



Infrastructure and Planning Bulletin

October 2023

1. REGULATORY SERVICES REPORT (*Frances Shepherd*)

Alcohol licensing

The following alcohol applications were received:

2023/24	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Special licences	3	3	3	6								
Managers certificates	1	5	3	9								
Licence renewals	0	0	0	0								
2022/23	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Special licences	4	4	7	7	3	4	5	6	9	7	12	4
Managers certificates	6	4	6	5	2	2	5	5	6	5	1	4
Licence renewals	1	4	0	0	0	0	0	0	0	0	1	0
2021/22	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Special licences	8	3	3	4	2	2	1	4	2	2	4	1
Managers certificates	5	3	6	1	7	5	1	5	3	1	5	1
Licence renewals	15	3	0	2	0	1	0	0	1	1	3	3

Abandoned vehicles

The following customer service requests regarding abandoned vehicles were received:

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

Noise control

The following customer service requests for noise complaints were received:

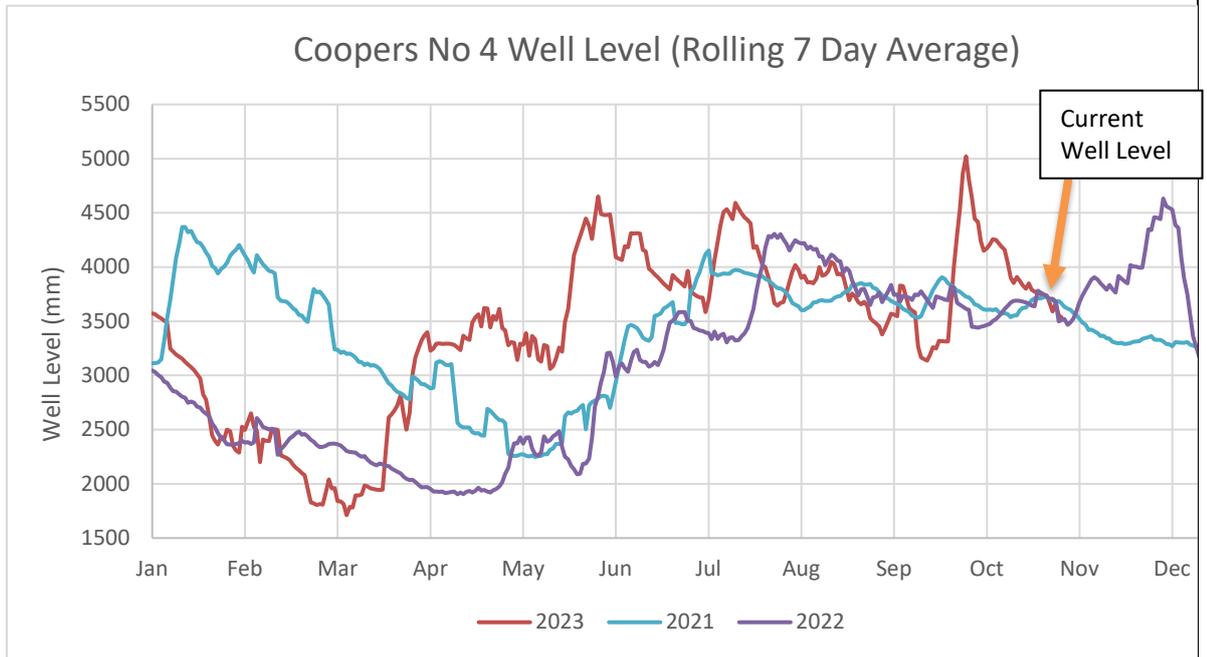
2023/24	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Complaints	6	15	6	7								
Seizures	0	1	1	0								
2022/23	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Complaints	6	8	12	14	8	18	13	12	12	21	5	12
Seizures	0	1	0	0	0	0	0	0	0	0	0	0
2021/22	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Complaints	18	20	10	20	28	28	23	16	22	20	8	8
Seizures	0	0	2	0	3	4	0	0	1	0	0	0

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

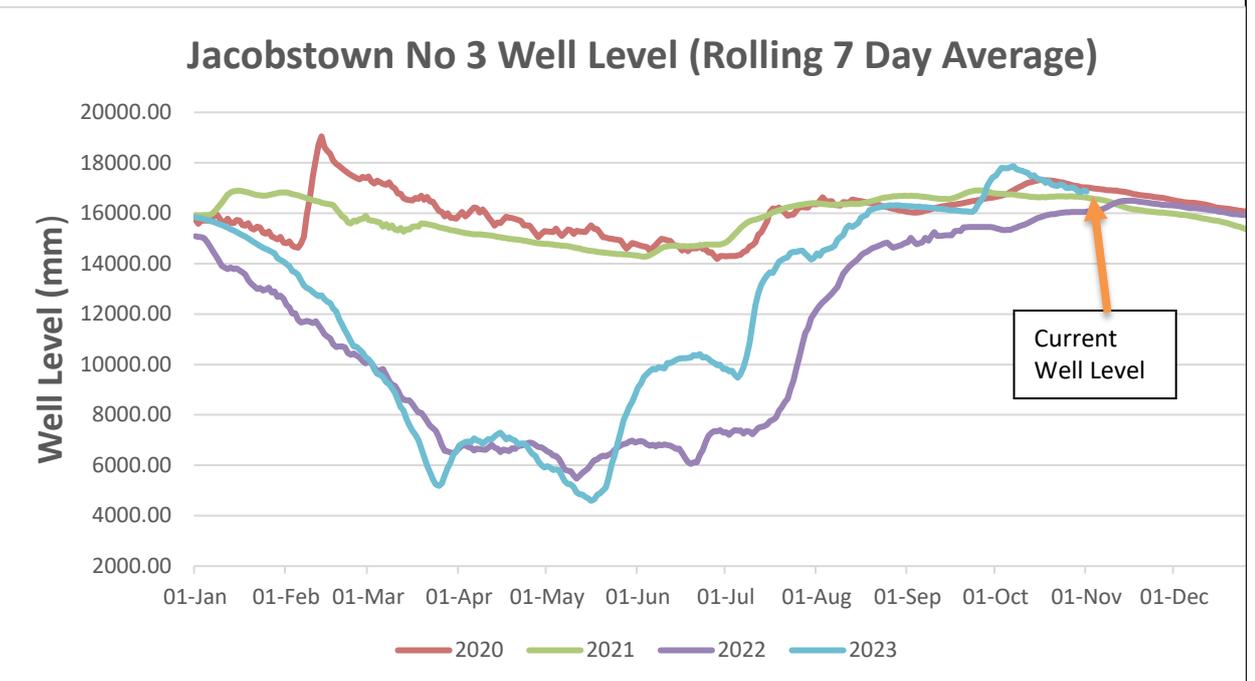
Drinking water

Gore Well levels

- Coopers Well is tracking well.



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



Gore drinking water

- Water consumption in Gore for October averaged 4258 m³/day. This is an 8.27% increase for the same period last year.

Mataura drinking water

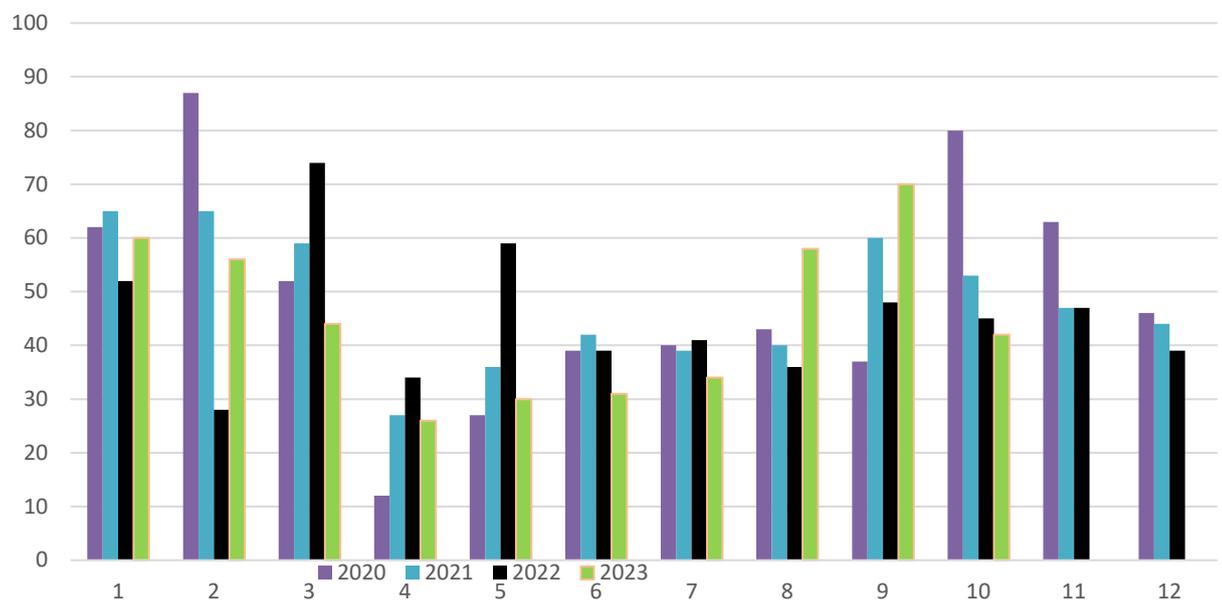
- Water consumption in Mataura for October averaged 1119.3m³/day. This is an 11.27% increase on the same period last year. This is due to a replacement flow meter.

Wastewater and stormwater

- A total of two wastewater laterals were replaced in September.
- The Gore, Mataura and Waikaka wastewater treatment plants continue to perform well with no discharge consent exceedances being recorded during the current reporting period.

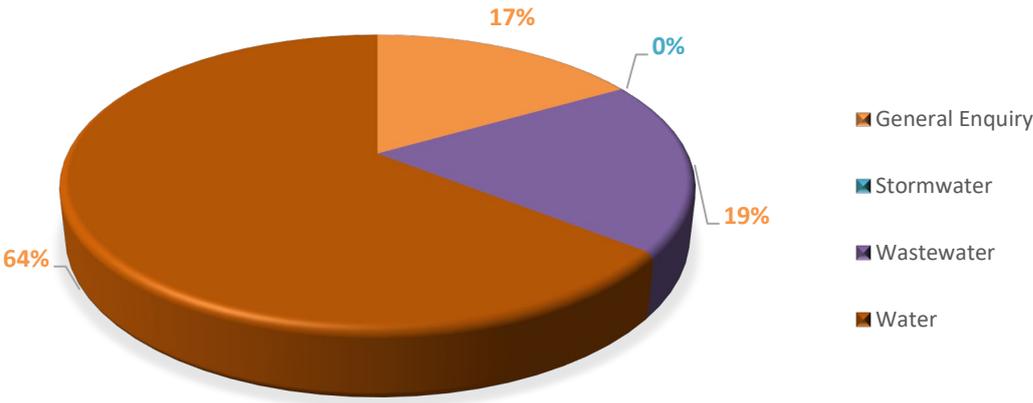
Customer service requests (CRM)

Total Monthly Customer Service Requests Recieved



- A total of 42 CRMs were received for October 2023.
- Of the 42 CRMs received during October, 64% were associated with water supply, 17% with general enquiries and 19% with wastewater.

TYPE OF CUSTOMER SERVICE REQUEST



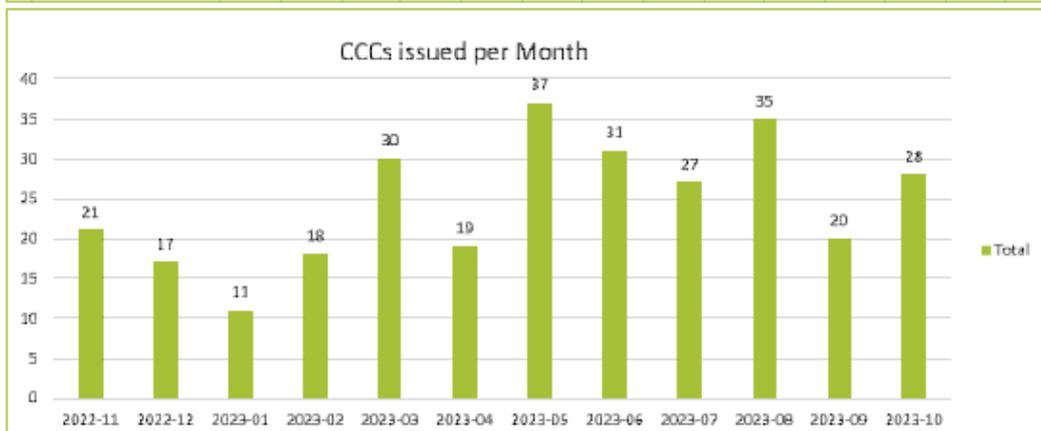
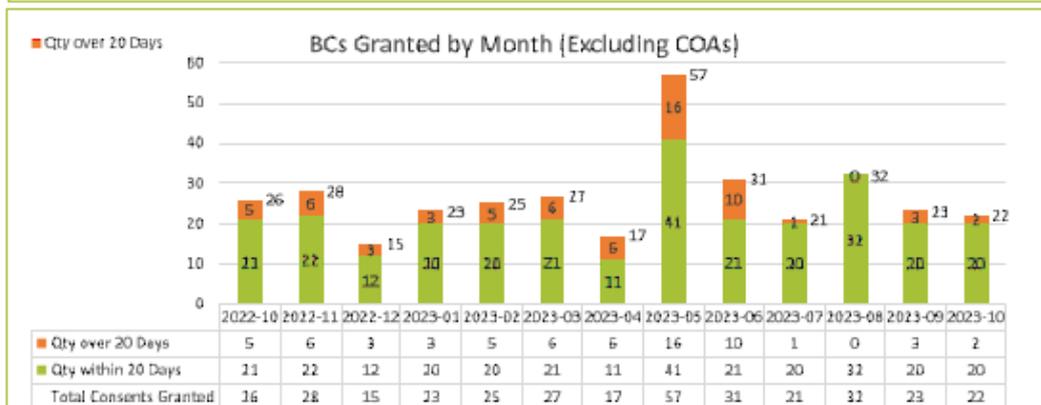
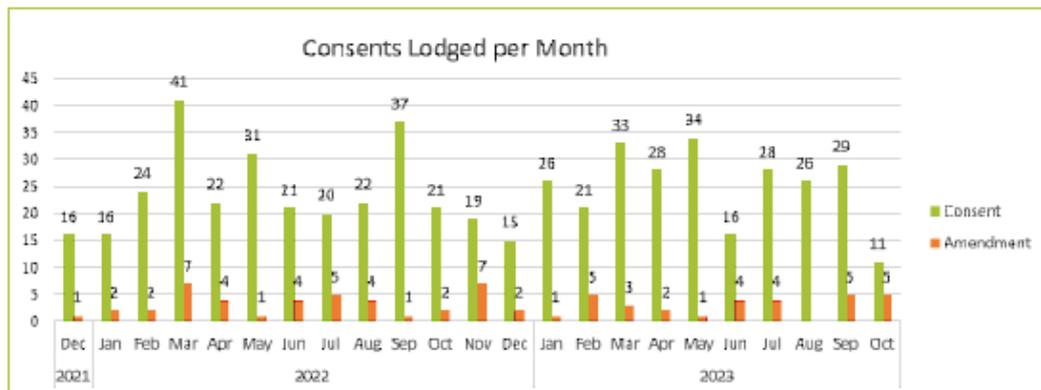
3. REPORT FROM THE BUILDING CONTROL MANAGER (*Russell Paterson*)

October processing timeframes and statistics

- A total of 22 BCs were granted, average of 11.5 days to process/grant (91% < 20 days).
- There were 27 CCCs issued; an average of 5.5 days (93% < 20 days).
- There were no Certificate of Acceptance (COA) applications or Schedule 1(2) discretionary exemption applications approved this month.
- The following BC and CCC graphs show the numbers lodged, granted and issued for October, compared to previous months.

GORE DISTRICT COUNCIL BCA STATISTICS

Tuesday, 31 October 2023



Building consent applications

A very concerning statistic has emerged during October. The number of consent applications has dropped off significantly as can be seen in the graph above. Usually, the frequency of consent applications spirals upwards from the end of September until December as the pre-Christmas influx get lodged for assessment.

The reasons for this are thought to be a mix of the uncertainty of final election outcome, interest rates beginning to hurt the wage earners and rural sectors, construction costs have significantly increased, and the post Covid rush of construction appears to have now subsided. The financial implication for Council cannot be ignored as the fees taken across the counter also take a significant hit when this type of lull occurs.

This point has been raised during the draft Activity Management Plan process as the level of ratepayer input should be reflective of the service provided by the BCA team to the Council and ratepayers. This is especially the case for public good activities where a fee cannot be charged unless it is for a user pays service as listed in the schedule of fees and charges.

Hopefully the lull experienced in October is a one-off situation and the numbers begin to increase during November.

Compliance matters

Building Warrant of Fitness (BWoF) renewals

14 annual BWoFs were due in October, 13 of those were received and 1 was overdue.

The team continue to work with building owners and the overdue rate has reduced dramatically in recent months. Recently announced changes to the BWOF compliance system will increase the infringement fines to \$1000 and make the IQPs more accountable for their auditing work as they are now liable for prosecution under the revised system.

Swimming pool register

A limited response has been received as a result of the first public notice inserted in the newspaper to alert potential pool owners of their requirements under legislation. Further publications are planned for this month.

- 📎 Building consent statistics for October 2023 are attached.

Building Consent Statistics

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

2023/2024	Building Consents		COA's		Schedule 1 exemptions	New Dwellings issued
	No. issued	Value	No. issued	Value		
July	21	1,845,552	0	0	8	2
August	34	1,177,429	4	56,700	4	2
September	23	2,313,685	0	0	1	5
October	22	2,527,468	1	2,000	1	5
November						
December						
January						
February						
March						
April						
May						
June						
Total	100	7,864,134	5	58,700	14	14

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
14 McQueen Avenue, Mataura	Two buildings relocated to site for fitout as office space and staffroom	270,000
46 Maitland Street	Two identical 3 bedroom dwellings	750,000
37 Kana Street	Foundations and services for Transportable dwelling + F/S woodburner, windows, insulation plus cladding	50,000
526 Turnbull Road RD 5	New 3 bedroom dwelling with attached garage	725,000
67 Waimumu Road RD 4	New 3 bedroom dwelling and new three bay shed	500,000
4 Johnston Street	Internal Alterations – incl new office, laundry and en-suite	55,000
5 Coutts Road	Internal alterations – Bathroom, kitchen, laundry, windows	65,000

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

Resource consent update

Consent numbers from 1 – 31 October 2023	
Land use consents received	0
Subdivision consents received	2
Total received	2
Land use consents issued	6
Right of way	1
Subdivision consents issued	6
Total issued	13

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

Consent #	Address	Description
LU23/068	309 McDonald Road	Replacement of a Transpower pole, which is higher than the existing pole by over 15%
LU2023/071	34 Huron Street, East Gore	To construct a residential dwelling that breaches the road yard and site coverage rules
LU2023/073	11 Albany Street, Gore	Operate a wellness business from home
LU23/074	526 Turnbull Road	To construct a second dwelling on the property, breaching density
LU23/078	7 Margaret Street, Gore	Operate a home based hair salon
SC23/067 & LU23/081	322 Duthie Road	For a two lot rural subdivision, creating one rural lifestyle sized lot. Land use consent for a yard setback breach
OTH23/706	90A Broughton Street, Gore	To create a Right of Way associated with a subdivision
SC23/039	92 Broughton Street, Gore	For a three lot residential subdivision in the Residential B zone
SC23/049	263 Waimea Highway	For a four lot rural subdivision, creating three rural lifestyle sized lots
SC23/062	351 Glendhu Road, Mataura	For a three lot rural subdivision, creating two rural lifestyle sized lots
SC23/063	221 Morrison Road, Willowbank	For a seven lot rural subdivision, creating five rural lifestyle and a balance property of two amalgamated lots
SC23/065	26 Nicholson Road	For a two lot rural subdivision, creating an additional rural lifestyle sized property

Other information:

- A total of 100% of resource consents were processed within RMA timeframes.
- On average, for non-notified resource consents, it took 10 working days to process each application.

- All consents were granted non-notified.
- There are currently 29 applications in for processing, 28 of which are on hold pending the deposit to be paid or for further information, written approvals, or at applicant's request.

5. REPORT FROM THE ROADING TEAM

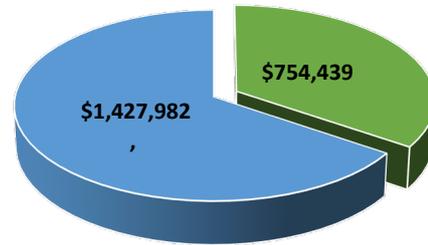
Routine Road Maintenance Contract
(Term 2+2)

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

K2 Kontracting

- Routine rural work includes drainage work/culvert replacement, grading, metalling, bridgework, signage.
- Urban work includes hand sweeping, potholes, signage, emergency response, mud tanks grate cleaning, litter pickup and dealing with spills.
- The contract budget for 2023/24 is \$2,182,421.

\$2,182,421



- The total spent to the end of October was \$754,440.
- Increased grading was enabled due to less wet days during October.
- A second grader continued to provide a catch up to grading on the network.
- Increased grading significantly reduced the need for hand patching of potholes during October.
- Callouts to accidents and other incidents continued during and after work hours.

Routine maintenance - October

Grading



163km

Sweeping



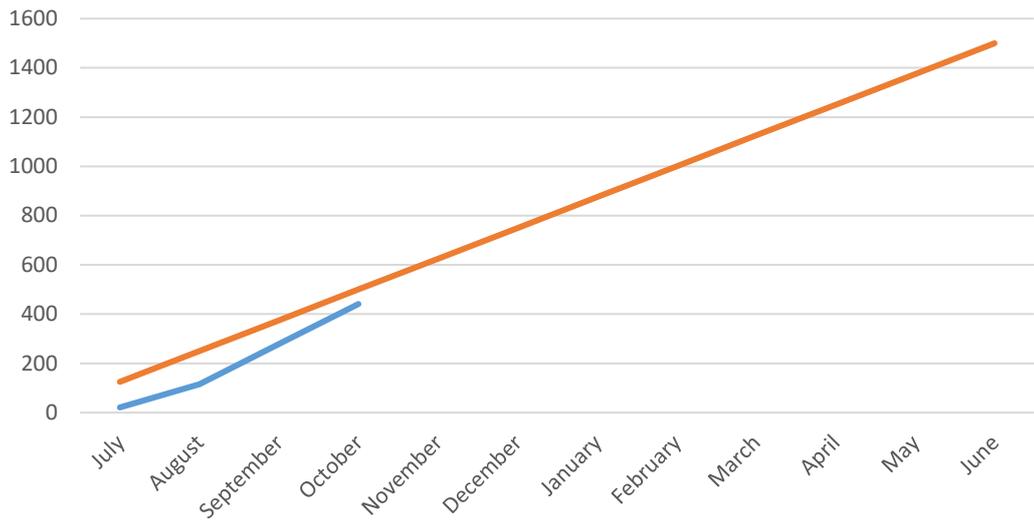
233km

Metalling

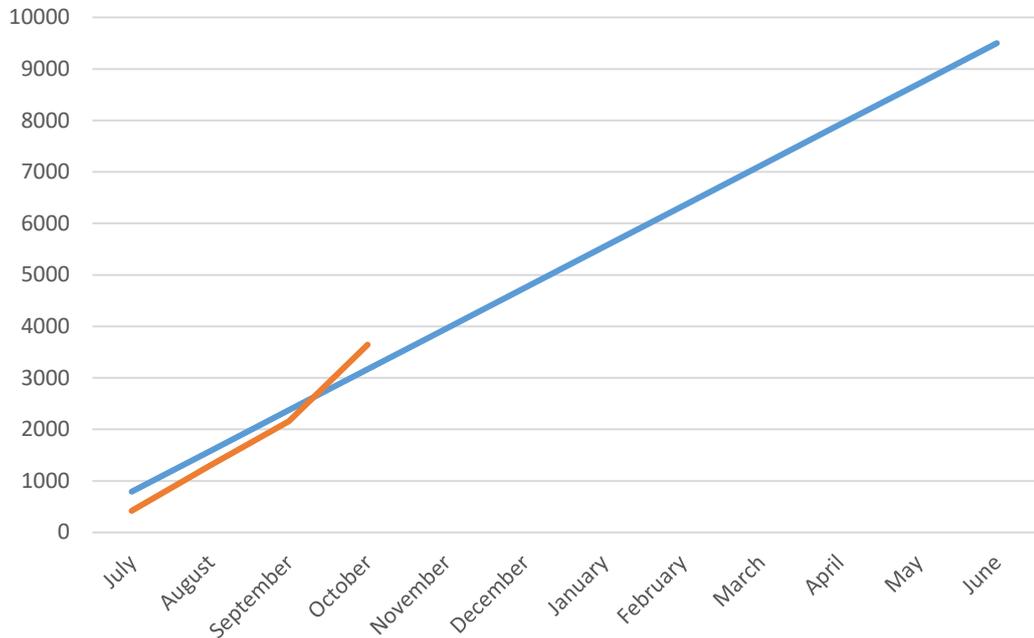


1485m³ placed

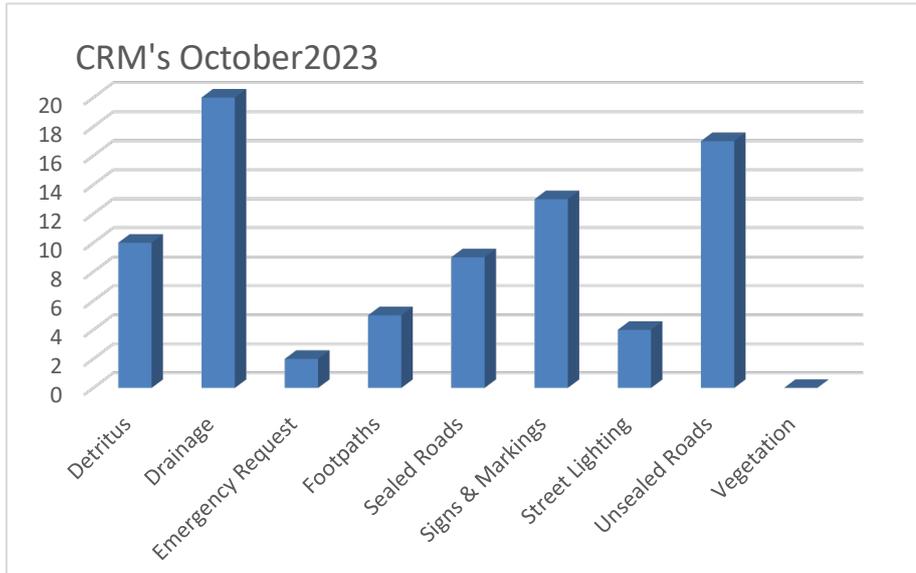
Grading Achievement (km) to Date



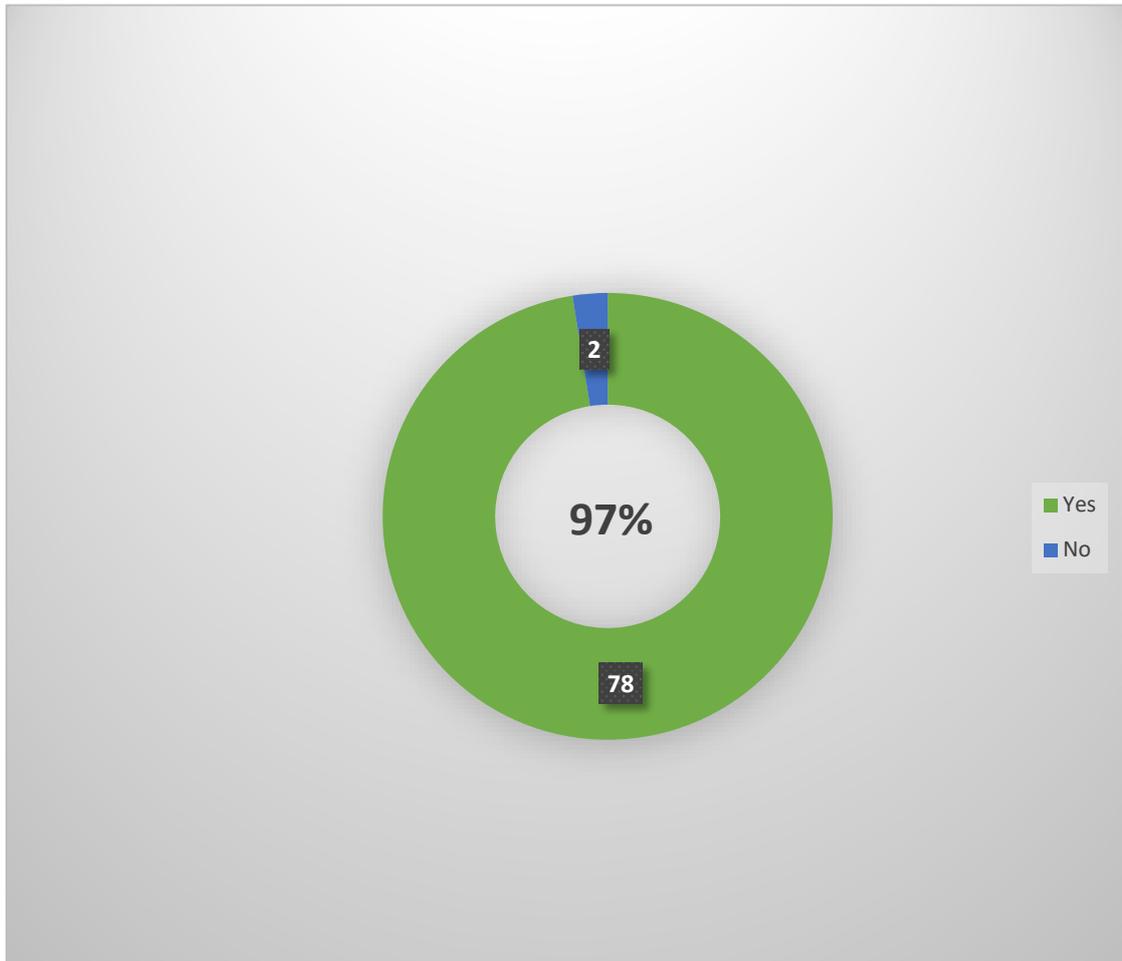
Metalling Achievement (m3) to Date



CRMs Enquiries by activity



CRM closure times met – October 2023



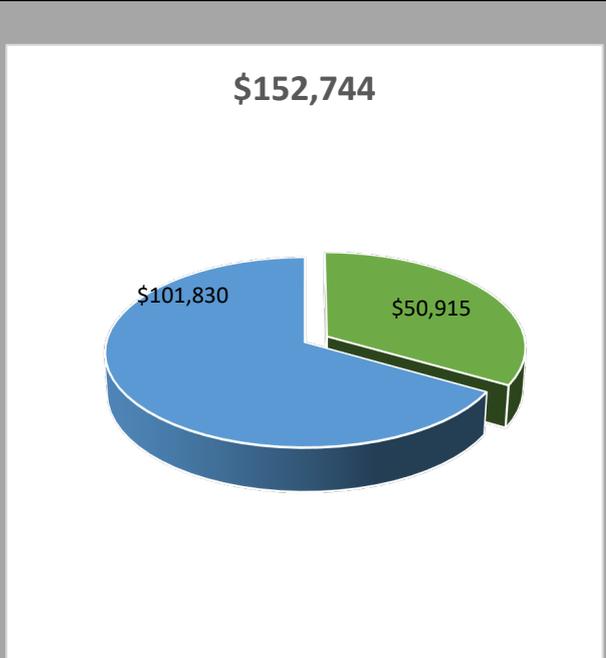
Vegetation Control Contract

(Term 2+2)

Southern Vegetation Control – new contract from 1 August 2022.

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

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



- Total expenditure to the end of October was \$50,915.
- Windy conditions limited the amount of weed spraying completed during October.
- Rural shoulder and pest plant spraying was approximately 30% complete at the end of October.
- Pest plant spraying on state highways was approximately 60% completed at the end of October.
- Urban weed spraying has been delayed by windy conditions. Two spray crews will be starting this work mid-November.

Resurfacing Contract

(Term 3 Years)

Fulton Hogan – new collaborative resurfacing contract with Clutha District Council.

The contract includes resurfacing work across the road network.

- The budget for 2023-24 resurfacing is \$1,321,449. This includes resurfacing of chip sealed and asphalt surfaced roads.



- Expenditure to date during 2023-24 is nil.
- No resurfacing work has been undertaken during 2023-24.
- Consultant, Beca has formulated the resurfacing programme for 2023-24.
- Fulton Hogan will be carrying out investigation of the sites to enable design of treatment.

- Resurfacing programmed for early February 2024.

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 spent to date is \$260,249.
- Railway Esplanade (SH1) pedestrian crossing construction work was approximately 80% completed at the end of October. Installation of signs, completion of the gravel footpath and construction of the rail crossing are still to be completed.
- Kerbing surrounds for replacement trees on the east side of Main Street, has been halted awaiting approval by the Council.
- Minor concrete works are programmed in Broughton, Elsie, Denton and Kitchener Streets along with Hilbre Avenue.
- Repair or renewal of sections of faulty kerbing on re-seal sites is programmed.

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.



- Expenditure to date during 2023-24 is nil.
- No road marking work has been undertaken during 2023-24.
- Urban and rural road re-marking has been programmed.
- Downer will be carrying out very high priority re-marking in the urban area prior to main remarking package.

Mechanical Cleaning Contract

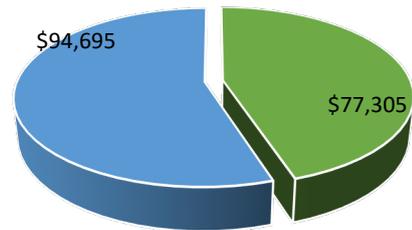
(Term 2+2)

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.

\$172,000



- Expenditure to date during 2023-24 is \$77,305.
- The vacuum sweeper generally spends Tuesdays and Fridays in Gore/ Mataura.
- Council staff have provided the contractor with a list of stormwater sumps to be cleaned.

Seal Repair Contract

(Term 2+2)

Supreme Siteworks

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

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

\$670,000



- Expenditure to date during 2023-24 is nil.
- No seal repair work has been undertaken during 2023-24.
- Rework reinstatement will be completed when conditions allow.
- Staff have assessed all the sealed road faults, along with the contractor.
- A package of all pre-reseal repairs has been provided to the contractor. Our aim is to complete these repairs before the end of December.

Staffing/health and safety

- Full complement of three maintained in the roading team.
- Hari Pillay continuing his management training programme.
- No injuries or health and safety issues affecting the roading team during October.
- Roothing staff engaged in the Council wide health and safety Wellbeing Day.

Road Safety Southland

- Delivery of our draft Speed Management Plan (SMP) was delayed due to the ill health of the consultant assisting with this. The new Government has indicated that it may undo some or all of the changes already undertaken by other roading authorities.

Asset management

- Consultant, Beca is carrying out deterioration modelling for our sealed network. This will help refine the information in our draft Rooding Activity Management Plan.
- The final version of the Technical Audit Report from the audit undertaken by Waka Kotahi NZTA in November 2022 has been received. This will be reported separately to the Council. The report recommends several improvements to undertake.

Other network updates

Mataura welcome signs

Both signs are awaiting transporting from Mosgiel to Mataura for installation. KiwiRail has decided that the original site chosen for northern sign is no longer acceptable due to its concern about the effect on visibility at the Selbourne Street intersection. A new site has been identified approximately 135m south of Selbourne Street. Waka Kotahi NZTA has approved the new location.

Kaiwera Downs wind farm

WSP has completed an assessment of the pavement condition on the routes taken by the heavy turbine components. Some defects were identified in the assessment. However, these need further assessment as they appear to be further deterioration of defects existing prior to the turbine transportation. Discussions regarding Stage 2 of the project are underway.

Bridges

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

Interim repair work on the timber deck of the Parker Road bridge has been carried out.