

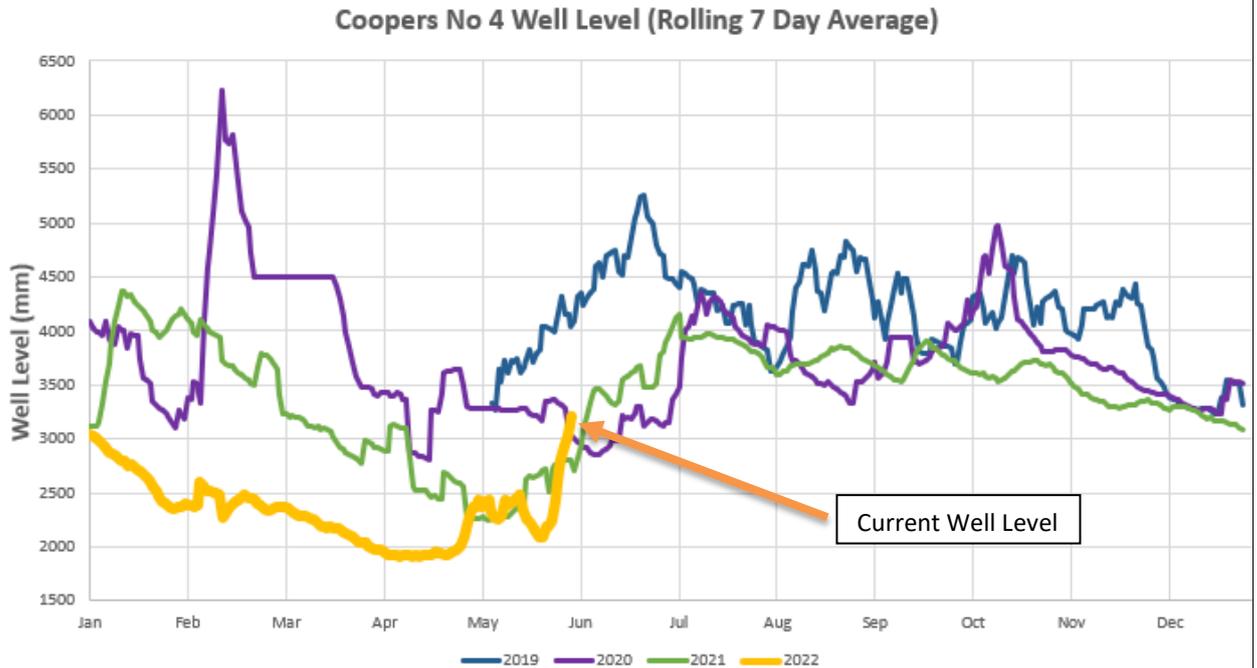


**Infrastructure
and Planning
Bulletin
June 2022**

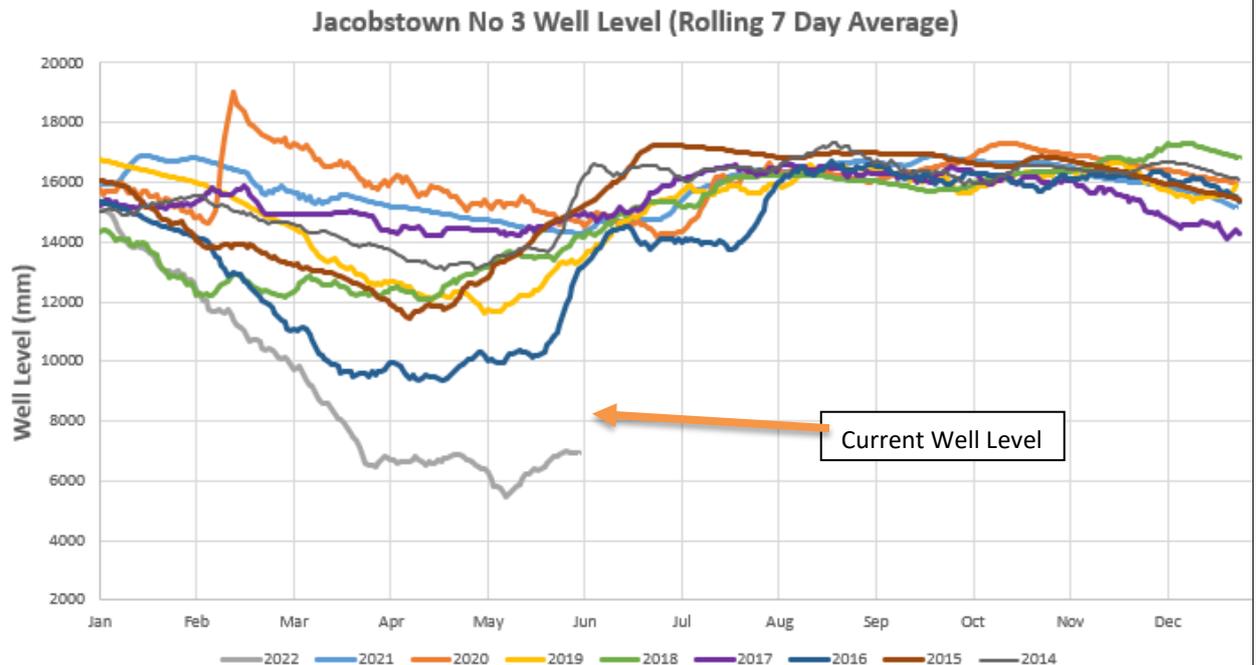
Drinking water

Gore raw water sources and consumption

- The level in the main bore at Coopers well field remained relatively low through April. However recent rainfall and higher river flows have resulted in the well level rising to a more comfortable level in recent weeks.



- Despite recent rainfall the level in the main bore at the Jacobstown well field has remained low through recent months. While we are now past the critical summer period, the water level in the well is still significantly lower than where we would normally expect to be for this time of year. This will be monitored closely over the winter period.



- Water consumption in Gore for the months of February, March and April has averaged 3,905m³/day. Compared to the past five years, this is approximately 15% higher than the average for this time of year.

- In accordance with the Council's resource consent, a conserve water notice was issued on 17 January 2022 due to the flow in the river dropping below 17 cumecs. Additionally given the sustained dry period that the district was experiencing, Level 2 water restrictions were implemented from 24 March until 21 April. While the conserve water notice was initially lifted on 26 April, due to low river levels a further conserve water notice was put in place from 6 May until 26 May.
- Commisong of the new East Gore Water treatment plant is progressing well with the plant now offically in service. Once all the minor tidy up work has been completed an open day will be held for both Councillors and the general public.
- Preliminary design work for the Hilbre Avenue reservoir replacement is progressing well. As part of this work, consideration is being given to the long term future of the Hilbre Ave Water Tower. Construction work on the new reservoir is however dependent on the proposed Longford shared bridge and associated pipeline first being installed.
- Environment Southland is consulting with the Council and all other consent holders with water takes from the Matura River above Gore, regarding the over-allocation of the river under the Water Conservation (Matura River) Order 1997. Environment Southland is proposing to work with existing consent holders to investigate options to address this over-allocation issue. How this might affect the Council's water supply takes is not currently clear, however the Council staff plan to keep a close eye on this, and an update will be provided to the Council in due course.
- Annual hydrant inspections and flow testing is currently being completed.
- 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.

Matura raw water sources and consumption

- Due to the Pleura Dam not meeting demand, water was abstracted from the Matura River intermittently between 10 March and 16 April. Due to concerns over potential taste and odour issues a water tanker was set up outside the Matura Community Centre. It is estimated that residents used approximately 100 l/day from the tanker.
- It was hoped to undertake a second phase of de-silting the Pleura Dam during autumn, however given the low flows in the Pleura Stream this has been postponed until the 2023 autumn.
- Design of the planned upgrade to the Matura water treatment plant is progressing well. Detailed design and tender documents have now been completed allowing the project to be put out to tender in the coming weeks. An application for the necessary resource consent is also expected to be submitted in the coming weeks. At this stage, it is expected that physical works for this project will start in the second half of this year.

Otama rural water supply

- Despite the sustained dry period, water consumption for the scheme was approximately as expected for this critical summer period – this is expected to be a result of the recent project to replace water restrictors throughout the scheme.
- The Council staff are working with the committee and its contractor to ensure a smooth transition of the ownership of the scheme on 1 July 2022.

Wastewater and stormwater

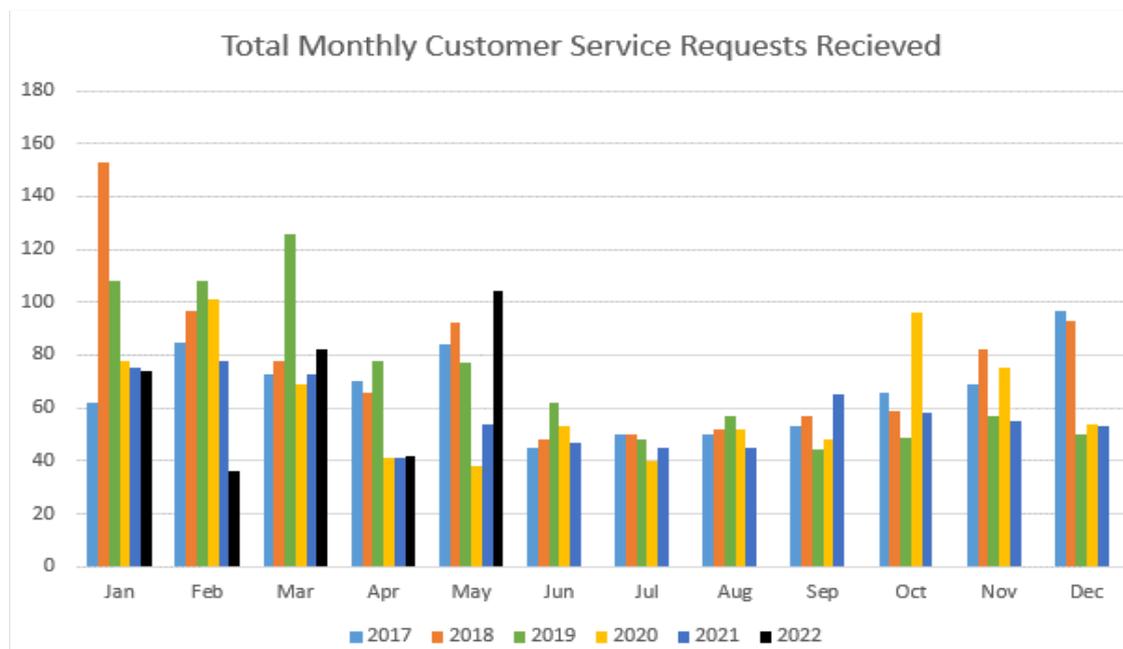
- All three of the Council's wastewater treatment plants are performing reasonably well, with no discharge consent exceedances being recorded during the current reporting period.
- Some odour complaints were received from neighbouring residents at the Gore wastewater treatment plant during April and May. An investigation into further actions that can be taken to resolve this issue is underway.
- A consent has been lodged with Environment Southland to allow the partial desludging of pond 1 at the Gore wastewater treatment plant. At this stage it is hoped a request for proposals to undertake this work will be issued to the market in mid-2022.
- Consultation on the Council proposed Stormwater Bylaw closed on 25 March 2022 with a hearing being held on 26 April. A total of eight submissions were received with seven submitters speaking at the hearing. The underlying theme of these 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 is 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 is now completed. A report outlining the findings of this work and recommended next steps will be submitted to the Council in the coming weeks.
- There have been two leaks on the wastewater pumping main across the State Highway 1 bridge in Gore in recent weeks. In both cases, the Council staff have been able to complete an emergency repair of the pipeline within a few hours of the issue being identified. However, given the criticality of this pipeline and potential environmental impacts of a future major failure of this pipeline, plans to completely replace this pipeline are being progressed with urgency.
- Construction on the Elizabeth Street project is progressing well. The replacement of the watermain is now complete and the installation of the new wastewater and stormwater mains underway. The Council staff are working through the process of establishing a panel of plumbing contractors to undertake the private property separation work. The private property separation work is expected to commence in late July 2022. In preparation for the construction of the infiltration basin, it is also planned to relocate the protected tree at the intersection of Elizabeth and Broughton Streets in the coming weeks.
- Pattle Delamore Partners have now begun work on the assessment of land disposal options for the Gore and Mataura wastewater treatment plant consenting project. This work is expected to be completed in October 2023.

Customer service requests (CRM)

- A total of 228 CRMs were received between 1 March 2022 and 31 May 2022. This is in line with what is expected for this time of year. However, staff are now recording faults and issues that they identify through this system to ensure they are not forgotten. This is offsetting the reduction in actual customer service enquiries being received.



- Of the 228 CRMs received during March, April and May, 53% were associated with water supply, 25% with general enquiries, 12% with the Otama rural water supply, 11% with wastewater and 0% with stormwater.

2. 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	8	3	3	4	2	2	1	4	2	2	4*	
Managers certificates	5	3	6	1	7	5	1	5	3	1	5*	
Licence renewals	15	3	0	2	0	1	0	0	1	1	1*	
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 26 May 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
2016/17	1	4	1	1	2	0	0	0	2	3	1	0
2017/18	1	0	0	1	1	2	1	3	0	0	1	1
2018/19	2	3	1	1	1	0	0	2	1	5	4	1
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*	

*as at 26 May 2022

Noise control

The following customer service requests for noise complaints were received:

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	7*	
Seizures	0	0	2	0	3	4	0	0	1	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
2018/19	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Complaints	15	13	8	15	20	25	12	23	26	22	15	18
Seizures	2	0	0	1	0	0	0	2	0	1	1	2
2017/18	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Complaints	9	11	11	18	15	16	16	14	13	11	8	11
Seizures	0	2	0	0	0	0	1	0	0	0	0	0
2016/17	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Complaints	18	16	23	24	26	27	22	39	26	16	11	15
Seizures	1	1	2	2	2	0	0	3	3	0	0	0

*as at 26 May 2022

Litter

The following customer service requests regarding dumped rubbish were received:

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
2016/17	4	4	1	0	5	0	0	6	5	1	5	6
2017/18	1	10	2	0	2	1	5	1	1	3	6	1
2018/19	1	6	4	2	2	2	8	3	2	4	6	3
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	2*	

* as at 26 May 2022

Animal control

The following customer service requests regarding animal control were received:

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	2		15
Enquiries	3	2	5	2	3	3	0	3	6	1	2		30
Barking	9	8	10	7	13	2	2	6	8	4	5		74
Lost/found	9	3	9	14	10	13	15	14	12	12	1		118
Rushing	0	0	3	0	0	4	0	0	1	0	2		10
Wandering	11	13	12	13	14	19	11	24	20	16	20		173
Stock/Poultry	13	13	5	9	12	5	13	11	6	5	8		100
Dogs impounded	3	2	4	6	3	7	10	5	5	4	5		55
Stock impounded	3	0	0	0	0	0	0	0	0	0	1		4
Infringement notices	1	0	0	0	19	0	10	17	8	2	5		62
Dogs rehomed	0	2	0	1	0	1	1	0	0	1	1		7
Abatement notices	1	0	0	0	0	0	0	0	0	0	0		2
Menacing classification	0	0	0	0	0	1	0	2	0	0	0		3
Dangerous classification	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

* as at 26 May 2022

Customer Service Requests 2020/21	July	August	September	October	November	December	January	February	March	April	May	June	Total
Dog attack	2	3	2	1	2	2	0	2	0	0	1	3	18
Enquiries	6	3	3	7	6	2	4	1	4	4	0	9	49
Barking	12	13	11	19	11	3	6	20	25	11	5	9	145
Lost/found	15	8	6	10	12	10	14	7	5	6	2	10	105
Rushing	1	2	0	0	0	1	1	1	1	0	1	3	11
Wandering	15	21	8	10	27	8	13	12	14	9	5	15	157
Stock/Poultry	4	14	5	11	11	8	4	8	11	10	0	4	90
Dogs impounded	5	3	1	2	2	3	1	2	3	3	2	10	37
Stock impounded	0	0	0	0	0	1	0	0	0	0	0	0	1
Infringement notices	0	0	0	0	0	2	0	1	19	0	0	1	22
Dogs rehomed	1	0	0	0	1	0	0	0	0	0	0	4	6
Abatement notices	0	0	0	0	0	0	0	1	0	0	0	0	1
Menacing classification	0	0	0	0	0	0	2	1	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. PLANNING SERVICES SUMMARY (Katrina Ellis and Matt Heale, Consultant Planners)

Resource consent update

Consent Numbers from 1 April 2022 – 31 May 2022	
Land Use consents received	5
Subdivision consents received	5
Total received	10
Land Use consents issued	4
Subdivision consents issued	5
Total issued	9

Land use consents issued included:

- Consent for the Council’s animal care facility at Jubilee Avenue;
- Consent for the Council for the microbrewery (which is classed an industrial activity);
- One small scale dog grooming business in a residential area; and
- A rural shed breaching the road setback.

Subdivision consents issued included:

- One boundary adjustment and one variation to add an additional right of way.
- Three subdivisions of rural land, creating an additional eight lots, all rural lifestyle in nature.

Other information:

- A total of 100% of resource consents were processed within RMA timeframes.
- On average, it took 16 working days to process each application.
- All issued consents were issued non-notified.
- There are currently 20 consents in for processing, 14 of which are on hold for further information, written approvals, fees, or at applicant’s request.

National Policy Statement Urban Development 2020 (NPSUD) Monitoring Background

The Council approved that Gore and Mataura be classified as an Urban Environment under the NPSUD at its meeting on 8 February 2022. In accordance with section 3.9 NPSUD quarterly monitoring and annual reporting is required to identify:

- the demand for dwellings
- the supply of dwellings
- prices of, and rents for, dwellings
- housing affordability
- the proportion of housing development capacity that has been realised:
 - in previously urbanised areas (such as through infill housing or redevelopment); and
 - in previously undeveloped (ie greenfield) areas
- available data on business land

Where monitoring indicates there is insufficient development capacity to meet expected housing and business land demand, changes to the District Plan are required to address this (Section 3.7 NPSUD).

A review of the Gore Spatial Plan, Gore District Plan Review Economic and Population Growth Analysis – The Property Group, October 2021” estimates that there will be a requirement for between 650 and 860 new dwellings for 1,300 additional permanent residents in Gore over the next 20 years (to 2038). It is estimated that future growth areas identified in the Gore Spatial Plan can accommodate between 930 and 1,400 residential lots which more than accommodates Gore’s residential growth needs over the next 20 years.

The report “Planning for Industrial Growth in Gore – Addendum – The Property Group, April 2022” estimates that 172ha of additional business land (gross land areas) may be required to support growth in industrial sectors by 2041. This includes the NPSUD competitive margin of 15-20% to medium (10 years) and long term (10 - 30 years) land requirements.

Changes to the Gore District Plan will be undertaken as part of the District Plan review process to zone additional land to address future business and housing capacity issues. The following data is provided to meet the Council’s

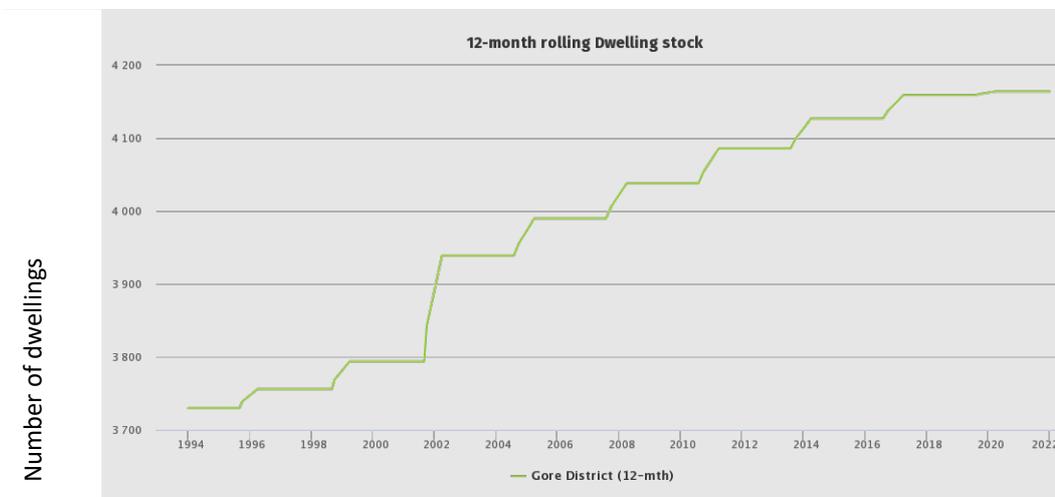
ongoing monitoring obligations. As most of this data is produced annually, future bulletins will focus on information that is collated quarterly such as building, resource consent, and subdivision consent data. An annual report will be provided and published at the end of each financial year.

Summary

- While housing supply has historically generally kept up with demand, this will not be the case in the future, particularly when NPSUD competitive margins are factored in.
- The Council will need to increase housing and business land supply as part of the District Plan Review in order to meet the housing and business capacity requirements of the NPSUD.
- Housing prices have increased nationally. House prices in Gore experienced a significant increase in 2020, when the district had the highest price rise than anywhere else in New Zealand.
- Rents in the district have experienced a similar increase to house prices.
- Housing affordability is decreasing given that incomes are not rising by the same proportion as house prices and rents. Despite rising house prices and rents, Gore is still a relatively affordable market compared with other areas of New Zealand.
- Population growth data shows that more development is happening in infill areas (Residential) rather than greenfield areas (Rural). Although recent subdivision data indicates a preference for Rural Lifestyle development rather than residential infill.
- There is demand for approximately 172ha of additional Industrial by 2041 focused on supporting the agriculture and manufacturing sectors.

Housing demand and supply

The Gore District dwelling stock has remained relatively steady over the past few years as seen in the graph below. The graph shows the estimated sum of residential property stock for the whole district.

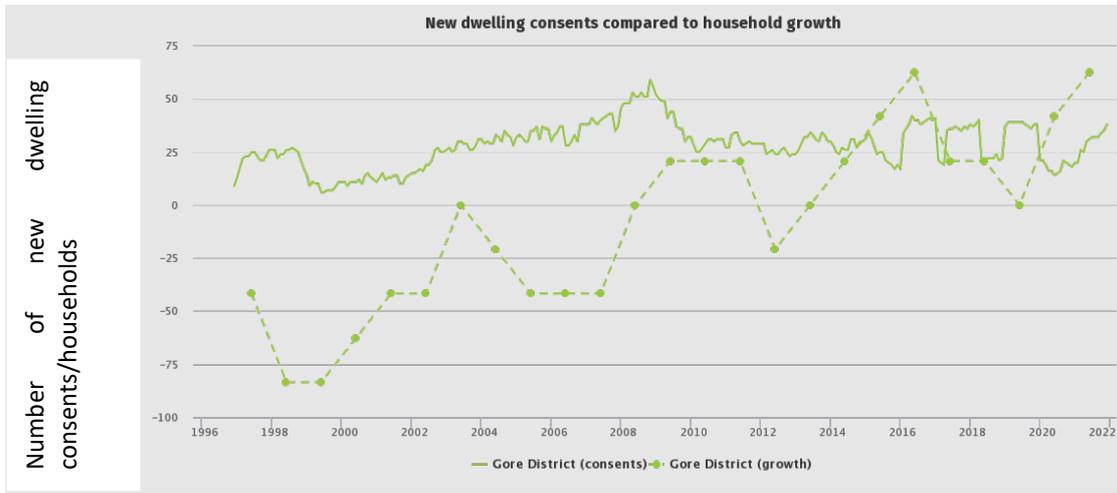


Source: Urban Development Dashboard – Market Indicators

Building consent statistics highlighted earlier in this report (see Table “New Dwellings (including relocated dwellings)”) indicate that 33 new dwellings were consented in the period from July to May of the 2021/2022 financial year.

Longer term data indicates that on average 34 new residential units are being constructed per year, and this has remained at a relatively consistent yearly rate over the last 20 years.

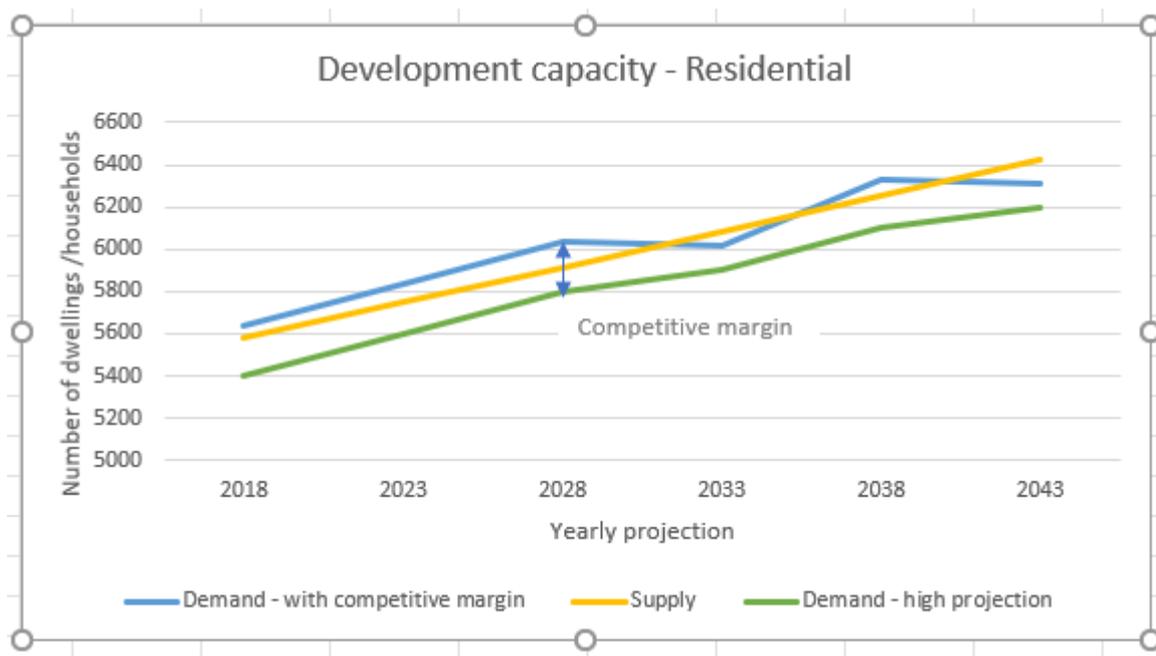
31 new rural lifestyle lots were created in the 2021/2022 financial year from February to June. This indicates that there is the potential for more dwellings to be established on these lots in the future.



Source: Urban Development Dashboard – Market Indicators

The above graph approximates the demand for, and supply of, new dwellings. It measures changes in demand and how responsive supply is. The graph shows that while there has been negative demand for dwellings in the past, this demand is increasing. The rate of new dwellings being supplied is, and has remained relatively consistent, and may therefore not be satisfying current demand.

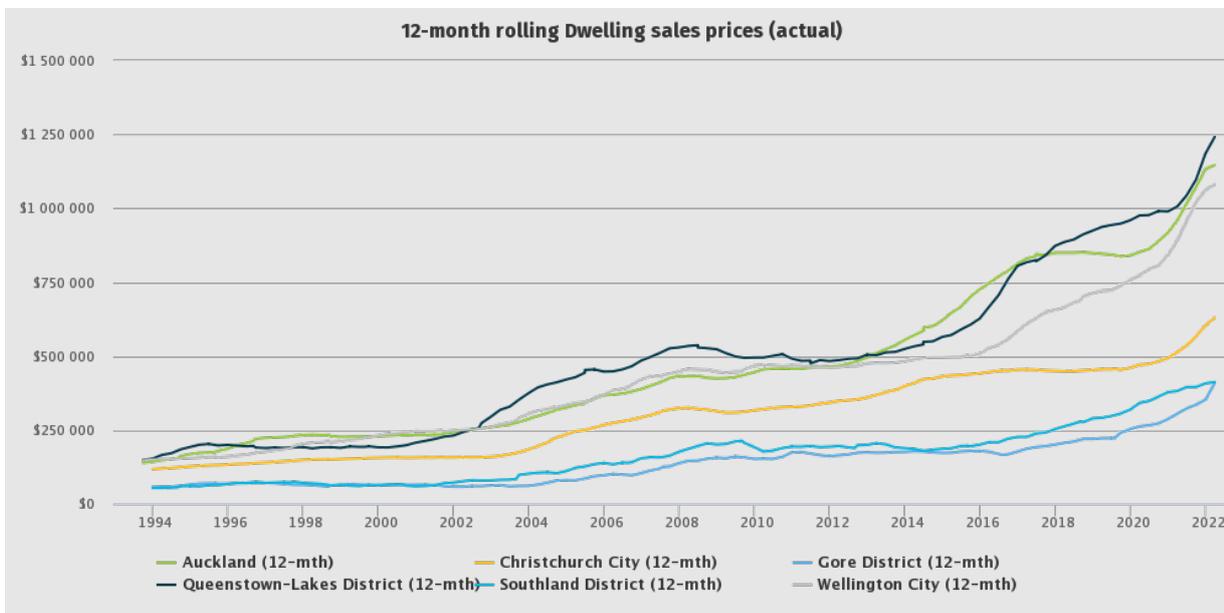
Note: The number of new dwelling building consents is lagged by six months (presented as a 12 month rolling average), to account for the time taken from consenting to completion. It is not adjusted for non-completions, or for demolitions. It is used as a proxy for supply. The most recent resident population, divided by the local average housing size, is used as a proxy for demand. Both sets of data are sourced from Statistics New Zealand.



While historically housing supply has generally been sufficient to meet demand, it is anticipated that this will not be the case in the future. Councils are now required to build in a competitive margin under the NPSUD of 20% additional growth for the first 10 years and 15% for the 10-30 year period. The graph above shows the current average supply of dwellings per year (34 per annum – Source GDC Building consent data) plotted against projected household/dwelling growth (high SNZ Scenario – green line plus NPSUD margin). These projections indicate that there will be an ongoing need for an increase in household supply, hence the need for additional greenfield land signalled in the Gore District Plan Review.

Prices of, and rents for, dwellings

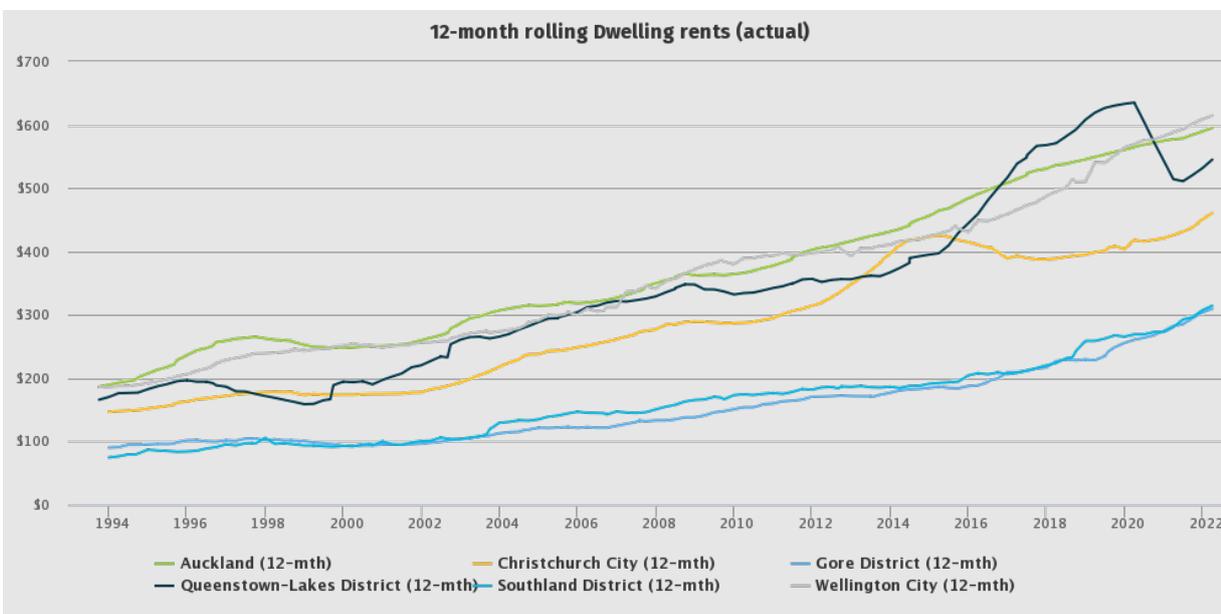
Housing prices have increased nationally, and Gore is no exception to this trend. House prices in Gore experienced a significant increase in 2020, when the district had the highest price rise than anywhere else in New Zealand. New Zealand Real Estate Institute (REINZ) statistics show the average median house price for Southland was up 20 per cent compared with the previous year. The Gore District saw the biggest individual jump in the region over this timeframe with prices up 31.1 percent. However, despite the increase in house prices, Gore is still a relatively affordable market compared with other areas of New Zealand.



Data is sourced from CoreLogic.

Source: Urban Development Dashboard – Market Indicators

The above indicator shows the nominal median prices of residential dwellings sold in each quarter. This median price series is not adjusted for size and quality of dwellings. While prices are increasing in Gore they are comparatively lower than Southland and NZ’s larger centres.



Source: Urban Development Dashboard – Market Indicators

Rents in the district have experienced a similar increase to house prices, as reflected in the above graph. Data is sourced from Tenancy Services.

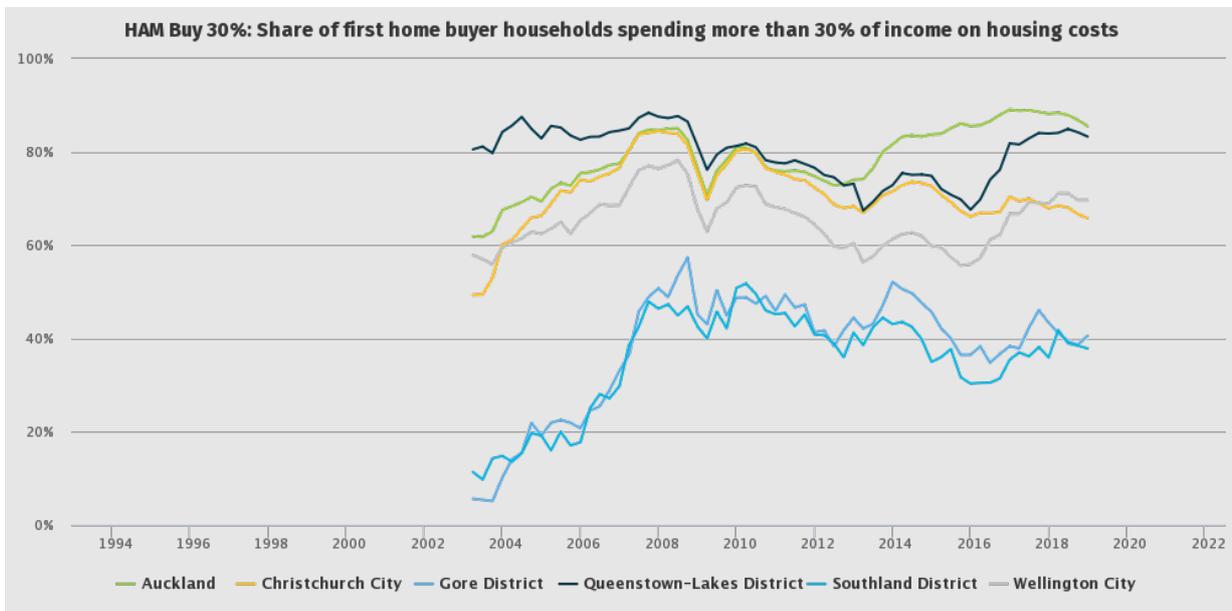
Housing affordability

Housing affordability is determined by comparing average rents/mortgage repayments with average income.

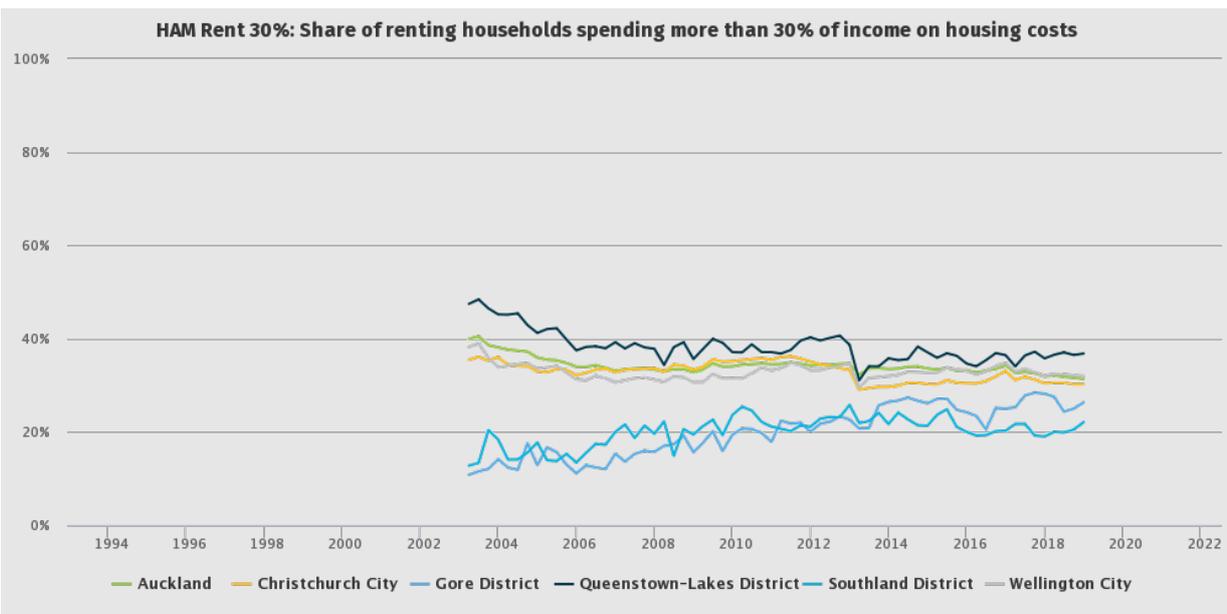
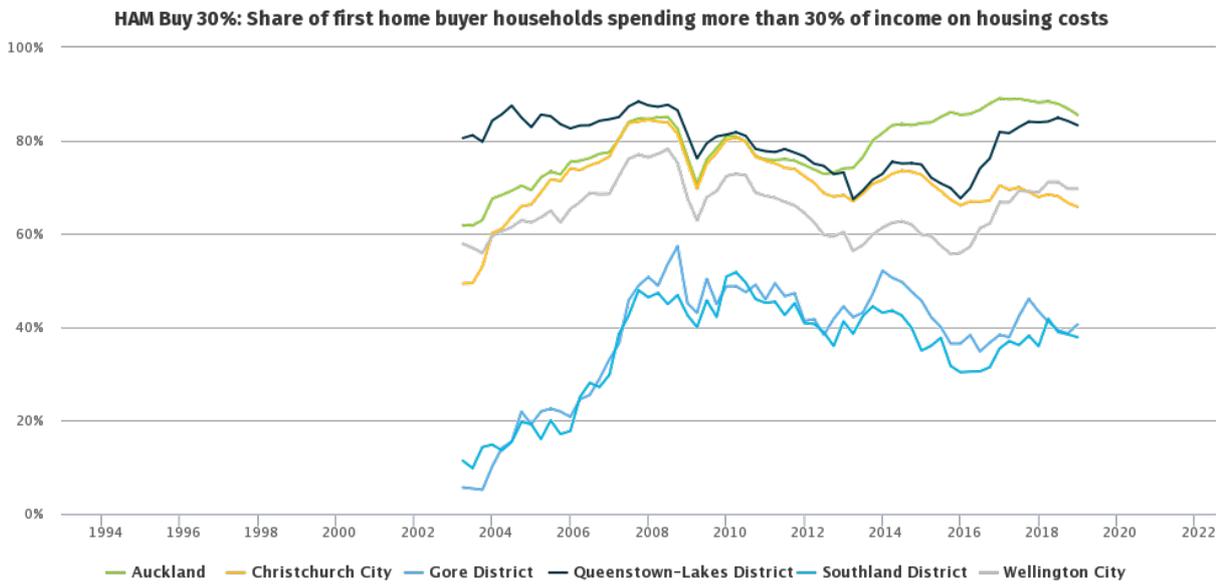
House prices and rents in the Gore District are increasing, and housing affordability is decreasing given that incomes are not rising by the same proportion. The average rental cost in Gore is \$360 for the period of 1 October 2021 – 31 March 2022 (Tenancy Services). The average income for Gore in Q4 2021 was \$72,695. The average mortgage servicing (mortgage payments as a % of income) for Q4 2021 was 21% (CoreLogic, 2021).

Despite rising house prices and rents, Gore is still a relatively affordable market compared with other areas of New Zealand.

The Housing Affordability Measure (HAM) measures trends in housing affordability for the first home buyer household and the renting household. The graph below compares the share of households that spend 30 percent or more of their household income on housing costs (renters and first home buyers presented separately).

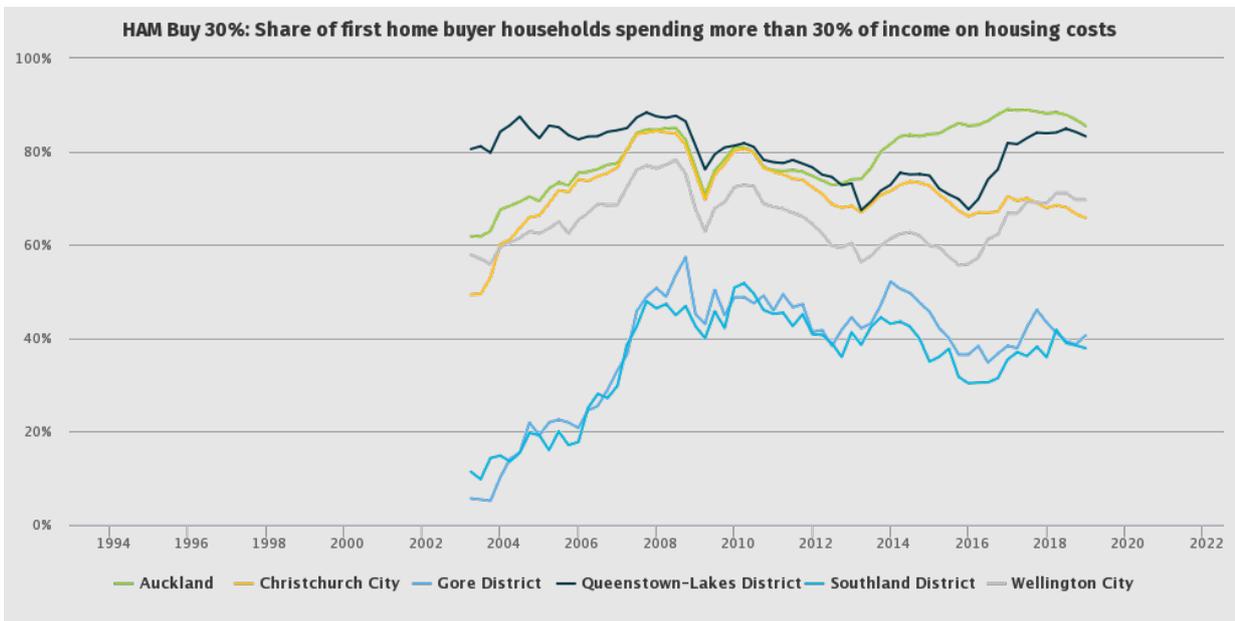


Source: Urban Development Dashboard – Market Indicators



Source: *Urban Development Dashboard – Market Indicators*

Housing Percent Measure (Housing Percent Rent) identifies the proportion of renters in an area whose rent is more than 30 percent of their household income. A higher number on the chart indicates more households are below the average and a lower level of affordability.



Source: Urban Development Dashboard – Market Indicators

Housing Percent Buy is an estimate of how many renters would spend more than 30 percent of their income if they bought a lower quartile house with the same number of bedrooms as their current house, in the area that they currently live in.

Affordability is affected by dwelling prices, mortgage interest rates and the incomes of rental households. A higher number on the chart indicates more households are below the average and a lower level of affordability.

The table below compares key housing affordability metrics in Gore with national averages.

	Gore (Q4 2021)	New Zealand (Q4 2021)
Average property value (\$)	\$375,601	\$1,006,632
Average annual household income (\$)	\$72,695	\$114,697
Value to income ratio	3.3	8.8
Share of income for repayments	21%	48%
Years to save a deposit	4.4	11.7
Rent to income ratio	16%	22%

Source: Core Logic, 2021

The proportion of housing development capacity that has been realised – infill and greenfield

Development capacity broadly consist of two categories, infill (or brownfield) and greenfield development. infill development is within the existing urban area that is already served by Council infrastructure, typically through intensification. Greenfield development is located in new growth areas or rural areas, often on the urban fringe, that require new infrastructure.

The table below shows the population growth between 2013-2021 in the urban area and rural area. The urban area includes Gore and Matura Census areas (see Figure 3 and 4 below), and the rural area includes the remainder of the district.

Area	2013	2018	2019	2020	2021	2013-2021
Gore district	12400	12800	12850	13000	13050	650
Rural Area						
Waikaka	1600	1600	1620	1630	1640	40

Waimumu-Kaiwera		1320	1340	1350	1370	1400	80
Urban Area							
Gore North		1600	1760	1810	1820	1790	190
Gore West		2800	2780	2790	2840	2830	30
East Gore		1480	1500	1510	1530	1540	60
Gore Central		200	190	190	200	200	0
Gore Main		1210	1270	1250	1240	1210	0
Gore South		620	640	650	660	670	50
Mataura		1560	1700	1700	1720	1740	180
Urban Area							510
Rural Area							120

Source: SNZ – Dataset - Subnational population estimates (TA, SA2), by age and sex, at 30 June 1996-2021 (2021 boundaries)



Figure 3: Gore Town Centre – Statistical Area 2 (SA2) Boundaries (Stats NZ, 2020)



Figure 4: Mataura – Statistical Area 2 (SA2) Boundaries (Stats NZ, 2020)

The data above indicates that the more than 80% of the Gore District’s population growth has occurred in Urban Areas and is therefore most likely to be the result of infill development rather than greenfield development. However, the subdivision consent data for the first half of 2022 suggests there is a trend for more rural lifestyle development. This could be a signal that residential infill opportunities are reducing as well as a demand for large lot style residential development is increasing.

Business

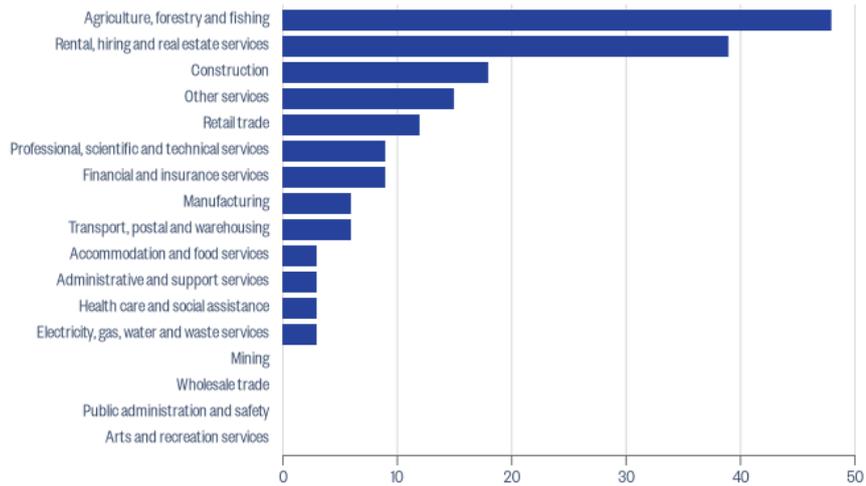
As noted, approximately 172ha of additional industrial land is needed to meet future employment needs to 2041. To help understand demand for business land, the following data sources are available:

New businesses in the Gore District, New Zealand



Starting operation in the previous 12 months, as at February 2021

Provider: Stats NZ



Source: Statistics NZ

There were 105 new businesses registered in the Gore District in 2021. The most common industries were agriculture, forestry, and fishing (48), rental, hiring and real estate services (39) and construction (18).

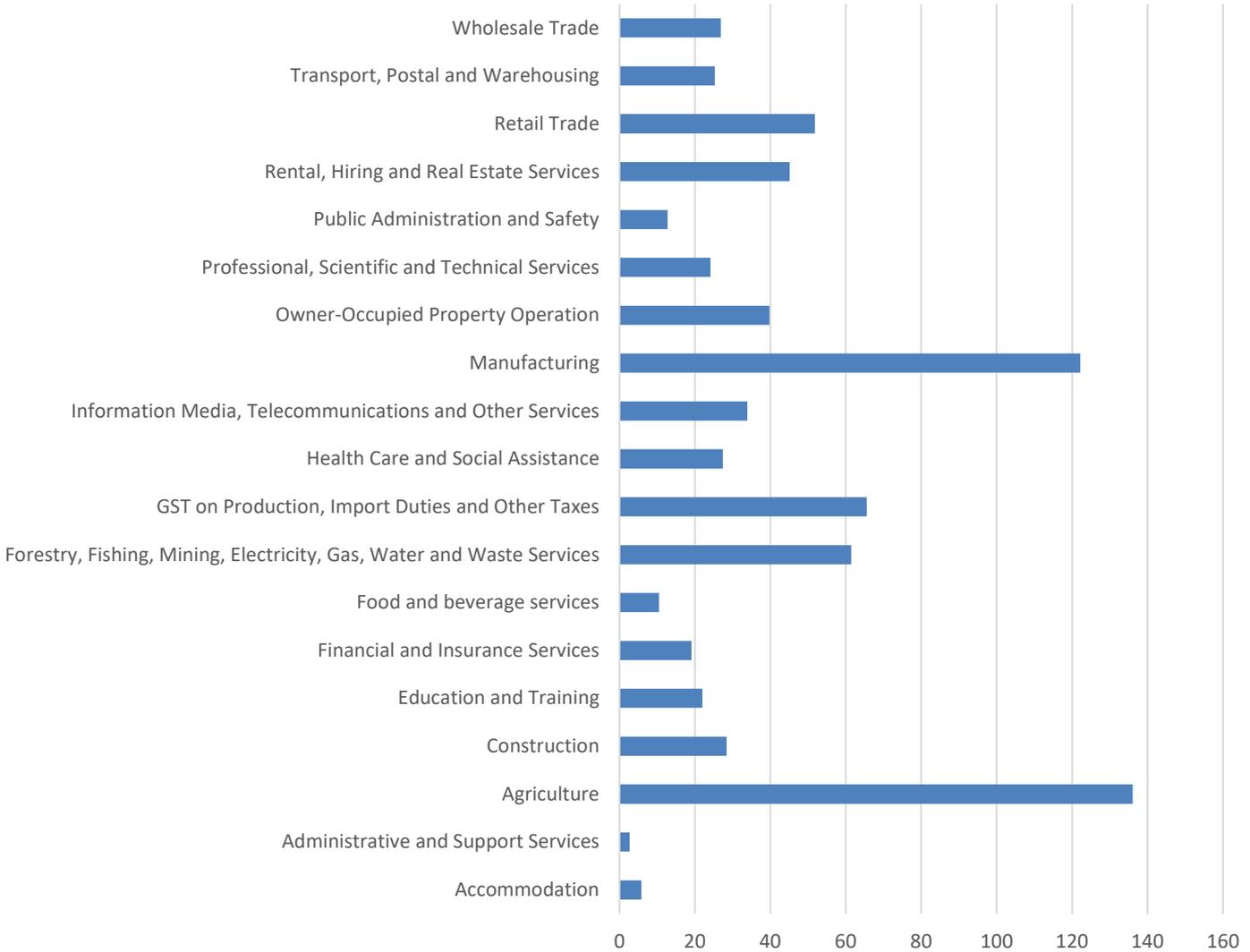
Building consents issued March 2022 – commercial

Category	Number of consents issued 2021
Commercial 1	50
Commercial 2	15
Commercial 3	4
Total	69

Source: Building consents issued: March 2022 | Stats NZ

A total of 69 commercial building consents were issued in 2021. The majority of consents were for buildings in the Commercial 1 category (less than 2 stories and designed for less than 100 people). The Commercial 2 category is between 2-4 storeys and less than 500 people, and the Commercial 3 category is greater than 4 stories and or 500 people.

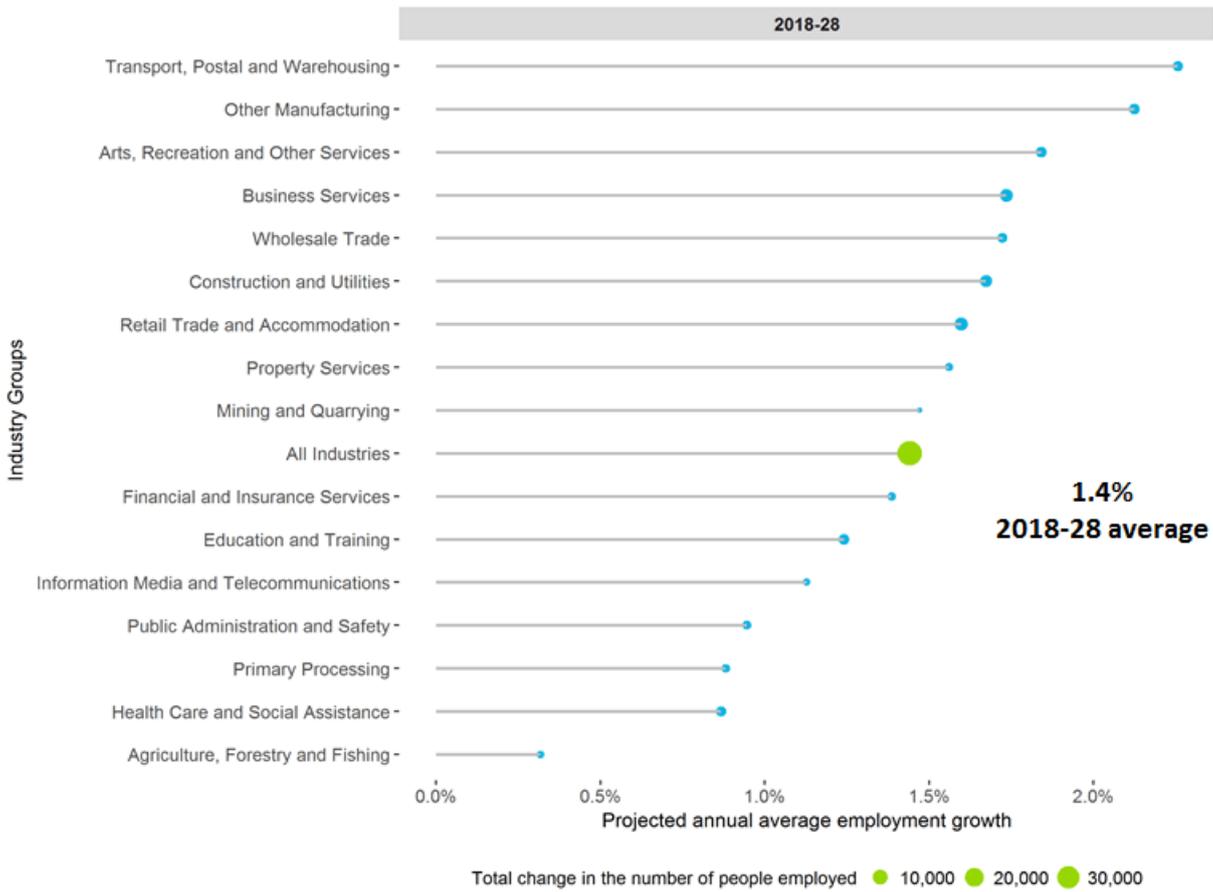
Gore industry shares of GDP 2019 (\$m)



Source: 2021 release | Ministry of Business, Innovation & Employment (mbie.govt.nz)

In 2019, agriculture produced the largest share of Gore's GDP, followed by manufacturing, then GST on production, import duties and other taxes.

Fastest to slow growing industry groups over the ten years to 2028



Source: *Medium to long-term employment outlook: Looking ahead to 2028* | Ministry of Business, Innovation & Employment (mbie.govt.nz)

This data supports the need for future Industrial land supply to be focused on supporting the agriculture and manufacturing sectors.

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

Processing timeframes

The number of consents processed in April has remained fairly constant despite difficulties for our BCA staff and contractors to commit dedicated time to this aspect of regulatory work. Staff are almost daily making the choice of meeting inspection demands for jobs in progress or focusing on consent processing. The team has been operating in one group since Anzac day, which for us is fantastic due to the training/mentoring of junior staff that can only take place in the office environment.

- April – 27 consents granted, average of 20.8 days to process
- May – 42 consents granted, average of 20.7 days to process

The average days don't show the whole picture as the percentage completed under the 20 day timeframe has not been great for several months. The move to Solutions Team Ltd to assist with processing has helped but it will take several months yet to turn this around. We are currently forwarding 3 – 6 BC applications to Solutions each week.

Projects during Covid Red/Orange light criteria

Supply demands are creating significant issues on many building sites, which affects our team as well. Return inspections are often required for a new stage of the build that could not be approved at the previous inspection. Many builders/designers are now faced with product substitution depending on availability and lead in times from placement of the order. In some cases we are hearing of multiple orders being placed with several suppliers for the same product, just to have options regarding delivery time.

BCA staff are still advised to wear masks to residential inspections, both to protect themselves and the occupants of the house during this prolonged period of infection in the Southern region.

Staff health

The building team has had a full squad in the office last week, which is the first for several months due to Covid absences in recent times. The staff ratio is 5:3 as five of the team have been off with Covid infections. Three have escaped it so far.

The team have been advised to treat their health with the greatest importance over the winter months and keep immunity levels as high as possible in an effort to resist further bouts of Covid or the flu.

Our Regulatory Administrator is off for a few weeks recovering from a hip replacement. Other than that, there are no other scheduled absences for lengthy periods.

IANZ accreditation audit pending

The biennial accreditation assessment is scheduled for the last week of June. This time, the assessment team will pay us a visit compared to the previous assessment conducted remotely in 2020. The main items that have changed within the last two years are; 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.

Site conditions

The spell of fine weather has continued for much of this period, which has helped developers preparing sites for construction projects. One such site is adjacent to SH 1 south of Gore where significant ground preparation work has been done to raise the site with engineered fill before the build commences. The site works were approved to proceed while the Stage 1 building consent is being processed. Most tradies have made the most of reasonably settled weather to get set up for inside work over the traditional winter months of June, July and August. Septic systems, drains and soakage fields have also been installed with minimal weather delays in recent times, which is most unusual.



📎 Building consent statistics for April and May 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				
June	31	321	3,098,025	26,534,340	32	407	3,673,251	32,539,352				
Median	29		1,494,189		32		2,454,366		30		2,588,047	

* 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
119 Terrace Road	Add 4 more bays onto shed addition 19.2m to length	40,000
71 Humphries Road	108spm three bedroom, timber framed, profiled metal clad dwelling	324,000
24 Walker Street, Gore	Remove existing laundry and create new ensuite to space. Construct new garage attached to dwelling and include provision for laundry to garage	70,000
304 Wendon Valley Road	New four bedroom home with attached double garage, new Woodsman Strongman Multi-Fuel Burner	940,000
641 Waimumu Road	New four bedroom residence with internal access. Garage located at 641 Waimumu Road	800,000
641 Waimumu Road	New residential shed/garage	138,586
2 McNab Street, Gore	Building a three bay gable shed 15.6m x 9.0m with a concrete floor	50,000
119 Terrace Road, Gore	Building a new L shaped pole framed shed 25.213m x 29.913m (external measurements) 4.8m wide x 6.0m deep bays	75,000

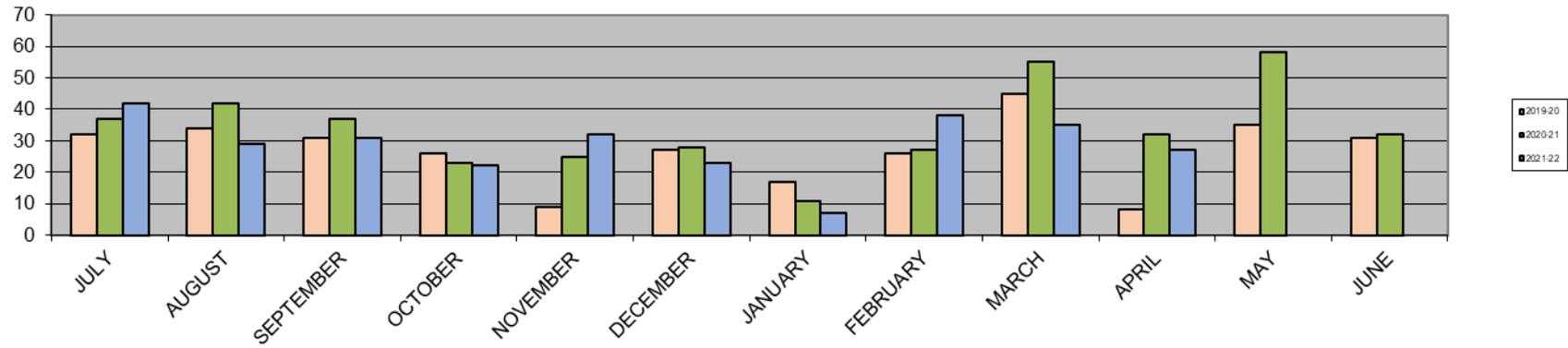
135 Boundary Road	4 bay shed, 1 bay enclosed on concrete floor	65,000
298 Pryde Road	A new 6 bay implement shed to built near the existing sheds at 298 Pryde Road. 9m off existing shed and 1.5m off the boundary fence. The front of the shed is open and measures 9m x 27m. The floor of the shed will be gravelled by the owner and the rainwater off the shed will be discharged onsite.	60,000

New dwellings (including relocated dwellings) *(financial year)*

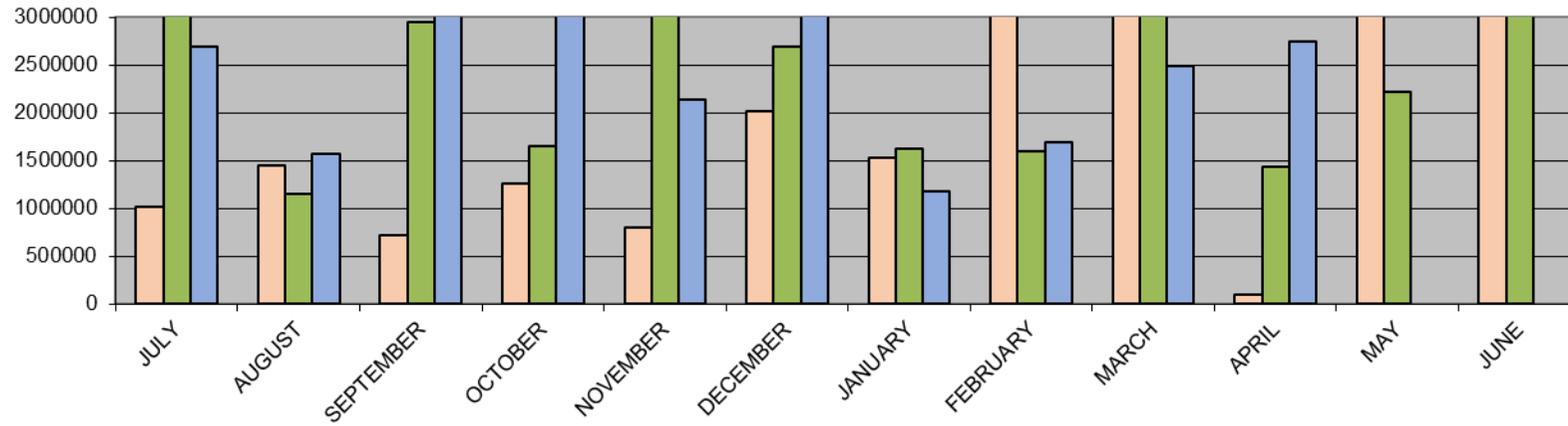
2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
32	38	35	34	33	40	31	32	34	30
2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
36	39	24	41*	36**	27	42***	25	46	29

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

Number of Consents & COA's Issued



Value 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		
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%)		
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%)		
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		
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%)		
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%)		
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)

	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
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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				
Median	29		1,494,189		32		2,454,366		31		2,691,500	

* 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
6 Devon Street, Gore	New three bedroom timber and designed steel frames building with concrete slab, pre-nailed and specific designed frame, profiled colorsteel roofing, Linea Oblique and brick cladding, gas fire, diesel boiler for radiators and hot water, wet area showers, and 3000l domestic water tank	585,000
149A Talbot Street, Gore	Disassemble existing skyline garage and erect new Placemakers pole shed in same location shift septic tank and drains from house to tank as existing drains are in the way of new shed	70,000
55D Ardwick Street, Gore	Construction of three bedroom dwelling	343,200
2 Hokonui Drive, Gore	Internal alterations to existing police station including reconfiguration of bathroom/locker facilities. New tactical room and office space created. New beams installed.	200,000
13-20 Wayland Street, Gore	To construct a new ventilation system for the Pool Hall including construction/installation of: a new ventilation stack; a new extract fan; a 1.2m diameter duct over the existing roof; a 0.4m duct from	500,000

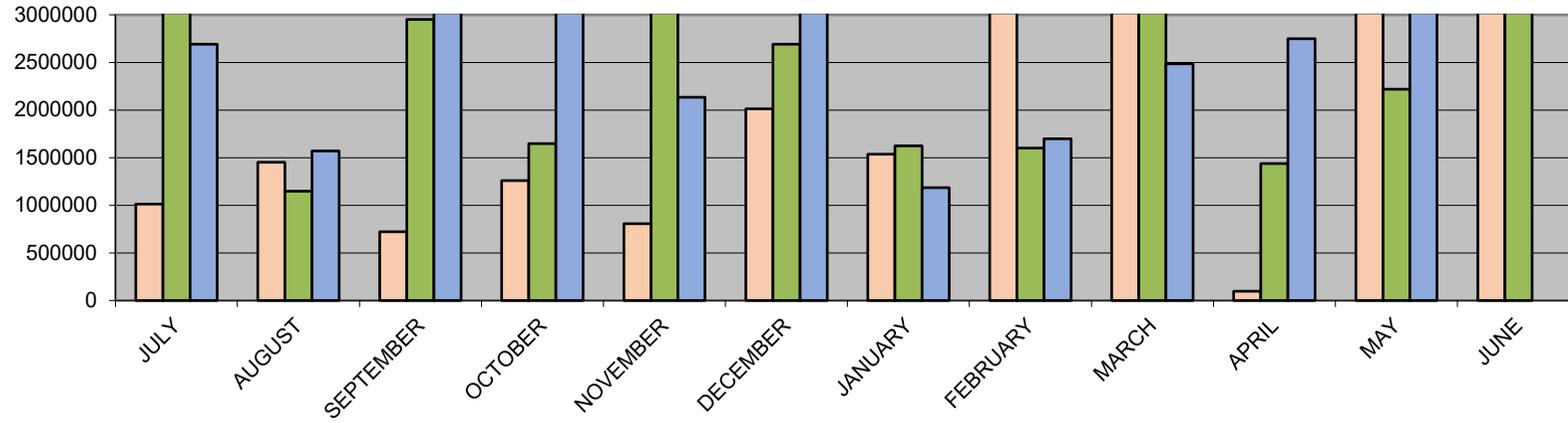
	the existing plant room; structural frames and foundations to support the stack and the ductwork; strengthening of the existing main roof trusses to support the additional loads; and duct penetrations through the building envelope.	
83 Robertson Street, Gore	4.78m2 Addition to existing dwelling with internal layout alterations, new beam installed to living area, plumbing works and new aluminium window & doors, New Masport Akaroa woodburner.	112,500
12-24 Pukerau Street, Pukerau	Remove the existing coal boiler from the boiler room. Clean and paint the interior of the boiler room. Install a second hand Hargassner WTH100kW pellet boiler with new stainless-steel chimney. Install a new internal wall to separate the boiler from the wood pellets.	202,000
10 Salford Street, Gore	To demolish existing garage and carport and erect 6m wide by 6m long steel portal 12 series building to IL1 50 year design life	40,000
10-12 Rautea Street, Gore	Build Colorsteel Placemakers Lean-to shed	75,000
33 Humphries Road, Gore	New single storey house with four bedrooms, two bathrooms and attached garage with single cladding material	450,000
4 Stratford Street, Gore	Stage 1: Demolition of the buildings located at 13-17 Gorton Street & 4 Stratford Street, Gore and clear site of rubble ready for new commercial building development	200,000
18 Kana Street, Matura	New Totalspan Garage	60,000
1 Maitland Street, Gore	Three bedroom house	244,500

New dwellings (including relocated dwellings) (financial year)

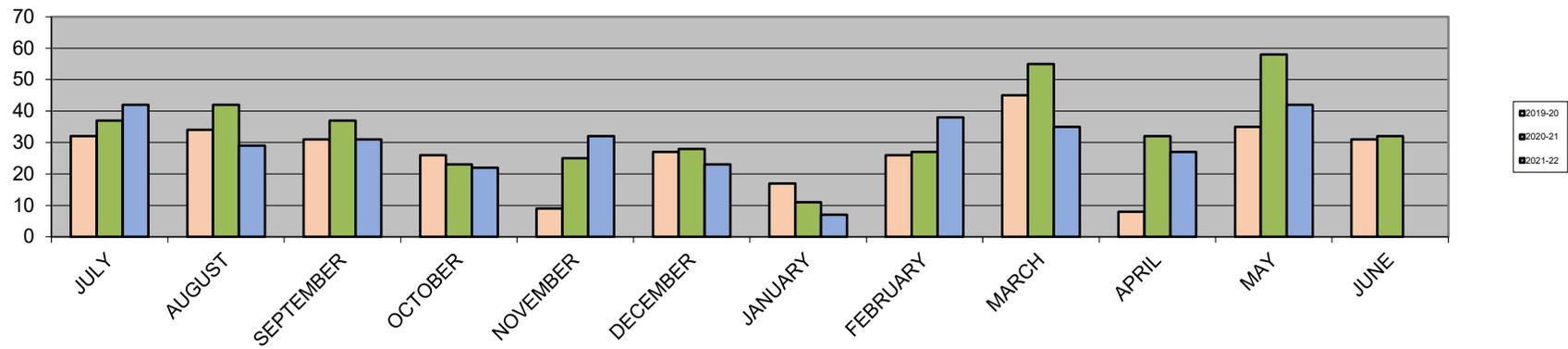
2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
32	38	35	34	33	40	31	32	34	30
2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
36	39	24	41*	36**	27	42***	25	46	33

* Includes 19 villa's constructed in stage 1 – Bupa ** Includes 18 villa's constructed 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)*

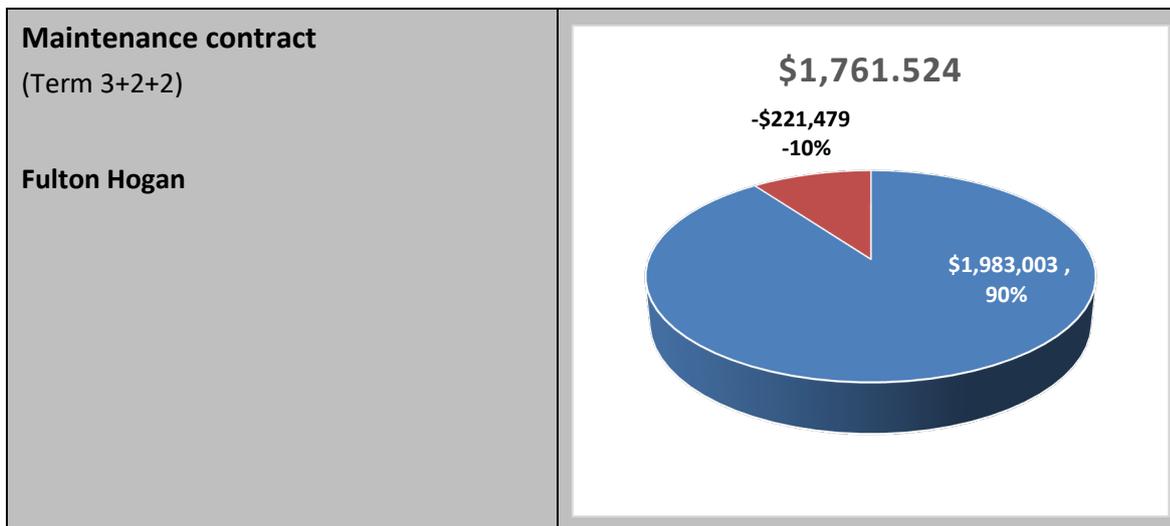
2021-2022	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Average days to grant	12.3	12.1	17.7	17.7	21.3	19.9	24.9	20.9	16.6	20.8	20.7	
Number processed within 20 day limit	42 (97.7%)	29 (100%)	31 (64.5%)	13 (59.1%)	11 (34.4%)	13 (56.5%)	1 (14.3%)	12 (36.8%)	25 (71.4%)	13 (48.1%)	23 (54.8%)	
Number in 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%)	
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	
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%)	
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%)	
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%)

5. REPORT FROM ROADING ASSET MANAGER (Murray Hasler)



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

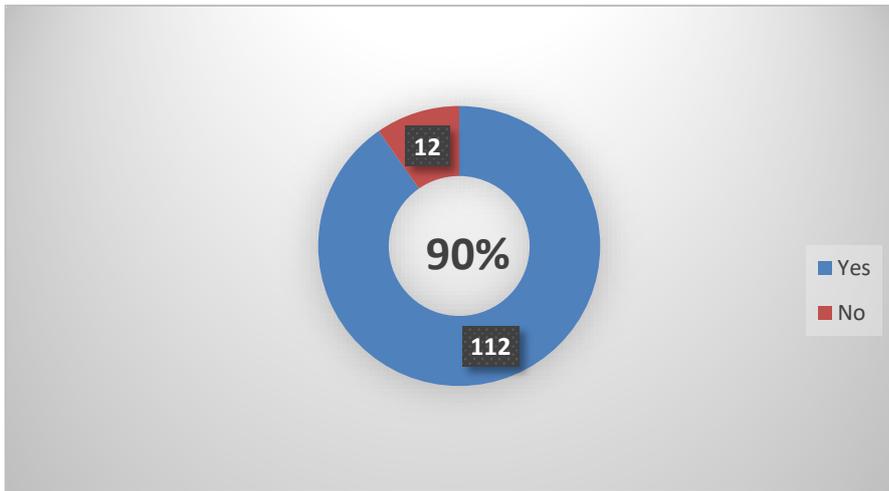
- The road maintenance contract commenced on September 2017 and has completed its first four years.
- The Council approved the award of separable portion two of the contract, which extended the contract period to 30 June 2022.
- Fulton Hogan advised the Council that it does not wish to extend the contract 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 May was \$1,983,003. Additional work has been carried out through this contract which is funded from various Council budgets.
- Generally calm mild relatively dry weather conditions were experienced during April. May was more variable and moist. A lack of wind caused a very slow Autumn leaf drop which made the pick up difficult.
- Callouts to accidents and other incidents continued during and after work hours.

CRMs

Enquiries by activity



Enquiries completed on time



CRM closure times were slightly below the target during the period

Routine maintenance (April - May)

Grading



132km

Sweeping



739km

Metalling



3286m³ placed

Network condition

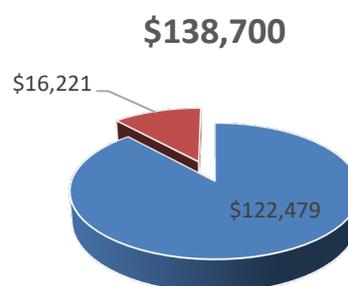
Rural road inspection - road roughness (using Roadroid apps.)

Unfortunately survey results are unable to be provided for this period. We hope to overcome some technical issues experienced to enable results to be provided for the next bulletin.

Vegetation Control Contract

(Term 3+2)

Southern Vegetation Control



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

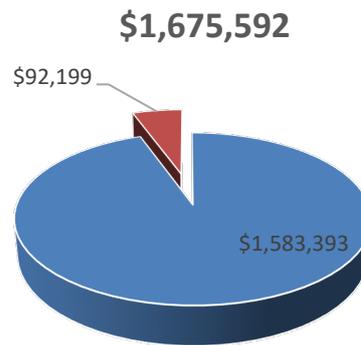
- The contract commenced on 31 October 2017 and was extended in September 2020 for a contract period of two years.
- The budget for 2021/22 is \$138,700. Total spent to 30 May was \$122,479.
- Spraying in Gore and Mataura is approximately 100% complete.
- Rural pest plant spraying on sealed roads 100% completed.

- Rural pest plant spraying on gravel roads approximately 30% complete. This work is continuing as weather allows.
- Rural shoulders spraying 100% complete.
- Tenders for the new contract close on 21 June 2022.
- The new contract will commence on 1 August 2022.

Resurfacing Contract

(Term 1+1+1)

Fulton Hogan



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 May is \$1,583,393 (Approximate \$350,000 estimated May claim).
- Sealing of all sites has been completed.
- A provisional reseal site list for 2022/23 season currently being finalised.

Concrete Repair Contract

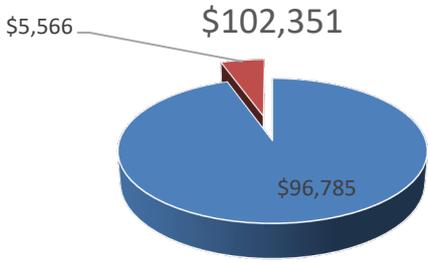
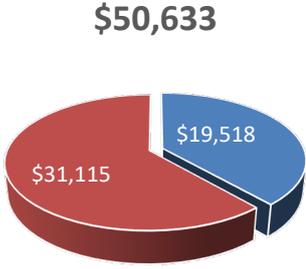
(Term 1+1+1)

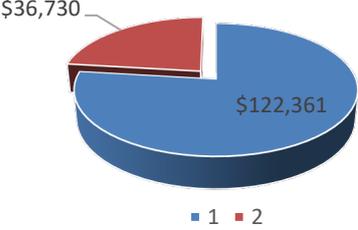
McDonough Contracting



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

- Budget for 2021/22 is \$184,000. The total spent to 30 May was \$179,497.
- Work programmed includes vehicle crossings, kerb and channel and concrete footpaths.
- Replacement of faulty footpaths, kerbing and stormwater sumps during April and May.
- This contract was extended with the agreement of McDonough Contracting until 30 June 2022.
- The works covered by this contract have been incorporated into the new Pavement Works and Seal Repairs contract.
- Tenders for the new contract closed on 24 May 2022 with tender evaluation carried out on 31 May 2022. A report containing a recommendation regarding the award of this contract will be considered at the June Council meeting.

<p>Road Marking Contract (Term 1+1+1)</p> <p>Roadmarkers New Zealand</p>	 <table border="1"> <caption>Road Marking Contract Budget and Expenditure</caption> <thead> <tr> <th>Category</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Budget</td> <td>\$102,351</td> </tr> <tr> <td>Expenditure to 31 March</td> <td>\$96,785</td> </tr> <tr> <td>Remaining Budget</td> <td>\$5,566</td> </tr> </tbody> </table>	Category	Amount	Budget	\$102,351	Expenditure to 31 March	\$96,785	Remaining Budget	\$5,566
Category	Amount								
Budget	\$102,351								
Expenditure to 31 March	\$96,785								
Remaining Budget	\$5,566								
<p>Re-marking work across the network, both urban and rural.</p> <ul style="list-style-type: none"> • Budget for 2021/22 is \$102,351. Expenditure to 31 March was \$96,785. • A condition assessment of markings on all roads on the sealed network has been completed by Council roading staff. This provided the basis for this year's marking package provided to the contractor. • Works under this contract were completed in May. • The current contract is due for completion by 30 June. • Retendering for this work is currently underway with tenders closing on 21 June 2022. • A report will be provided to the Council at its July meeting, regarding the award of the contract. • The new contract will commence on 1 October 2022. 									
<p>Footpath Resurfacing Contract (Term 1+1+1)</p> <p>Central Western Roding</p>	 <table border="1"> <caption>Footpath Resurfacing Contract Budget and Expenditure</caption> <thead> <tr> <th>Category</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Budget</td> <td>\$50,633</td> </tr> <tr> <td>Expenditure to 30 May</td> <td>\$31,115</td> </tr> <tr> <td>Remaining Budget</td> <td>\$19,518</td> </tr> </tbody> </table>	Category	Amount	Budget	\$50,633	Expenditure to 30 May	\$31,115	Remaining Budget	\$19,518
Category	Amount								
Budget	\$50,633								
Expenditure to 30 May	\$31,115								
Remaining Budget	\$19,518								
<p>The contract is for the replacement of sections of asphalt footpaths.</p> <ul style="list-style-type: none"> • Budget for 2021/22 is \$50,663. Total spent to 30 May was \$19,518. • This contract was extended with the agreement of Central Western Roding until 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 Pavement Works and Seal Repairs contract. • Tenders for the new contract closed on 24 May 2022 with tender evaluation being carried out on 31 May 2022. • A report containing a recommendation regarding the award of this contract will be provided to the Council for its June meeting. 									

<p>Seal Repair Contract (Term 1+1+1)</p> <p>Fulton Hogan</p>	<p style="text-align: center;">\$159,091</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Category</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>\$122,361</td> </tr> <tr> <td>2</td> <td>\$36,730</td> </tr> <tr> <td>Total</td> <td>\$159,091</td> </tr> </tbody> </table>	Category	Amount	1	\$122,361	2	\$36,730	Total	\$159,091
Category	Amount								
1	\$122,361								
2	\$36,730								
Total	\$159,091								
<ul style="list-style-type: none"> • The budget for 2021/22 is \$159,091. The total spent to 31 May 2022 was \$122,361. • The resources required to complete this work were the same as those carrying which completed the pre-reseal repairs within the resurfacing contract. Seal repairs undertaken through both contracts were funded from the same budget. • This contract was extended with the agreement of Fulton Hogan until until 30 June 2022. • Future works covered by this contract will be incorporated into the new Pavement Works and Seal Repairs contract. • Tenders for the new contract closed on 24 May 2022 with tender evaluation being carried out on 31 May 2022. • A report containing a recommendation regarding the award of this contract will be provided to the Council for its June meeting. 									
<p>Staffing/health and safety</p>									
<ul style="list-style-type: none"> • Health and safety requirements have driven the need for extra staff to be present on many of our rural maintenance tasks. This does impact on existing budgets. • Covid 19 has infected a number of our contractor’s staff which has, at times, significantly impacted their ability to carry out programmed work. • Other than the Covid 19 infections, there have been no other health and safety incidents reported by our team in the last few months. • Murray Hasler, has been appointed Roding Asset Manager following the departure of his predecessor, Peter Standing, at the end of March. • Hari Pillay has been appointed as Roding Officer. Hari commenced with the Roding Team on 16 March. Hari was previously with the Waimakariri District Council. • Recruitment for a replacement Senior Roding Operations Officer is underway. • External support will continue to be used, where appropriate and available, to undertake roading tasks requiring specialised skills not available internally. 									
<p>Road Safety Southland</p>									
<ul style="list-style-type: none"> • 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 their national initiative, Road to Zero (develop a safe system free of death and serious injury). We have highlighted several intersections within our network that require safety treatments. There maybe a chance that these projects will be supported in the next few years. National advertising of various aspects of this campaign has been prominent on our media. 									

- A recently developed nationwide speed platform will enable future regional speed reviews. Legislation to enable this has been finalised.

Asset Management

- Traffic counting – the 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 - The big expensive yellow truck seen recently on the sealed network has recently completed a survey of a number of aspects of the condition of our sealed roads. The information recorded will be analysed and used build a picture of the condition of our roads which we need to report to Waka Kotahi NZTA and use to guide and justify our future work programme.
- RoadRoid surveys- these driveovers of our metalled road network are carried out on a six weekly cycle.
- WSP has been engaged to carry out RAMM rating of the sealed network.
- A full assessment of the District’s footpath asset was carried out late last year. This will help direct pavement replacement programme.
- All of the RCAs in the country are continuing to transition their 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. 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 of 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.

Transport liaison group – A liaison meeting was recently attended by the Roding Asset Manager and representatives of Transporting NZ (Heavy Haulage) and the Road Transport Association NZ. Preferred routes for over dimension loads to take to avoid, as much as possible, travel through Gore township was a focus of the discussion. Also discussed was the increasing problem of truck and trailers parking on the roadsides in residential areas. There appeared to be unanimous agreement that this is an unacceptable practice which is inconsiderate to neighbours and can also damage the parking lanes. The addition of a clause in the Council’s Roding Bylaw to restrict this activity found favour amongst the representatives,

Irk Street revitalisation – The Council has engaged RRM consultants (Urban Designers) to look at how Irk Street can be reconfigured. The aim is to develop a safe and attractive street scape through the creative use of materials and furniture, to improve access for all sectors of our community. This work is continuing.

Railway Esplanade (SH1) pedestrian crossing point – Waka Kotahi has approached the Council with the intent to develop 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 Kiwi Rail approval we 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 should be developed by July this year. 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 existing floodbank to end 20m south of its existing end point. This will increase the flood protection in south Gore. This work has recently been completed by SouthRoads which extended the flood bank across Salford Street. Several Council 3 Waters manholes had their covers lifted to the new road level as part of the reshaping of the road. The cost of the project is being equally shared between the Council and Environment Southland.

Oldham Street seal extension – A local surveyor has completed a survey of the west end of Oldham Street which is currently unsealed. Plans will now be developed to enable the upgrade physical works to undertaken during the 2022/23 financial year.

Longford Bridge – After a long wait, the Environment Court finally provided its decision on the appeal against the decision made by the independent hearing commissioners to approve the construction of the proposed cable stay bridge. Unfortunately the Environment Court decision did not support the construction of the bridge in the proposed location. The future direction of this project is currently being investigated.

Traffic calming/pedestrian improvements – Following on from trialing in 2021 to improve access around Gore, staff are developing a plan to address the temporary nature of the remaining layouts. The intent of these upgrades is to make the installations both clearer and more robust. 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 extension – Three roading contracts reached their original contract completion dates late in 2021. The three contracts were:

- *GDC2018/08 Footpath Resurfacing*
- *GDC2018/09 Concrete Works*
- *GDC2018/12 Seal Repair Contract*

These contracts were combined into one contract, being the Pavement and Seal Repair Contract. This contract has been tendered and tenders evaluated. A recommendation will be made to the Council at its June meeting.

A fourth contract, *GDC2017/12 Vegetation Control Contract* is due to be completed on 30 June 2022. A replacement contract is currently out to tender.

The *GDC2018/10 Road Marking* contract which had originally been due to be completed at the end of October 2021 was extended, by the Council, for one year in September 2021. The replacement contract is also currently out to tender.

The Council's largest roading contract GDC2017/07 Routine Road Maintenance is due to reach the end of its first two year contract extension on 30 June 2022. Unexpectedly, Fulton Hogan the current head contractor in this contract, has advised the Council that it has decided to exercise its right to turn down its potential final two year contract extension, if offered by the Council. Fulton Hogan has however, agreed to an extension of the contract to 30 September 2022 to allow time to re-tender.

The work in this contract has been split into two contracts for re-tender. Mechanical cleaning work for urban kerb and channels and sumps including vacuum sweeping and sump sucking is contained in a new contract, the Mechanical Cleaning Contract. This contract has been tendered and tenders evaluated. A recommendation will be made to the Council at its June meeting.

The bulk of work will remain in a new Routine Road Maintenance Contract. Tender documents are currently being prepared for this contract. The new contract will commence on 1 October 2022.