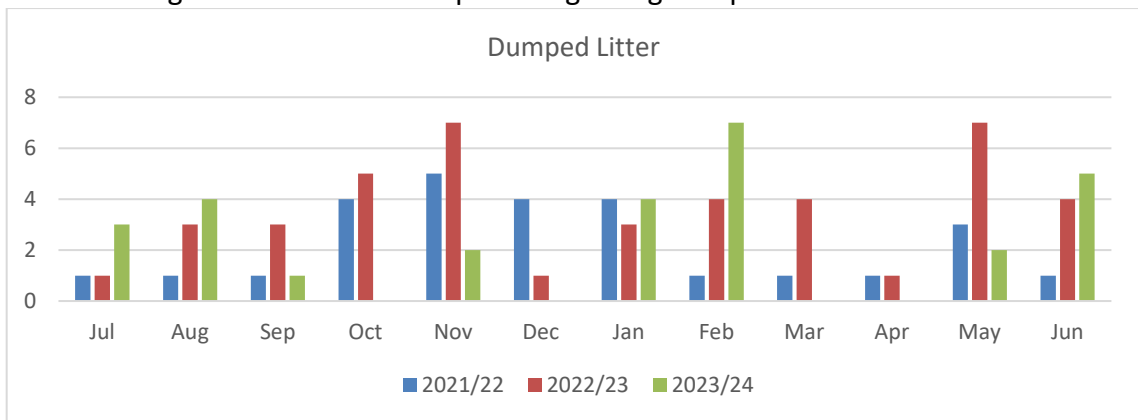
Noise control

The following customer service requests for noise complaints were received:



Litter

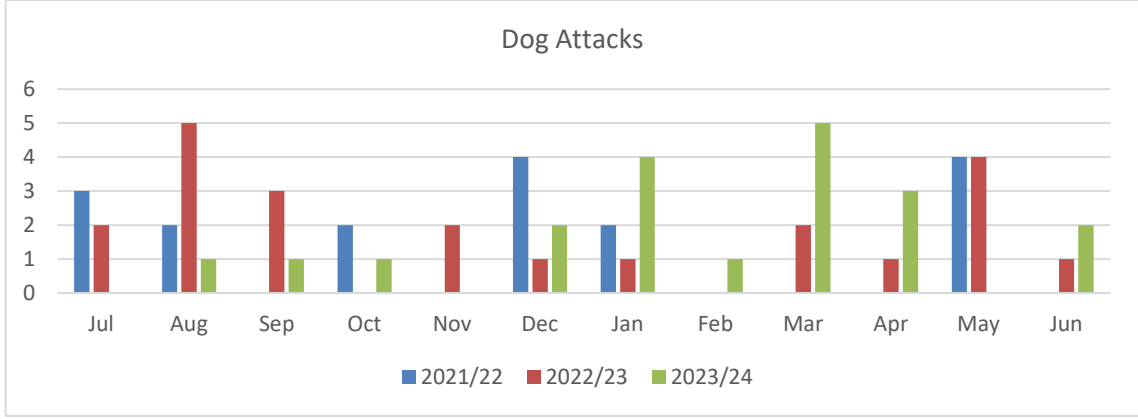
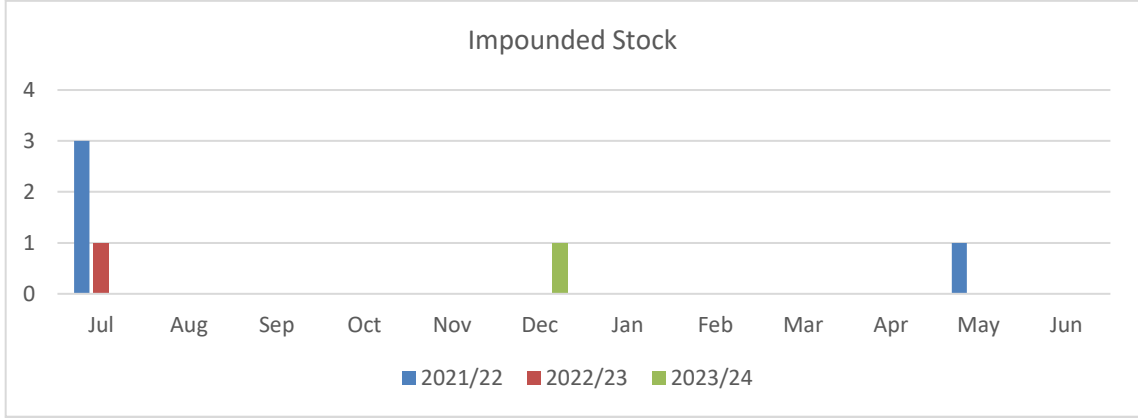
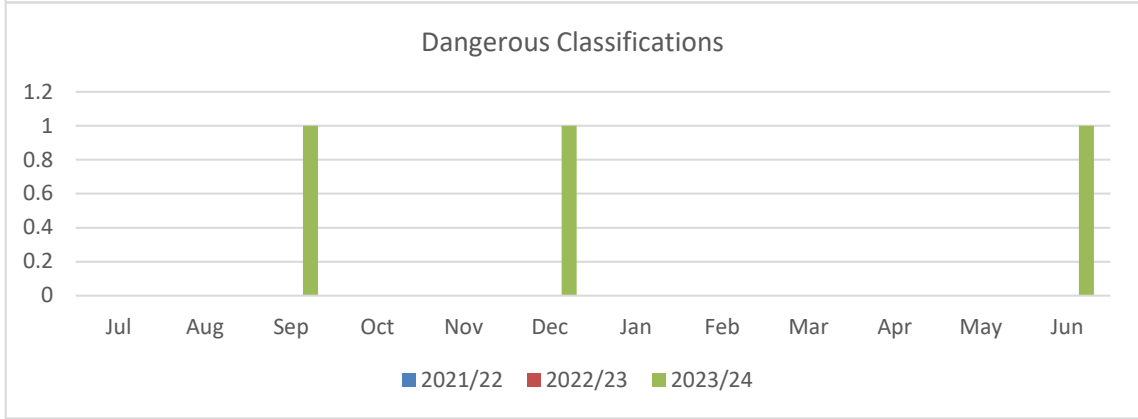
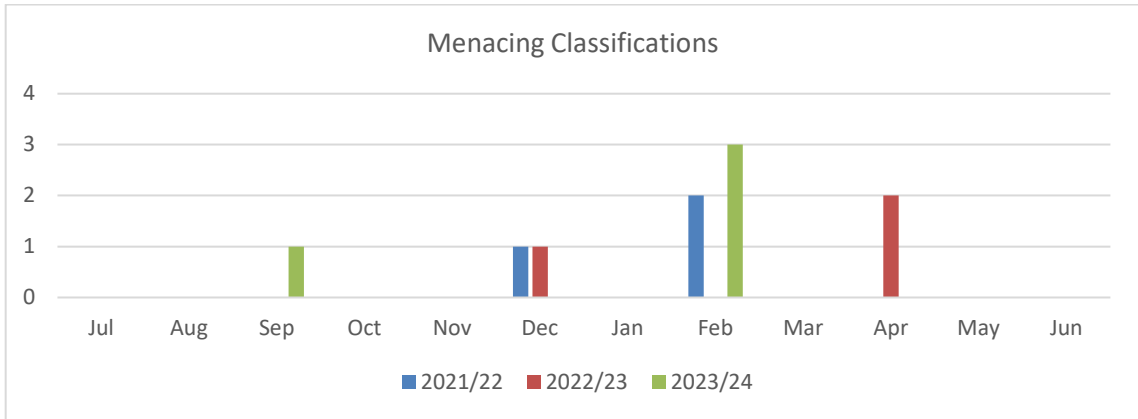
The following customer service requests regarding dumped rubbish were received:



Animal services

The following customer service requests regarding animal control were received:







2. PLANNING SERVICES SUMMARY (Joanne Skuse, Consultant Planner)

Resource consent update

Consent numbers from 1–30 June 2024	
Land Use consents received	2
Subdivision consents received	8
Deemed permitted boundary activity	1
Total received	10
Land Use consents issued	4
Subdivision consents issued	2
Total issued	6

The consents issued are shown in the below table:

Consent #	Address	Description
LU 2016.204.3	1 Irk Street Gore 3 Irk Street Gore	Variation to consent conditions to enable an alternative separate building design for the two sites
LU 24012	900 Glendhu Road	Convert existing church into 3-bedroom residential dwelling on a site less than 2000m ² in rural zone under operative district plan, and to undertake alteration and additions and for works, buildings and structures within a heritage setting of heritage item HH-57 under the proposed district plan.
LU 24013	87 Charlton Road	Land use consent to construct and operate a church on the same site as the previously established school.
SC 24017 & LU 24018	514 Leithen Road	Subdivision of a rural site creating 1 additional lot exceeding 2 hectares. Land use consent for yard non-compliances.
SC 2021.95.2	187 Waikaka Valley Highway	Variation to amend the subdivision design and lot size

Other information:

- All consents were processed within RMA timeframes, the average days to grant being 15.
- The consents were granted non-notified.
- Resource consent decisions for all consents issued this financial year are on the Gore DC website, and this is updated monthly.
- There are currently 27 applications in for processing, 13 of which are on hold pending the deposit to be paid or for further information, written approvals, or at applicant's request.

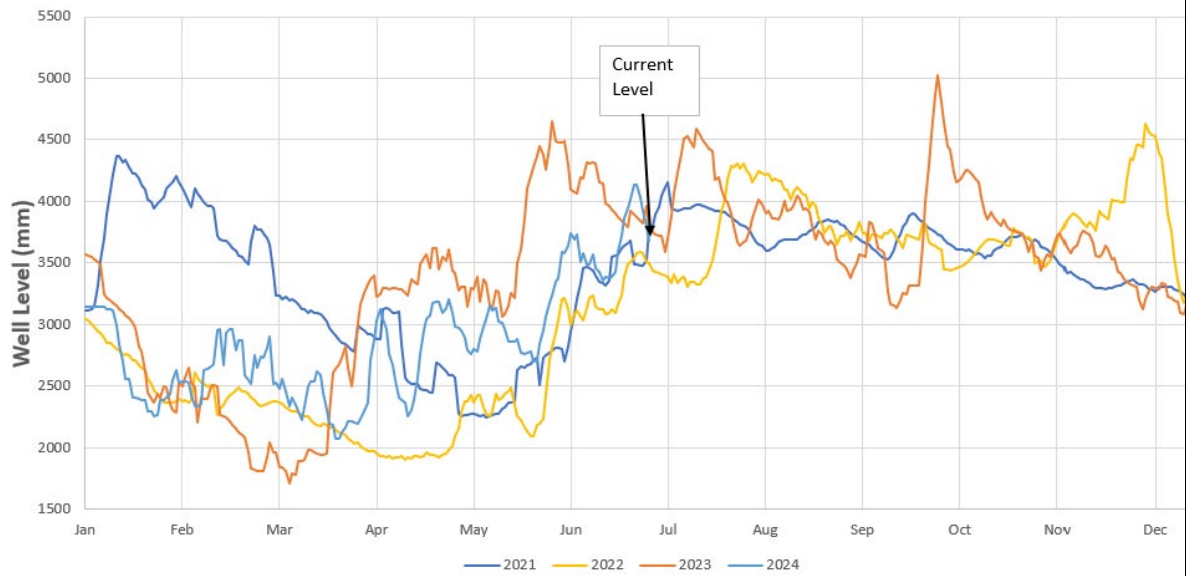
3. REPORT FROM THE THREE WATERS OPERATIONS MANAGER (Aaron Green)

Drinking water

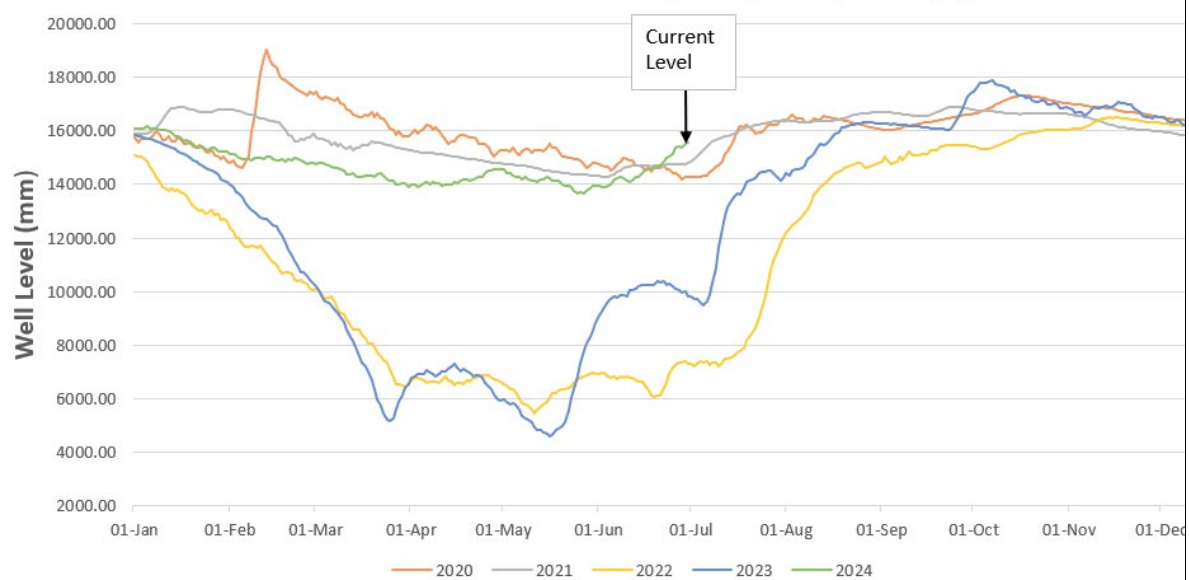
Gore Well levels

- Cooper's Well is tracking well against previous years and should start to recharge over the winter months as expected.

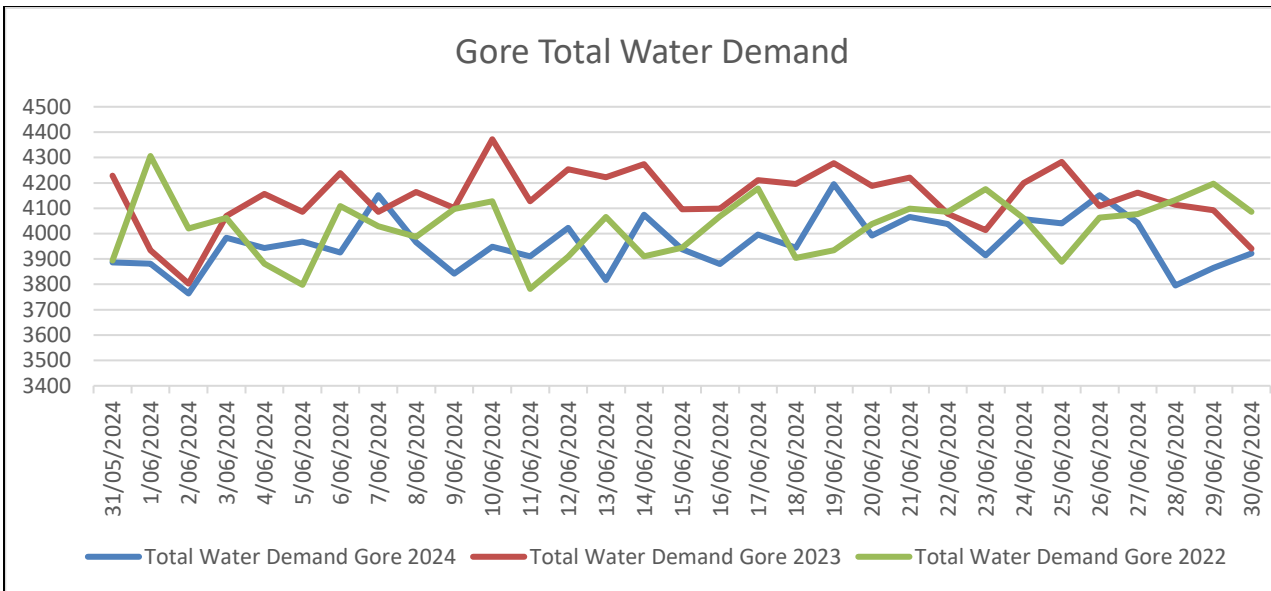
Coopers No 4 Well Level (Rolling 7 Day Average)



Jacobstown No 3 Well Level (Rolling 7 Day Average)



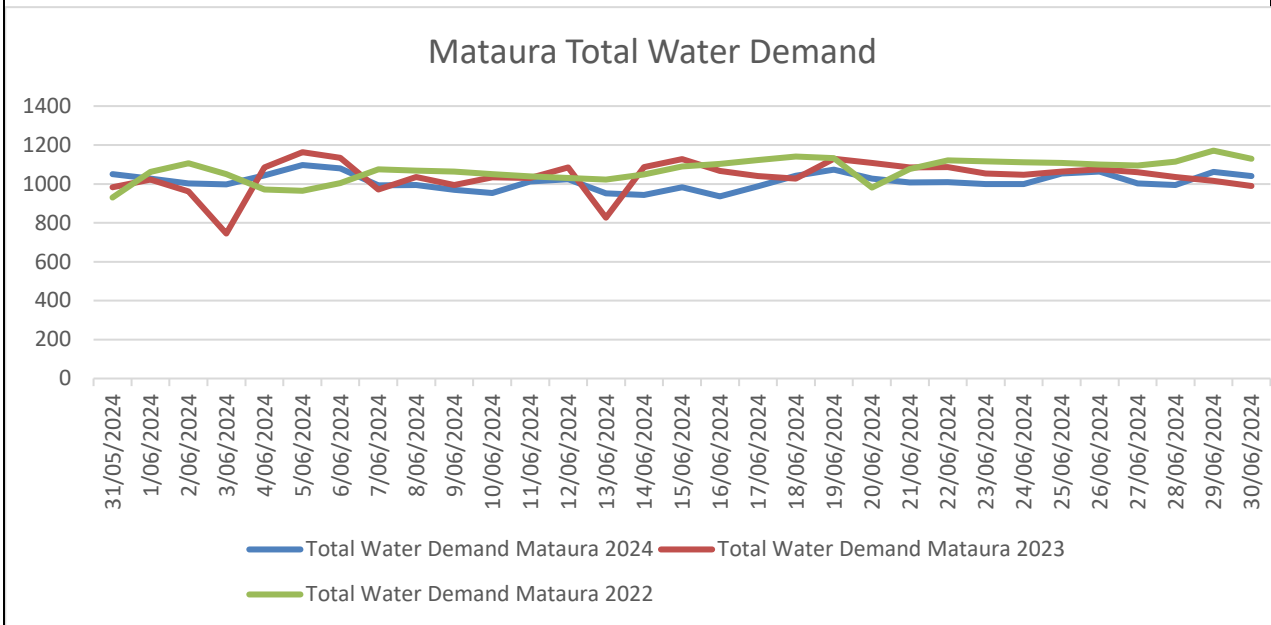
- Jacobstown Well is tracking ahead of the past couple of years and is in a better position to recharge over the next few months. This is likely due to a wetter start to the 2024 year resulting in lower usage.



Gore drinking water

- The daily water consumption in Gore for June averaged 3967 m³/day. This is a 4.1% decrease for the same period last year.

Mataura drinking water



- The daily water consumption in Mataura for May averaged 1019m³/day. This is a 2.5% decrease for the same period last year. The flow meter was replaced late last year so the information is more accurate.
- We have replaced a fire hydrant in Gore which failed.

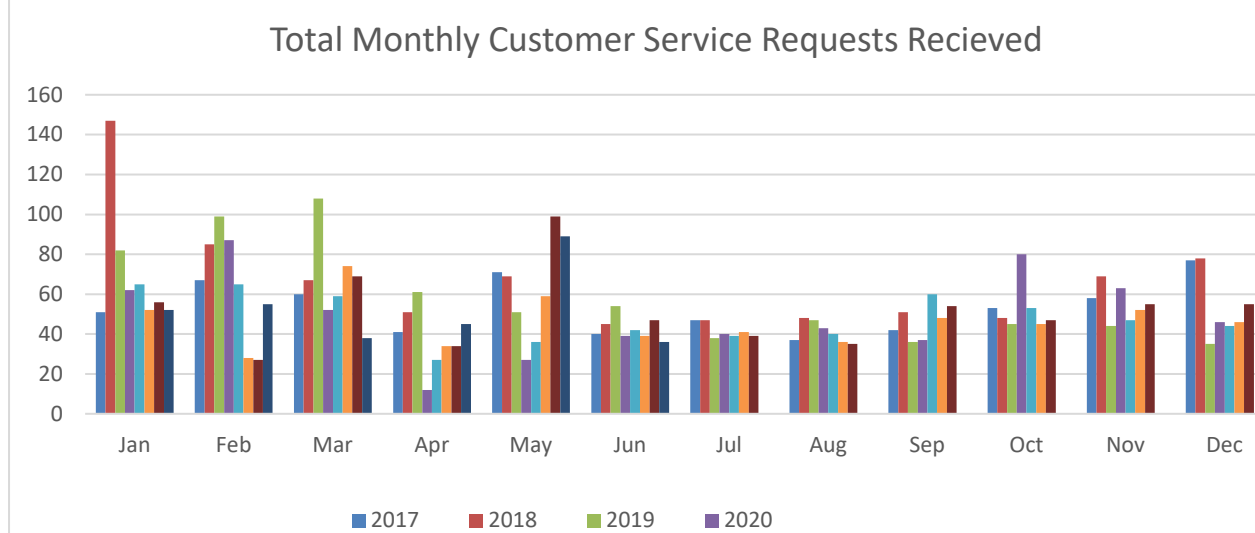
Wastewater and stormwater

- We have replaced a failed wastewater lateral in Mataura.
- We have found a 375mm stormwater main in Mataura which was not on our records.
- The Gore, Mataura and Waikaka wastewater treatment plants continue to perform well with no discharge consent exceedances being recorded during the current reporting period.



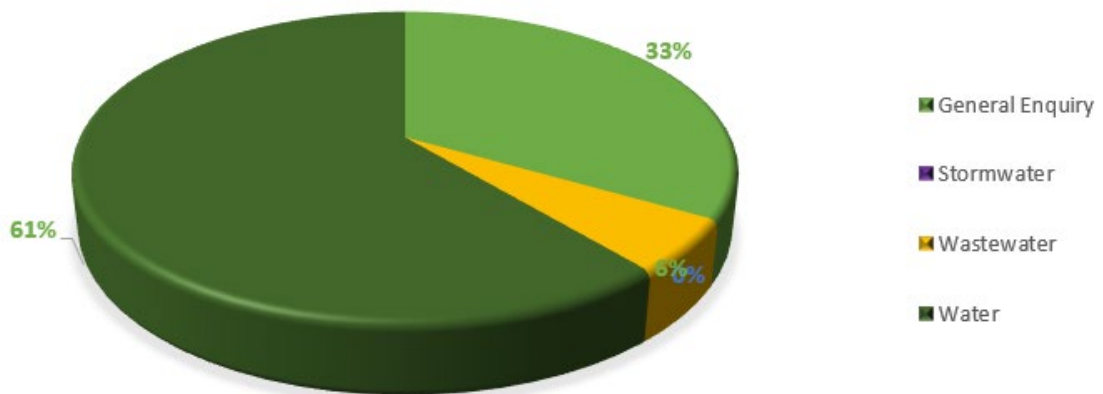
Customer service requests (CRM)

A total of 36 CRMs were received for June.



- Of the 36 CRMs received during June, 31% were associated with water supply, 33% with general enquiries, 6% with wastewater and 0% with stormwater.
- Staff have continued updating records for toby locations.

TYPE OF CUSTOMER SERVICE REQUEST



4. REPORT FROM THE ROADING TEAM

Routine Road Maintenance Contract

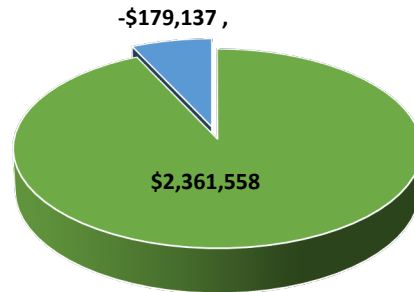
(Term 2+2)

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



- Total expenditure for 2023-24 was \$2,361,558.
- Grading achievement for June was below target due to wet weather conditions.
- Some hand patching of gravel road potholes continued in June to fill the worst potholes on the worst affected roads.
- Small quantities of metal was placed where needed.
- Callouts to accidents and other incidents continued during and after normal work hours.

Routine Maintenance – June

Grading



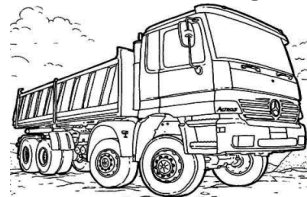
51km

Sweeping



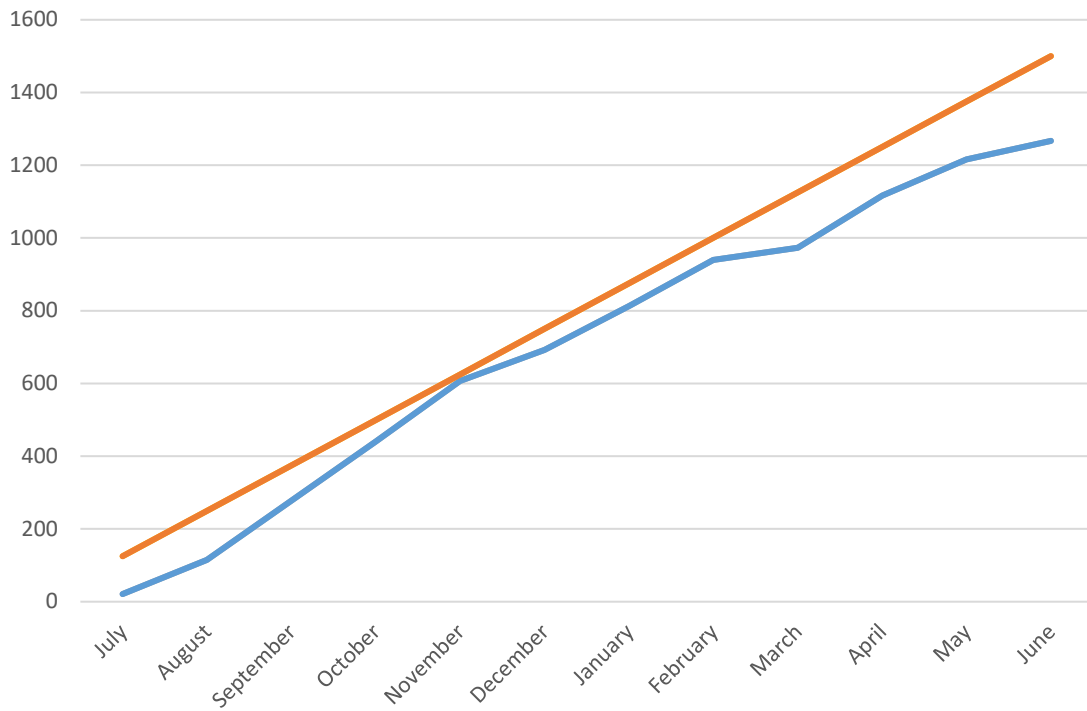
132km

Metalling

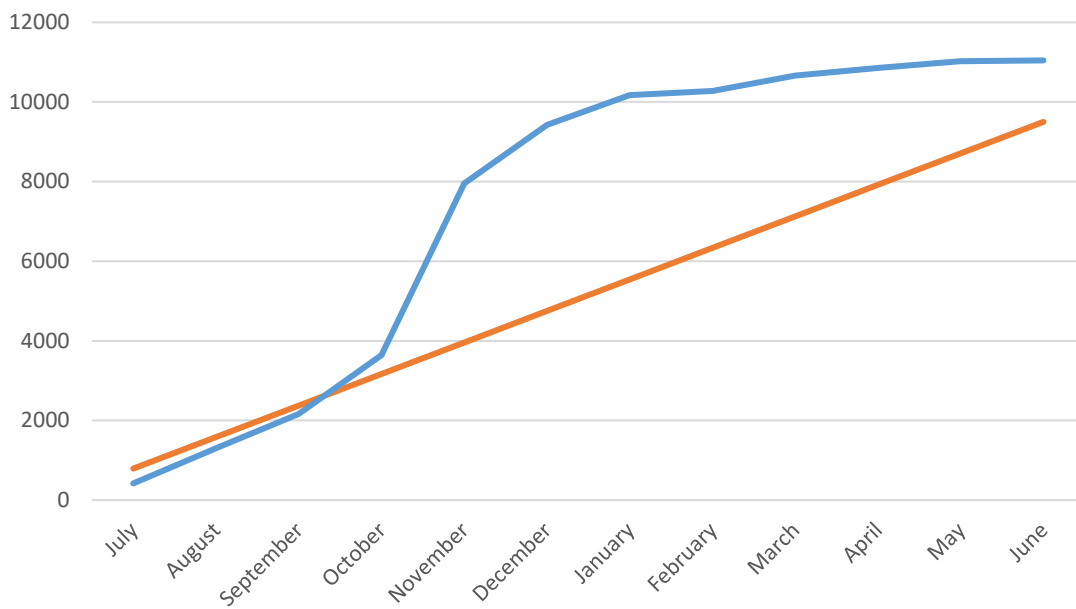


18m³ placed

Grading Achievement (km) to Date

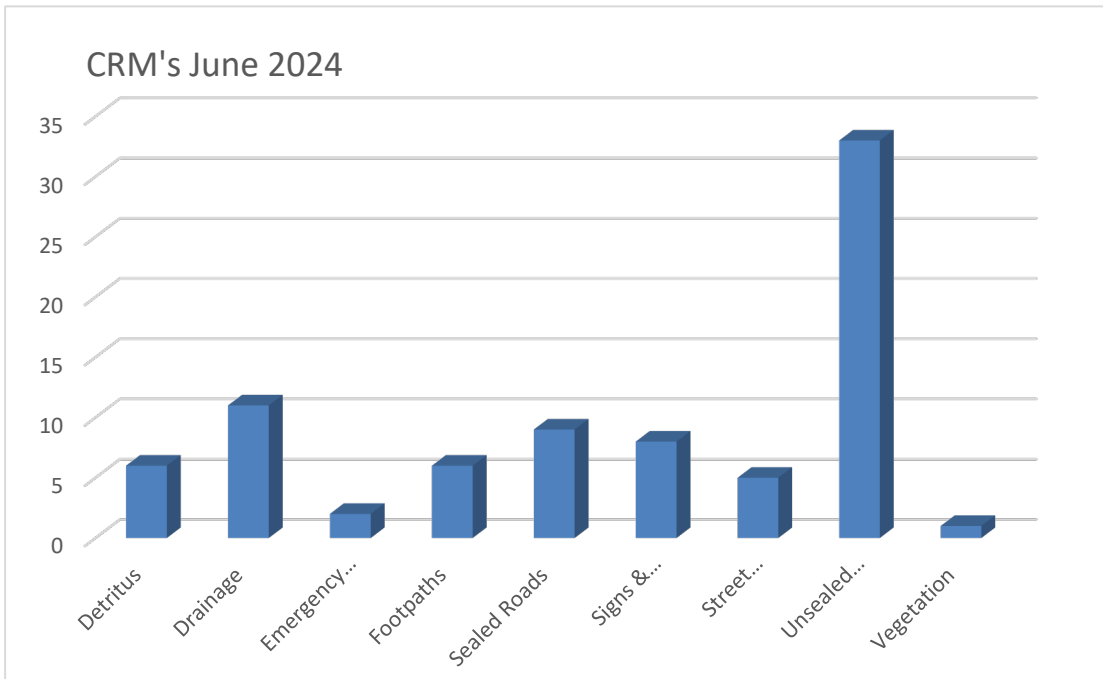


Metalling Achievement (m3) to Date

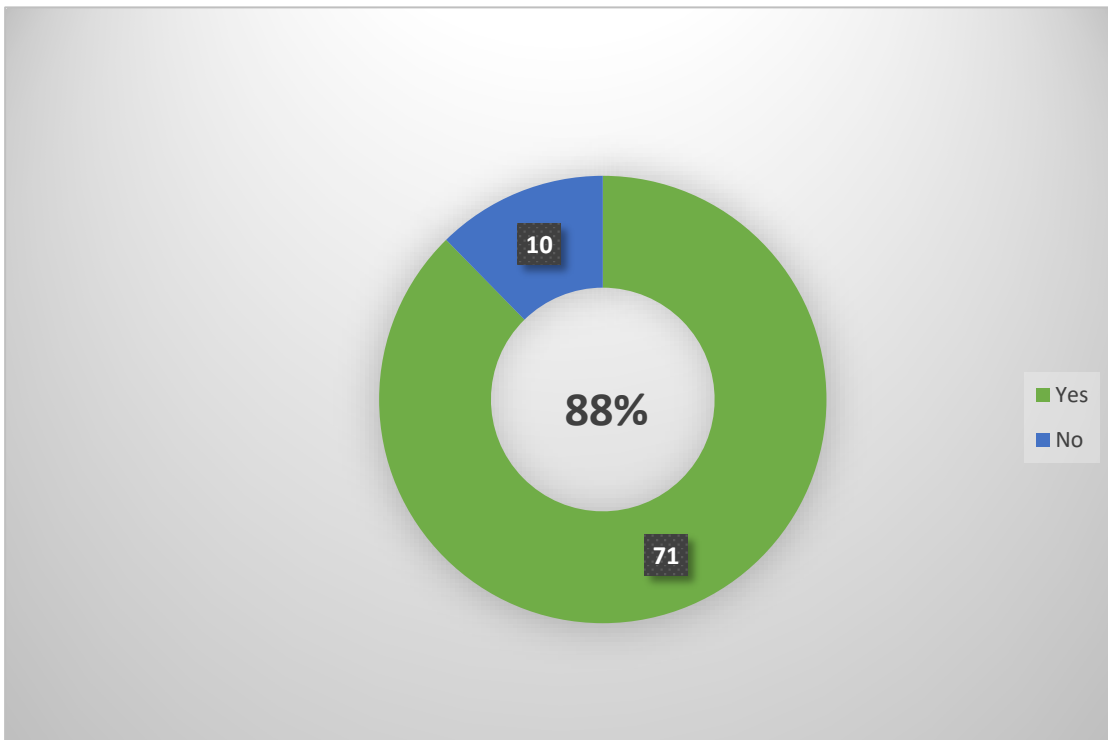


CRMs

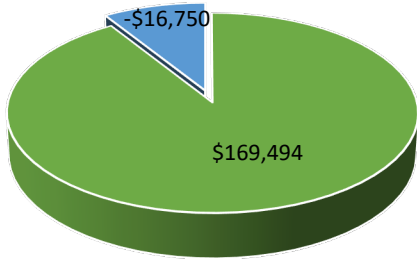
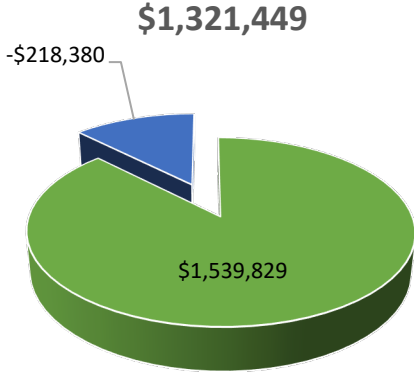
Enquiries by activity



CRM closure times – May 2024



Closure target (95%) was not met.

<p>Vegetation Control Contract (Term 2+2)</p> <p>Southern Vegetation Control – Contract commenced 1 August 2022.</p> <p>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.</p> <ul style="list-style-type: none"> The budget for 2023-24 is \$152,744. 	<p style="text-align: center;">\$152,744</p>  <table border="1"> <thead> <tr> <th>Category</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Expenditure</td> <td>\$169,494</td> </tr> <tr> <td>Surplus</td> <td>-\$16,750</td> </tr> <tr> <td>Total</td> <td>\$152,744</td> </tr> </tbody> </table>	Category	Amount	Expenditure	\$169,494	Surplus	-\$16,750	Total	\$152,744
Category	Amount								
Expenditure	\$169,494								
Surplus	-\$16,750								
Total	\$152,744								
<ul style="list-style-type: none"> Total expenditure for 2023-24 was \$169,494. The second (Autumn) sealed road shoulder spray is complete. Pest plant spraying on gravel roads is almost complete. Ferndale and Blackhill Roads were partially sprayed. Delayed allowing grazing of adjacent winter crop in adjacent farmland. Applications for placement on the “No Spray register” are currently open. Aiming for earlier start to spraying, preferably September. 									
<p>Resurfacing Contract (Term 3 Years)</p> <p>Fulton Hogan – new collaborative resurfacing contract with Clutha District Council.</p> <p>The contract includes resurfacing 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 style="text-align: center;">\$1,321,449</p>  <table border="1"> <thead> <tr> <th>Category</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Expenditure</td> <td>\$1,539,829</td> </tr> <tr> <td>Surplus</td> <td>-\$218,380</td> </tr> <tr> <td>Total</td> <td>\$1,321,449</td> </tr> </tbody> </table>	Category	Amount	Expenditure	\$1,539,829	Surplus	-\$218,380	Total	\$1,321,449
Category	Amount								
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Surplus	-\$218,380								
Total	\$1,321,449								
<ul style="list-style-type: none"> Total expenditure for 2023-24 was \$1,539,829. \$149,227 of the expenditure was funded by rural and urban sealed pavement maintenance funding. Water cutting to restore surface texture and skid resistance was undertaken on slick sections of Crewe Street, Charlton Road, Glenkenich Road, Reaby Road, Waimea Street and Waimumu Road. Sections of asphalt were repaired on the Richmond Street heavy traffic bypass. The amended reseal program was completed in mid-May. Lower temperatures have caused significant chip loss on several of the latest sites sealed. Remedial work to be undertaken by Fulton Hogan at its cost. The extent of the River Street asphalt overlay site on heavy traffic bypass has been extended. 									

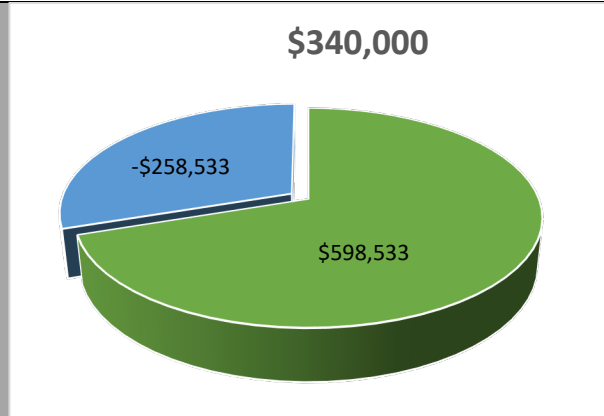
Concrete and Associated Works

(Term 2+2)

McDonough Contracting

Contract includes replacement of sections of urban footpaths, vehicle crossings and street drainage infrastructure. Also includes 3-Waters trench reinstatements.

- Budget for 2023-24 is \$340,000.



- Total expenditure for 2023-24 was \$598,533. This exceeds the original amount budgeted for in this contract.
- Additional unscheduled works using other funding sources has been undertaken including Railway Esplanade pedestrian refuge and track. These have increased expenditure under this contract.
- Work to complete the Railway Esplanade track has been temporarily paused awaiting KiwiRail approval for construction of the railway crossing.
- Concrete repair works completed in Broughton, Gorton and Herbert Streets.
- Concrete repair works are programmed in Elsie, Carlyle and Kitchener Streets.
- Northern approach welcome to Mataura sign installed.

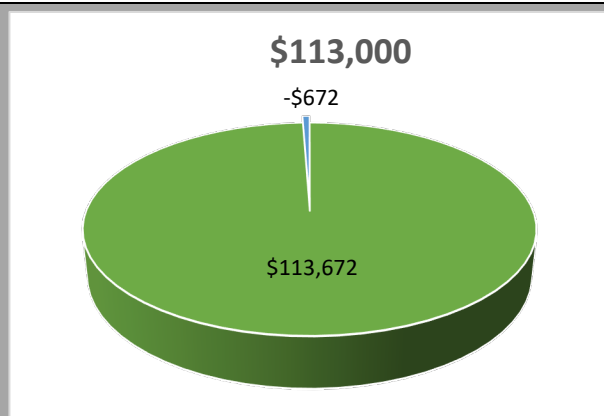
Road Marking Contract

(Term 2+2)

Downer NZ Ltd

Contract for re-marking work across the network, both urban and rural.

- Budget for 2023-24 is \$113,000.



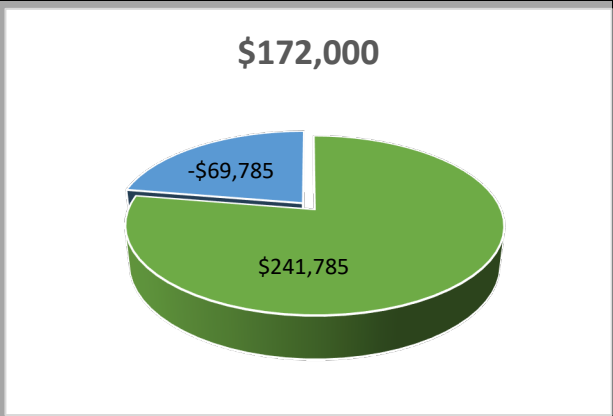
- Total expenditure for 2023-24 was \$113,672.
- Downer has completed all the markings requested.

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.



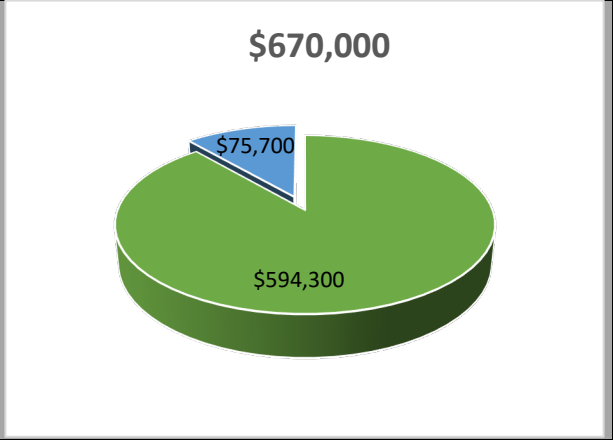
- Expenditure for 2023-24 was \$241,785.
- The vacuum sweeper continued its twice weekly visits to Gore and Mataura during June.
- Additional sweeping was undertaken to clear autumn leaf litter.

Seal Repair Contract
(Term 2+2)

Supreme Siteworks

Includes repair of various sealed pavement faults such as edge breaks, dig outs, levelling of depressions, and pavement stabilization. Will include pre-reseal repairs from the start of the 2023/24 year.

- Budget for 2023-24 is \$670,000



- Total expenditure for 2023-24 was \$594,300.
- The contractor has completed all the major repairs requested.
- Seal repairs programme will re-commence once weather conditions improve.

Staffing/health and safety

- The roading team continued with its full complement of three staff, along with Terry Trotter who is assisting with the management of our bridge repairs and replacement programme.
- No significant health and safety issues affected the in-house roading team during May.
- Hari Pillay has completed his study towards the NZ Certificate of Business (First Line Management) Level 4. This has entailed many hours of study.

Asset Management

- The Roothing team prepared and submitted the GDC NZTA final claim and Achievement Report for the 2023-24 financial year.
- Roothing staff are currently preparing the forward work programmes for the 2024/25 financial year. The proposed programme for rural activities will be finalised with the Rural Roothing Subcommittee prior to implementation.
- Discussions took place with contractors, working for Mercury Energy, preparing for the transport of turbine components to the second stage of the Kaiwera Downs wind farm. The

same routes used for the completed stage one will be used except that Waikana and Hilary Roads will not be used. Instead, access will be via Isla Road which will be temporarily closed during construction.

- Discussions were also undertaken with Contact Energy, regarding the proposed Southland wind farm. This wind farm, which will be sited in the Southland District will gain access to the site using a similar route to that used by Kaiwera Downs wind farm. However, instead of using Isla Road, access will be via Kaiwera Downs Road. This will likely result in Contact Energy replacing at least one existing bridge on the route if the project proceeds.
- NZTA requested consultation on its draft Emergency Works Investment Policies which proposed changes to the way it deals with requests for additional funding from Road Controlling Authorities in relation to sudden events that damage transport infrastructure. Consultation closed on 19 June 2024. The Council response was submitted.
- A submission to the Draft Land Transport Rule: Setting of Speed Limits 2024 was prepared and sent within the tight timeframe set by the Ministry of Transport. The submission generally supported the changes proposed by the Government.
- Four new technology permanent mounted traffic counters have been purchased which will be installed in both lanes of the north and south heavy traffic bypasses. These counters provide the same type of information that our mobile tube counters do however, they do this on a continuous basis and transmit the real time information via the mobile phone network. It is expected the counters will be installed during the next month.

Other network updates

Mataura Welcome Signs

The northern sign has been installed including the trial coloured vinyl covering on the Corten steel letters. The colour significantly improves the readability of the text.

Mataura dump station

Bill Sheddan Plumbing has been instructed to proceed with the relocation of dump station 10m north of its current location. Work will commence as soon as the building permit has been approved.

Bridges

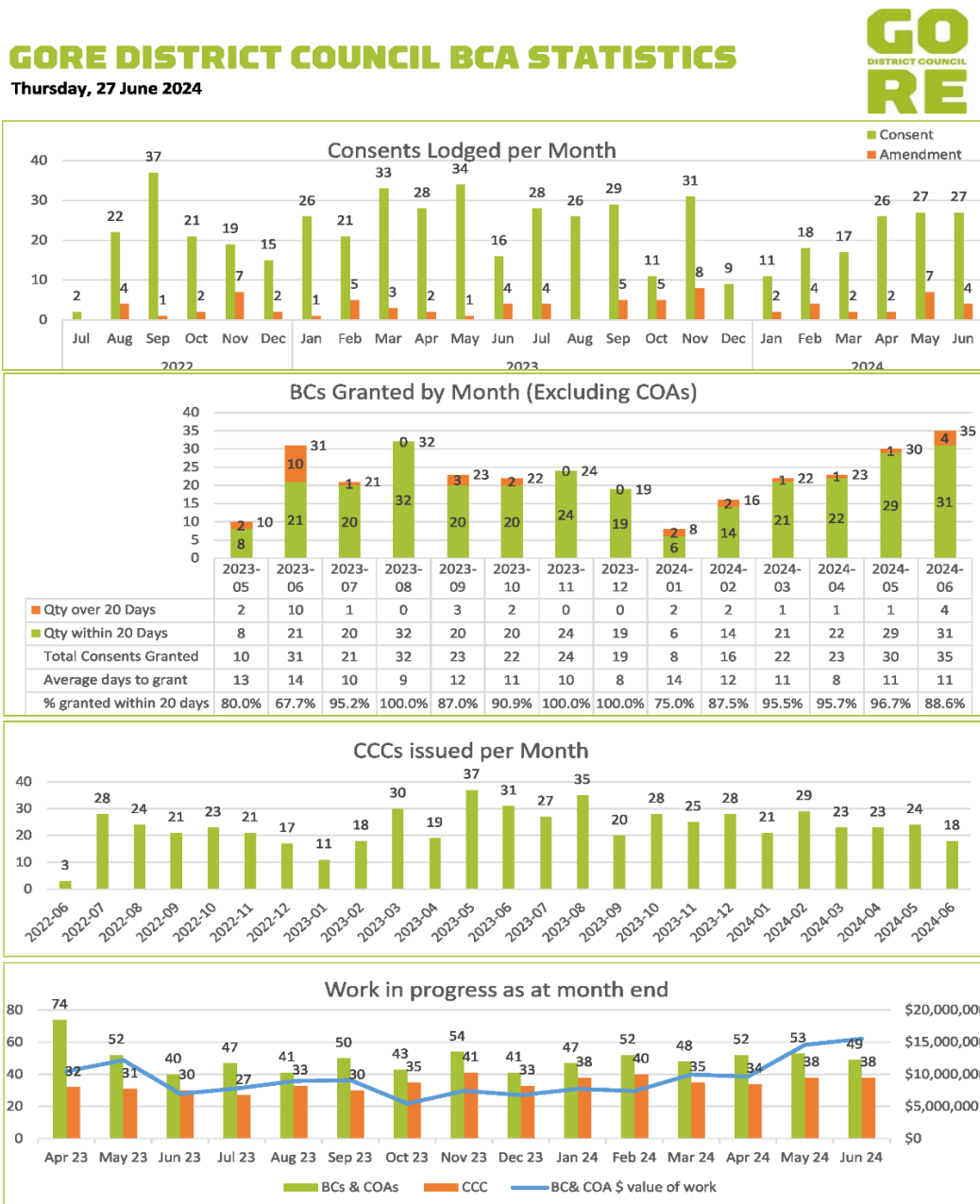
SouthRoads commenced its design and build contract to replace Bridge 101 on Otama Valley Road. The work is progressing well.

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

June 2024 processing timeframes and statistics

- A total of 35 BCs granted - average of 11.2 days to process/grant (86% < 20 days).
- A total of 18 CCCs issued, average of 3.1 days (100% < 20 days).
- There were no Certificate of Acceptance (COA) applications approved, and 4 Schedule 1(2) discretionary exemption applications approved this month.

The following BC and CCC graphs show the numbers lodged, granted and/or issued for June, compared to previous months.



End of financial year summary

The building consent statistics for the completed financial year speak for themselves, compared to the previous period. Due to the decline in construction and financial uncertainty experienced for most of the year, the \$ value of work halved, and the number of consents reduced by 49. The consent total also included 50 low value stormwater separation consents in the Elizabeth Street region, which was a one-off project that contributed to the total consent numbers for the FY.

The reduction in numbers and \$ value had a significant impact on the building budget, which relies heavily on user pays fees to enable us to provide our BCA/TA services with the current level of staff required. Frequent maintenance and refresher training is needed to keep experienced technical staff competent and more in-depth training is scheduled for those staff gaining experience or expanding their horizons. Staff training has continued as normal and is a very necessary item within our budget and to meet the Council's accreditation responsibilities.

Compliance matters

Building Warrant of Fitness (BWoF) renewals

Note: June is the biggest month of the year with high volumes of BWoFs due.

- A total of 48 annual BWoFs were due in June, 42 of those were received and filed.
- Six were overdue and are being followed up on.
- Two NTFs (Notice to Fix) were issued for May overdue/expired BWoFs.

(This is the enforcement step that has been avoided until now however the Building Act enables the TA to issue a NTF for non-supply of an annual BWoF by the expiry date)

BWoF audits

- Two onsite audit were completed in June, and several compliance schedule amendments were also compiled, reviewed, and completed.

IANZ accreditation

The scheduled audit visit was completed in mid-June and the outcome was very pleasing. The BCA management team had prepared well for this audit although it never feels that way from within the team. The extra hours and considerable efforts from Caroline Shearing and Tony Osborne should be recognised as being the difference, without which the result could have been quite different.

Overall, there were a small number of general non-compliances (GNCs) found which is what normally happens in an audit like this. The team has put together an action plan which IANZ has now accepted as being the way forward to remedy the GNCs. The timeline for clearance of all GNCs is by mid-September.

Challenges ahead in 2024 - 25

The new FY indicates a little bit of encouragement from the sector, perhaps due to the financial markets slowly relaxing interest rates and general talk that confidence in the building industry is starting to pick up. That said, we must be cautious with our budget figures and continue to be vigilant on invoicing for services contained within the Council's schedule of fees and charges, most of which increased from 1 July 2024.

Another focus will be on investigating options and deciding a successor to the current Simpli/GoGet software systems for consent lodgement, processing and inspections. The GoGet system will become non-supported from March 2026 so we need to make decisions regarding a new system approximately 9 – 12 months ahead to get in the implementation queue and to allow for all IT associated tasks to be aligned by then. My understanding is that this will be a considerable tranche of work to complete.

- ✦ Building consent statistics for June 2024 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	22	2,527,468	1	2,000	1	5
November	24	1,506,012	2	90,000	3	2
December	19	793,265	2	11,000	0	0
January	8	1,198,330	0	0	2	2
February	16	2,402,916	1	5,000	1	3
March	22	571,678	1	19,423	0	3
April	22	1,446,502	1	5,000	1	1
May	29	1,208,476	2	30,000	2	1
June	36	4,244,060	0	0	4	0
Total	276	21,237,373	14	139,123	24	25

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
399B Terry Road	New 4 bedroom dwelling with double garage	755,000
748 Waimumu Road	New 3 bedroom dwelling with attached carport	550,000
10 Bury Street, Gore	New 3 bay closed in shed – with toilet and vanity	151,000
38 Main Street, Gore	Stage 1 of 3: Internal alterations – including a new ramp, a new wall in the middle of general office, new ground floor steel “K” to be installed	480,000
135-149 Main Street, Gore	New commercial building for offices	450,000
4 Eccles Street, Gore	Back section – New three bedroom dwelling with attached double garage	500,000
510 Glenkenich Road	Extensive internal alterations including layout changes with new windows	335,000
54 McIntyre Road	Remove existing garage, construct new entry, laundry with Totalspan garage, new beams in ceiling	100,000
394 Chittock Road	New 1 bedroom dwelling	148,000
2 Kowhai Place, Gore	New 4 bedroom dwelling with attached garage	453,040
56 Forth Street, Matura	Totalspan 3 bay garage	80,000

