



Infrastructure
and Planning
Bulletin
September 2021

1. REGULATORY SERVICES REPORT *(Frances Shepherd)*

Alcohol licensing

The following alcohol applications were received:

2021/22	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Special licences	8	3	2*									
Managers certificates	5	3	3*									
Licence renewals	15	3	0*									
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 8 September 2021

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	0*									

*as at 8 September 2021

Noise control

The following customer service requests for noise complaints were received:

2020/21	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Complaints	18	20	6*									
Seizures	0	0	2*									
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 8 September 2021

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	0*									

*as at 8 September 2021

Animal control

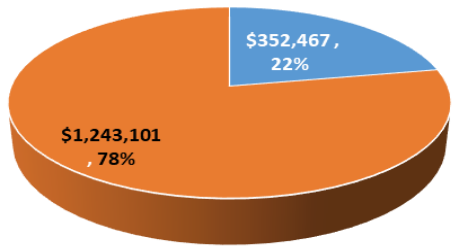
The following customer service requests regarding animal control were received:

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*as at 8 September

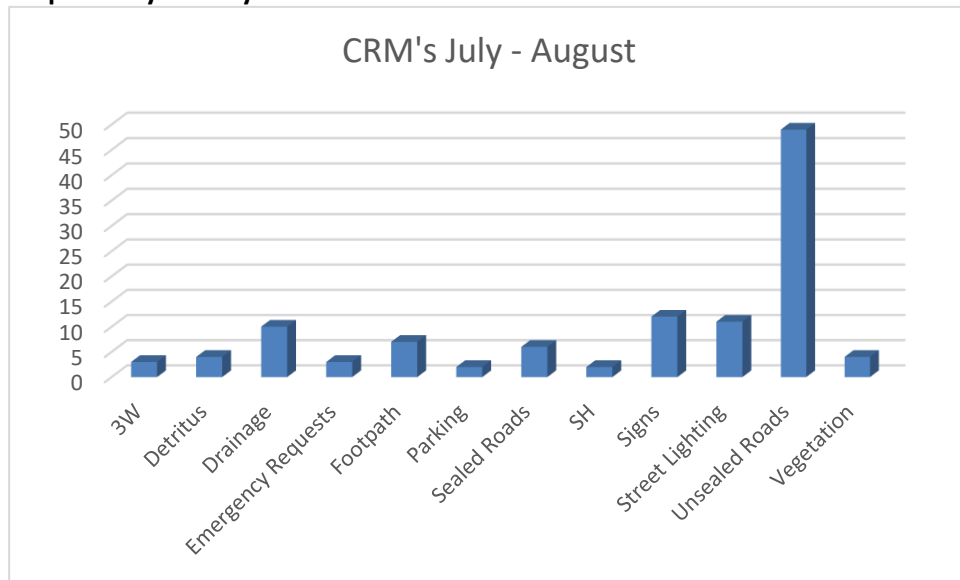
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2. REPORT FROM THE ROADING TEAM

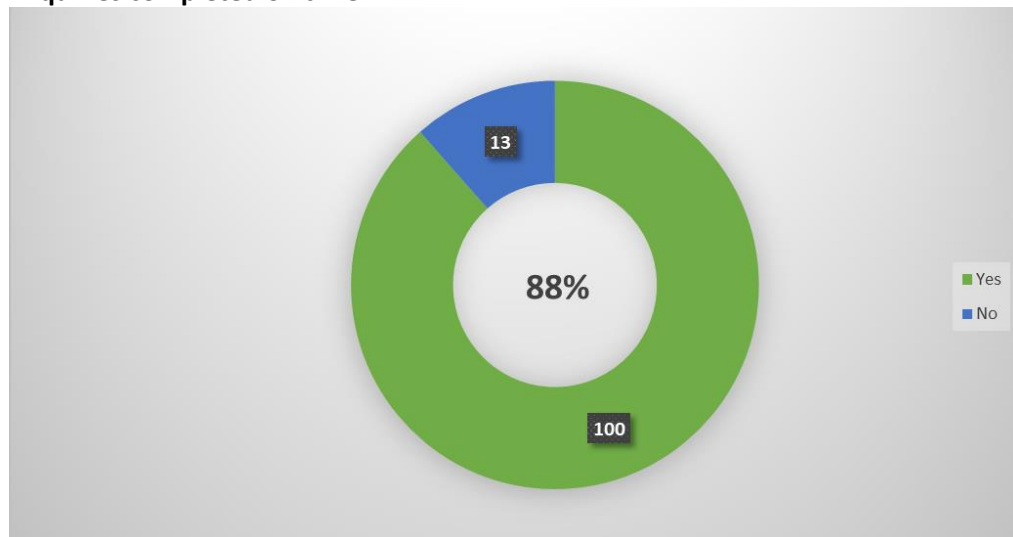
<div>Maintenance contract</div> <div>(Term 3+2+2)</div> <div>Fulton Hogan</div>	<div>\$1,595,568</div> <div><table><tr><th>Category</th><th>Amount</th><th>Percentage</th></tr><tr><td>Orange Segment</td><td>\$1,243,101</td><td>78%</td></tr><tr><td>Blue Segment</td><td>\$352,467</td><td>22%</td></tr></table></div>	Category	Amount	Percentage	Orange Segment	\$1,243,101	78%	Blue Segment	\$352,467	22%
Category	Amount	Percentage								
Orange Segment	\$1,243,101	78%								
Blue Segment	\$352,467	22%								
<div>This contract is for the routine maintenance of the Gore roading network</div> <div><ul style="list-style-type: none">• The Road Maintenance contract commenced on September 2017.• This contract has completed its first three years.• The Council approved the award of separable portion two of the contract, which extends the contract period to 30 June 2022.• 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, leaf drop.• The budget for 2021/22 is \$1,595,568 (Inclusive of drainage work). The total spent at the end of August was \$352,467.• Although rainfall was not extraordinarily high, damp conditions were experienced for much of the period. Grey overcast skies and a lack of wind kept the gravel roads damp. Very few frosts occurred. These conditions significantly reduced the opportunity to grade gravel roads.• Road users reported a number of issues on gravel roads which were mainly regarding potholes and requests for metaling.• More roads were affected by mud transported from gateways than normally experienced.• Callouts to accidents and other incidents continued during and after work hours.</div>										

CRMs

Enquiries by activity

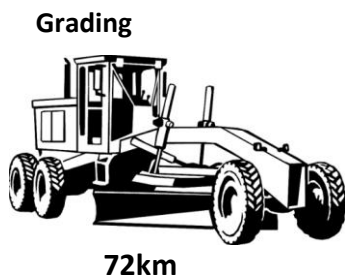


Enquiries completed on time



CRM closure times improved during the period. The Level 4 Covid lockdown affected the response to some CRM issues in the later part of the period.

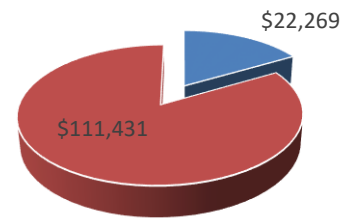
Routine maintenance (July – August)



Vegetation Control Contract
(Term 3+2)

Southern Vegetation Control

\$133,700



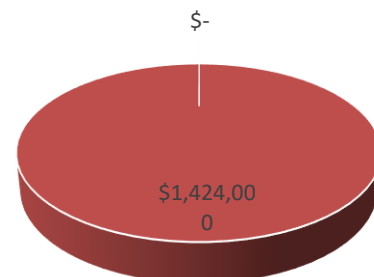
The contract includes the spraying of the townships as well as some rural roads and the state highway

- The contract commenced on 31 October 2017.
- This contract was extended in September 2020 for a contract period of two years.
- The budget for 2020/21 is \$133,700. Total spent to 31 August was \$22,269. This included the first payment of cost escalations due under this contract.
- Urban spraying will commence early in the next period.
- Rural shoulder spraying will also commence during the upcoming period.
- Rural pest plant spraying was delayed until autumn, as requested by apiarists and Federated Farmers to preserve the bee health and ensure non-contamination of honey. The effectiveness of the spray was becoming increasingly evident towards the end of the period.

Resurfacing Contract
(Term 1+1+1)

Fulton Hogan

\$1,424,000

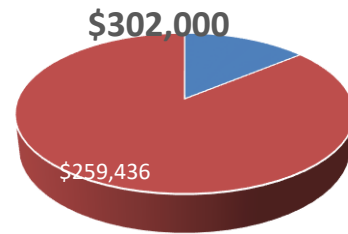


The contract included both the resurfacing and pre-seal repair work across the road network.

- This contract is due for extension in Nov 2021 for a contract period of one year.
- The budget for 2021/22 is \$1,424,000, which includes resurfacing and pre-reseal repairs. There has been no resurfacing expenditure so far this season.
- Fulton Hogan is currently assessing the proposed sealing sites for pre-reseal repair requirements and seal designs for each site.
- Pre-reseal repairs will be commencing in September.

Concrete Repair Contract
(Term 1+1+1)

McDonough Contracting



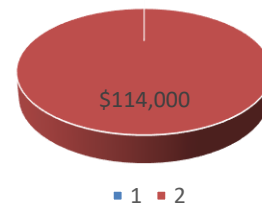
Replacing lengths of the footpath, reforming some vehicle crossings and replacing broken channels

- Budget for 2020/21 is \$350,000. Total spent to 31 August was \$42,564.
- Work programmed includes vehicle crossings, kerb and channel and concrete footpaths.
- In Gore, footpath and kerb repairs were completed on sections of Miro Street, Railway Esplanade and Wentworth Street.
- Footpath replacement work is in progress in Duke Street, Broughton, Fairfield, Gordon Terrace and Ordsal Streets.
- Access repairs were completed in Jacob Street at the transitional library.
- In Mataura footpath and kerb repairs were completed on sections of Blampied, Burns, Dorset and Main Streets.
- Retendering for this contract work will be undertaken prior to the end of the year.
- The current contract will be completed in November 2021.

Road Marking Contract
(Term 1+1+1)

Roadmarkers New Zealand

\$114,000



Re-marking work across the network, both urban and rural.

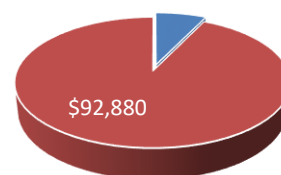
- Budget for 2021/22 is \$114,000. No expenditure has been made so far this season.
- A report has been submitted to the Council recommending the extension of this Contract by one year.

Footpath Resurfacing Contract

(Term 1+1+1)

Central Western Roding

\$100,000



The contract is for the replacement of sections of asphalt footpaths.

- Budget for 2021/22 is \$200,000. Total spent to 31 August was \$7,120.
- Replacement of a vehicle crossing on Frank Street was completed.
- Work is in progress on an upgrade of a section of kerb and footpath on Waimea Street.

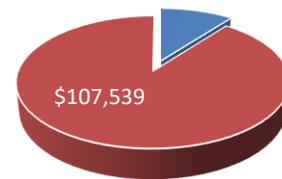
- A section of new footpath was completed on Ardwick Street
- The current contract will be completed in November 2021.

Seal Repair Contract

(Term 1+1+1)

Fulton Hogan

\$120,000



The contract is for the repair of sealed pavement faults (Roothing and 3 Waters).

- Budget for 2020/21 was \$120,000. Total spent to 31 August was \$12,461.
- Only 3-Waters reinstatements were carried out during the period.
- Consideration is being given to incorporating this work into the routine maintenance contract.
- Retendering for this contract work will be undertaken prior to the end of the year if this is the chosen option.
- The current contract will be completed in November 2021.

Staffing/Health and Safety

- Covid has presented its challenges for the team as we go about the normal network tasks, but procedures were put in place and we were able to carry on many of the essential tasks even through lockdown.
- Our contractor has indicated that many of the tasks undertaken by our rural routine operators will require two staff going forward due to safety concerns.
- There are no health and safety incidents reported from the team in the last few months.
- The Roothing team consists of an Operations manager and an Asset manager supported by our project manager and contractor secondment (Fulton Hogan).
- The loss of GIS staff will increase the workload for the rest of the team until a replacement is found.
- Several roading seminars have been cancelled due to Covid.
- We have just reviewed the department's hazard register. Our training register needed updating.

Road Safety Southland

- 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.
- Another programme of Right Track is about to begin in October.
- Regional safety advertising and sponsorship.
- This delivery is about to broaden into bike safety and training.
- A night survey carried in June on the network looked at the state of the signage, delineation and street lighting. A programme of work is being developed including cleaning, straightening and replacement.

- Through our network plan, we have been working with NZTA Safety Team with its national initiative, Road to Zero (develop a safe system free of death and serious injury). We highlighted several intersections within our network that require safety treatments. We have just received notice that neither of these elements were approved.

Asset Management

- The Gore District Council 2021-24 roading programme has just been now been moderated a second time. NZTA advised we are now to receive 93% of our requested budget.
- We proposed a programme of \$16.2m over three years, this was subsequently trimmed back to \$14.8m, the latest review has GDC receiving \$15.6m. Activities such as resurfacing, footpaths and structures replacement will see the benefit of this increase.
- Traffic counting – a programme of traffic counting continues around the network with assistance from our maintenance contractor, with the loss of our GIS person we may need to look for extra assistance from our consultant.
- Asset Management Plan – with this latest moderation we will need to adjust our budgets within our Asset Management Plan.
- All of the RCAs in the country are transitioning our road classification model from a One Network Road Classification (ONRC) to One Network Framework (ONF). This change will the focus from traffic counts to more around place and purpose.
- The 2021 - 24 Regional Land Transport Plan has been completed and was adopted in June.
- Street lighting information – we are still looking to improve our street light asset information, especially with the changes to our veranda lighting on the Main Street.
- Bridge work – WSP have reinspected the District's bridges, with a particular focus on restricted bridges.
- The next stage will be to develop a replacement programme for the next three years and get design work underway.
- A Council focus group has been set up to regularly meet and review rural road operations. The group has recently met with a delegation from Mountain Road to discuss the concerns they have with how the road is maintained.

Streets Alive Project

STREETS ALIVE



Innovating Streets is a Waka Kotahi NZTA initiative primarily aimed at increasing the wellbeing of New Zealand's towns and cities by making it faster and easier to transform streets to be safer and more liveable. The programme is focused on learning through doing and building capability in our councils to deliver change on the ground. Gore District Council's response to this initiative was Streets Alive.

Many of our installations were in place for the full three-month period. However, the more contentious activations were withdrawn two weeks early effectively ending the trial. These included: planter pots, one-way streets and pocket parks (street closures).

In spite of the quantitative data showing improvements in the speed and safety around these installations, survey data showed the public was negative about the planters, the courtesy crossings and one-way streets.

Certain aspects of the trials still remain today as they are a permanent fixture or are waiting to be programmed for a permanent solution.

- SH intersections – Eccles and Broughton
- Broughton Street/Crombie Street intersection
- Irk Street installations
- Roundabouts
- Tracks through parks
- Street lights
- Intersection changes
- Storybook trail
- Crossing points
- Line marking.

Project outcomes

The community asked for:

- 1) More connected spaces – we put tracks across parks and extended footpaths.
- 2) More vibrancy – we introduced street art, seating and street lighting.
- 3) Safer crossings – we introduced line marking and crossing points. We reduced speeds.
- 4) Signage – we created a standardised suite of sign for Gore to use into the future.
- 5) Ease congestion – We re-diverted heavy traffic, and reduced traffic flow.
- 6) A pedestrian friendly place – in Irk St we created central spaces for people to sit, meet and eat and have their coffee.

Favourite quotes

“Feedback from an elderly gentleman saying that Streets Alive was the best thing ever. He is elderly and cannot drive anymore. He struggles to get about and is not very mobile and the Streets Alive initiative to him is the best thing ever.”

“I love consciously making the effort of driving slower where the planters are found. I love the thought of making an active contribution in keeping our children and other pedestrian safer when I'm driving.”

“The turning point for me was at the Rhododendron Society meeting in April, because while the general muttering was ‘we hate change, and it’s completely unnecessary’ one person spoke up and said it was the BEST THING EVER - because she now found it so much easier to cross the road. Game changer. Slowing traffic made life easier for the slower members of our community.”

“I heard some very positive feedback from an elderly lady (middle 80s) a resident of Gore that enjoys walking around our town. She finds the courtesy crossings with the ‘safe’ area in the middle a blessing as she is not quick or nimble enough to cross these wide street quickly. She is now more confident to walk around town.”

The next steps

- A full report to Waka Kotahi.
- Develop a programme of work across town based on the learnings from Streets Alive.
- Public consultation on this programme.
- Look to have a co design workshop with the Irk St businesses.
- Explore further funding from NZTA to advance a programme of replacement work.

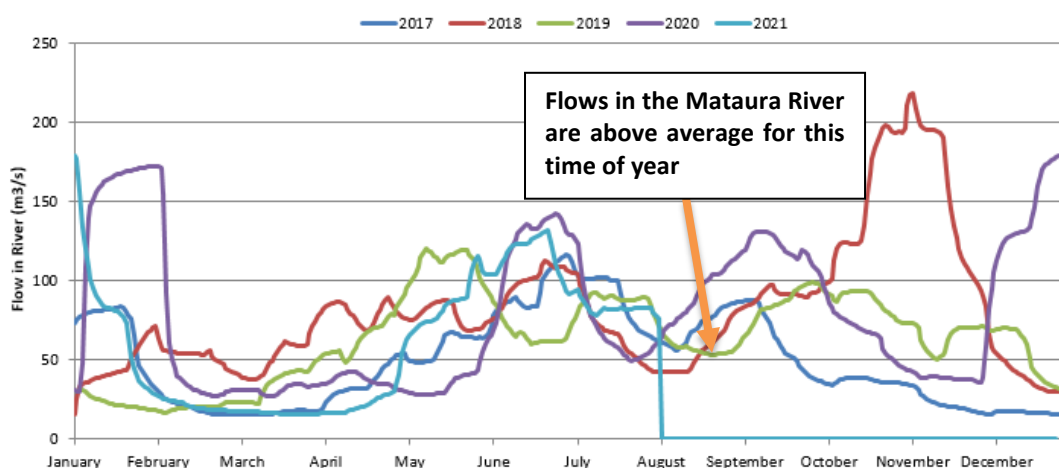
3. REPORT FROM THE THREE WATERS MANAGER (Matt Bayliss)

Drinking water

Gore raw water sources and consumption

- Relatively consistent rainfall over the winter months has meant that the river flows and well levels are approximately average for this time of the year.
- The upgrade of the East Gore water treatment plant is progressing well with the construction of the external elements of the building nearing completion. Once this has been completed the internal fit-out will begin. While it was hoped that the new treatment plant would be in production by the end of this year, due to the recent COVID-19 lockdown the plant is now not expected to be brought into production until early in 2022.
- Beca has been engaged to undertake preliminary design work for the Hilbre Avenue reservoir replacement. As part of this work, a review of the structural integrity of the Hilbre Ave water tower is being completed. At this stage construction work on the new reservoir is planned for the 2022/23 financial year however this is dependent on the proposed Longford shared bridge and associated pipeline first being installed.
- Resource consent has been obtained to undertake drilling at the Jacobstown Well Field to investigate the potential to expand this water source. The drilling is programmed to be completed in October 2021.
- Environment Southland is consulting with the Council and all other consent holders with water takes from the Mataura River above Gore, regarding the over-allocation of the river under the Water Conservation (Mataura 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. For further information, please see the attached report from Environment Southland regarding this project.

Mataura River Levels (At Tuturau) (Rolling 30 Day Average)



Mataura raw water sources and consumption

- The flow into the Pleura Dam has been as expected over the winter period. In accordance with the requirements of the Council's resource consent, a review of the existing fish screen on the Council's intake has been completed and provided to Environment Southland. Some improvements of the fish screen have been recommended. Once acceptance of the proposed improvements is received from Environment Southland, a plan to implement these will be developed.

- After the success of the recent trial to use an alternative methodology to de-silt the Pleura Dam a further phase of de-silting is being planned for autumn 2022.
- Resource consent has been obtained to undertake investigative drilling to assess the potential for an alternative groundwater source at two sites near Mataura. These sites are located in Council owned land near the end of Bangor Street and in Road Reserve along River Road. This drilling work is programmed to be completed in October 2021.
- A leak detection survey of the Mataura reticulated network has been completed. This identified a total of 39 leaks with an estimated total water loss 180 m³/day. This equates to approximately 16% of the total Mataura water demand. Approximately half of these leaks are in the Council's network with the other half being located in private property. The leaks in the Council network will be repaired as resources allow. Staff also plan to visit the private properties where leaks have been identified to inform the property owner and assess if there are any obvious leaks.
- Due to the recent lockdown the project to upgrade the isolation valves downstream of the treated water reservoir in Mataura has had to be postponed. Staff will now need to liaise with the contractor and the Alliance meat works to reprogramme this work as it will require temporarily shutting down the supply into the town. This shutdown will be completed during the night to minimise disruption to consumers.

Otama rural water supply

- As expected during this time of year, water consumption for the scheme has been low, however the "Kennedy Road" area of the scheme is experience ongoing high demand. It is believed this is the result of a hidden leak. Investigation work into this issue is ongoing.
- Preparation work for the Otama referendum which will determine the consumers' preferred ownership is now completed. The period for inspecting the electoral roll will be between Thursday 16 September and Thursday 14 October 2021. This will be followed by the voting period from Thursday 18 November to Friday 10 December 2021.
- A project to proactively replace water restrictors throughout the scheme is planned to be completed in the second half of the year.

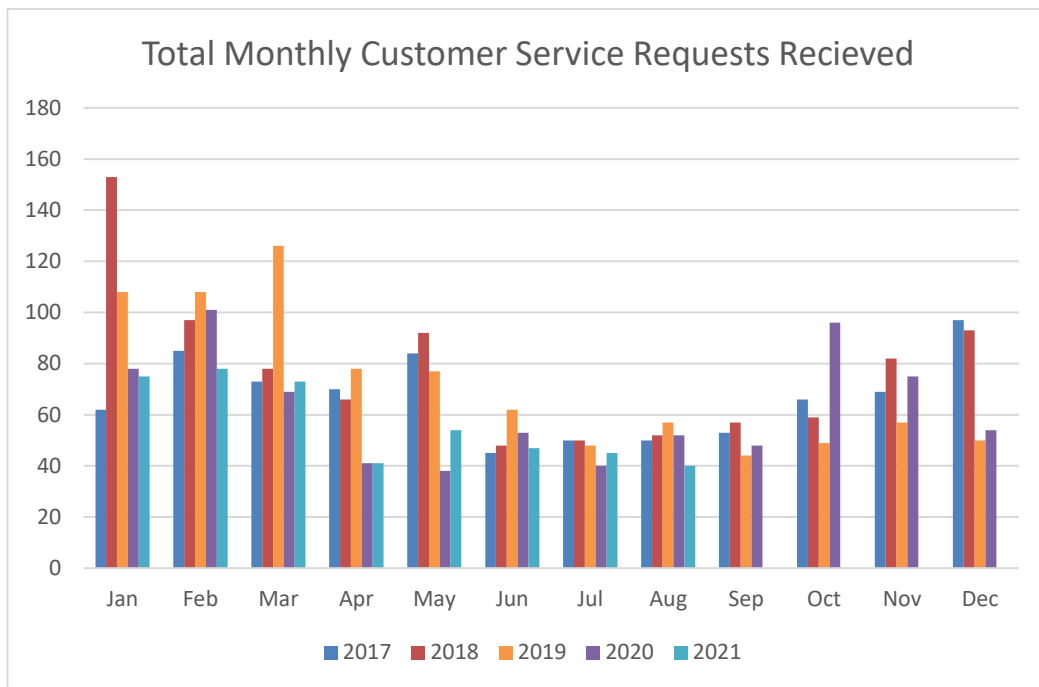
Wastewater and stormwater

- The Gore wastewater treatment plant is now included in the national COVID-19 wastewater sampling programme. Staff are collecting weekly samples for analysis.
- All annual resource consent monitoring reports have now been completed and submitted to Environment Southland.
- All three of the Council's wastewater treatment plants are performing well, with no discharge consent exceedances being recorded during the current reporting period. The reliability issues with the flow meter at the Waikaka wastewater treatment plant have now been resolved and staff are monitoring this closely to ensure there is not a re-occurrence of the issues experienced last year.
- The new control system for the Actiflo plant at the Gore wastewater treatment plant has now been commissioned. While there have been some minor commissioning issues, the new system is providing the operators with improved control and monitoring information allowing the performance of the Actiflo plant to be optimised.
- The annual winter shut down and maintenance inspection of the Actiflo Plant has now also been completed.
- Council staff are working with WSP consultants to develop a plan to cost-effectively desludge "Pond 1" of the Gore wastewater treatment plant. Another sludge survey of the pond was completed in July as part of this work. Partial desludging of the ponds is planned for the 2021/22 financial year.

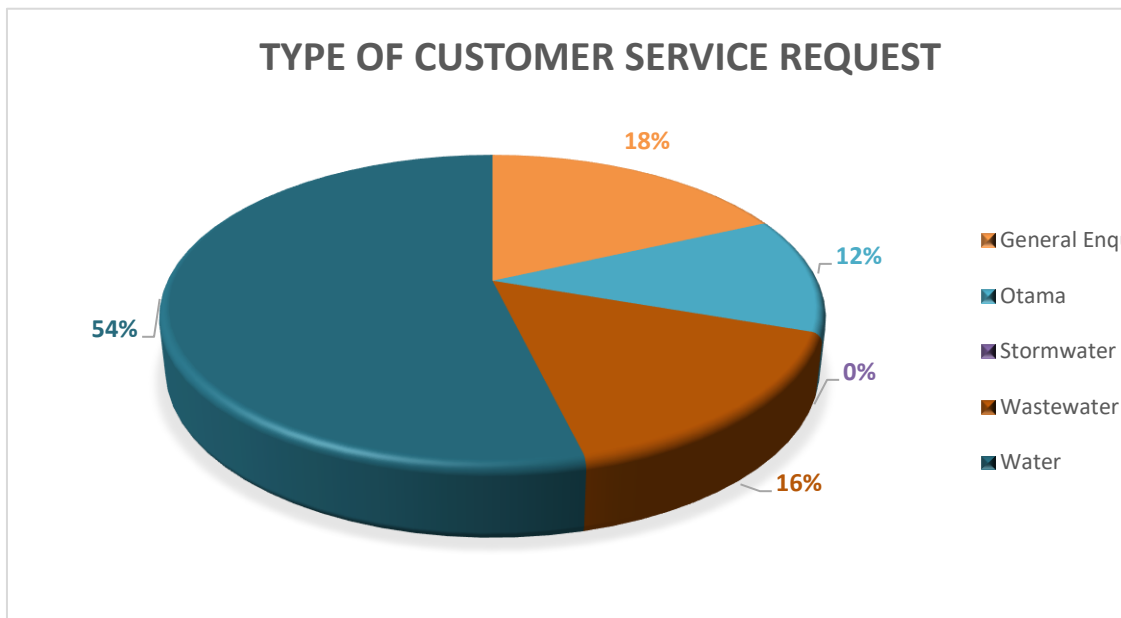
- As a result of an abatement notice being received from Environment Southland due to sediment being discharged into Falconer Creek late last year, investigations are underway to identify the source of contamination. In addition to this, the development of a Stormwater bylaw is being progressed to ensure the Council has the appropriate authority to require private property owners to manage their stormwater discharge. It is planned to include a report regarding this on the agenda for the Council meeting on 12 October 2021.
- SouthRoads has been engaged to replace two sections of stormwater main on River Street that pass below the stopbanks. At this stage this work is planned to be completed in November or December this year.
- Up until the recent COVID-19 lockdown, steady progress was being made by the CCTV contractors to inspect approximately 20 km of the Gore and Mataura wastewater networks. However the lockdown and inclement weather has recently delayed progress. At this stage the physical inspections are expected to be completed by the end of the year. This information will be used to develop a wastewater renewals strategy which is expected to be completed by March 2022.
- Following the end of the 2020/21 financial year, Council staff have determined the annual tradewaste charges and issued the relevant invoices for its major tradewaste users.
- Fulton Hogan has now begun works to replace the water and wastewater mains in Wigan Street. This work is expected to be completed by the end of this year. Design work for the replacement of the next section of this wastewater main (which passes through private property, the rail corridor, the state highway and the Ardwick Street playground) is being progressed. The replacement of this section of pipe is planned to occur in the 2023/24 financial year.
- A meeting with Environment Southland will be held on Monday 20 September to discuss the planned upgrade of the Gore and Mataura stopbanks and progress regarding actions as a result of the February 2020 floods.
- Pattle Delamore Partners (PDP) have now been engaged to assist the Technical Working Group that has been established with Hokonui Runanaga to investigate land disposal options for both the Gore and Mataura wastewater treatment plants. The recent COVID-19 lockdown meant a working group meeting planned for early September has had to be delayed, with a revised meeting date yet to be confirmed. Despite this, preliminary investigation and optioning work is still progressing where possible.

Customer service requests (CRM)

- A total of 132 CRMs were received between 1 June and 31 August 2021. This is below the five-yearly average of 148 for this time of year. During this time there has been a reduction in CRMs received across all of the 3 Waters reporting areas ie water, stormwater, wastewater and Otama.



- Of the 148 CRMs received during June, July and August, 54% were associated with water supply, 12% with the Otama rural water supply, 16% with wastewater, 0% with stormwater and 18% with general enquiries.





The Mataura River

The challenge of water

► What makes the Mataura River special?

The 190km long Mataura River is renowned as a source of brown trout and is a legendary dry fly river, drawing national and international fishers. The Mataura River catchment also has significant cultural values, with a freshwater mātaītai reserve on the Mataura River recognising the importance of the river for customary food gathering.

► Water conservation order

In 1984, four organisations applied for a national water conservation order in respect of the Mataura River and its tributaries, in order to protect trout and the trout fishery. It was a long process to get the order, going through a series of public consultation, hearings and appeals, before the Water Conservation (Mataura River) Order 1997 (WCO) was made on 7 July 1997.

Although the WCO's primary goal was to protect the trout fishery, other values such as native fish, wading birds and gulls are protected as a consequence.

The WCO stipulates that at any point, 95% of the natural flow in the Mataura River must remain and as a regional council, we are required to adhere to the order when issuing consents for water takes. The WCO prohibits us from issuing any new or replacement resource consents if more than 5% of the flow is allocated for abstraction.

► Consent allocation for water takes

We've identified an issue with our consent allocations for water takes in the Mataura catchment, specifically affecting those above Gore.

The river above Gore has been over-allocated, which means that more water is allocated to abstractors than is allowed by the WCO. Resource consent for water takes below Gore are not affected.

Environment Southland has conducted an independent review as to how this over-allocation situation occurred. This did not find any errors in the decisions on previous consent applications based on the information that was provided to decision makers at the time. The over-allocation has occurred because:

- a. Some consents, that affect the flow in the river, had been omitted from previous allocation totals;
- b. The effect of some groundwater takes on the river flow had not been properly assessed;
- c. Implementation of the stream depletion calculation methods in the proposed Southland Water and Land Plan have increased the overall quantity that needs to be included in the surface water allocation bands.

Approximately 46 consents authorise the abstraction of surface water or hydraulically connected groundwater from the WCO protected waters above Gore. This total includes all those water takes which are directly connected, highly or moderately connected. It does not include those with a low level of connection to the groundwater, as these takes are very unlikely to be affected by any changes.

The WCO precludes the granting of new or replacement consents while the catchment is over allocated. There are several replacement consent applications in process which are 'on hold' until the over allocation is resolved.



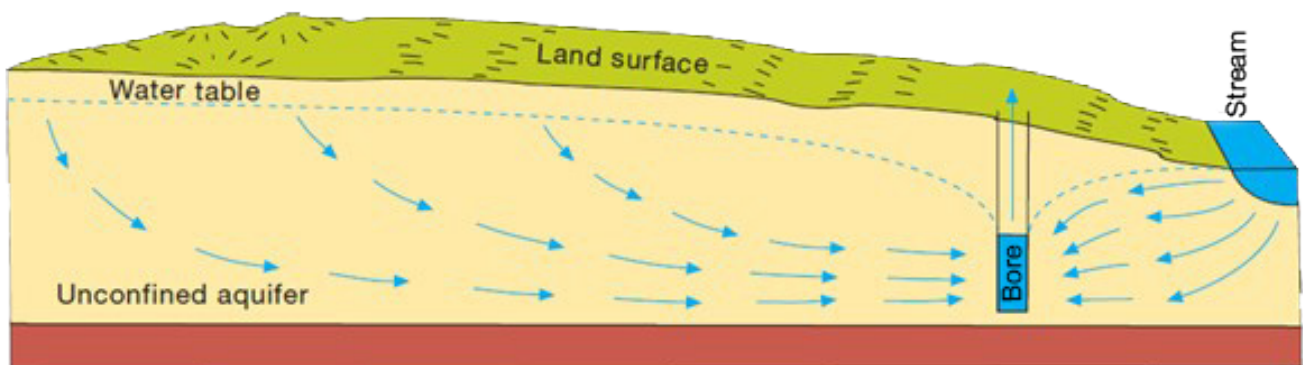
Understanding how water takes are allocated

Water takes are allocated in accordance with the Water Conservation (Mataura River) Order 1997, which allows for 5% of the instantaneous flow to be allocated. For pragmatic management this has been divided up to allow for 5% of the flow below 9 cubic meters per second (cumecs) at Gore. Minimum flow cut-offs are then progressively increased at two cumec blocks at Gore e.g. 9, 11, 13, 15, 17, 19, 21, 23 cumecs. The over-allocation is occurring in the lower blocks, with the higher blocks being within the allocation limits.

Abstractions that impact flow in the Mataura River fall into two broad categories:

1. Direct abstractions from rivers and streams; and
2. Abstractions from groundwater that has a good hydraulic connection to surface flows in streams and rivers. This groundwater pumping effect on surface waterways is referred to as “stream depletion”. This is indicated in the schematic diagram below for a bore pumping groundwater near a stream.

You can find out more about our methods of estimating stream depletion in the proposed Southland Water and Land Plan – www.es.govt.nz/about-us/plans-and-strategies/regional-plans/proposed-southland-water-and-land-plan.





► What are the options?

We intend to work with all affected consent holders in the catchment to determine the most equitable way to reduce the volume of water allocated to consents to the level set out in the WCO.

We want to look at a number of options and also consider alternatives which may come about as a result of our discussions with consent holders. There are several different ways this situation can be resolved, each with its own benefits and challenges.

There's not a one size fits all rule to deal with the overallocation. Together, we can find the best fit for our own community, while meeting the legislative requirements of the WCO.

► How long will the process take?

We expect that the consultation with affected consent holders will continue until early 2022 to ensure that everybody has enough time to consider the options available. The time taken will depend on how difficult it is to arrive at a solution that is supported by the affected consent holders.

Once an approach is agreed, formal consent review notices will be issued to the affected consent holders to amend their consents. This is a statutory process under the RMA and is bound by RMA timeframes. We will provide more information about this step as we proceed.

► What if I was intending to apply for a new water permit or to change my existing water permit?

You might still be able to apply to change the conditions of your existing water permit while this process is underway, but it will depend on what the changes are that you want to make. We recommend getting in contact with the consents team to talk through what you are planning.

Any application for a new water permit or for changes to an existing water permit to take more water or change flow cut-offs will not be able to be processed until after an option has been decided and the consent review has been completed. The Council is unable to grant any amendments to existing consents, replacement consents, or new consents, until the WCO over-allocation is resolved.

► What do I need to do?

We will provide you with ongoing information as we proceed. We also suggest you:

- check your consent expiry date
- be aware of conditions on your resource consent(s)
- ensure that you are collecting accurate water take data.

All of this will assist as we work through the process.

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

Processing timeframes

July and August consent figures remained steady even with the second half of August being subject to another COVID19 Level 4 lockdown.

42 building consents were granted in July, and 29 in August – both months averaged slightly over 12 working days to process.

Even though I had previously indicated the desire to steer away from contractors, when the only viable option is to use them - we must take it on board. To assist with times of peak demand we have engaged the services of a former employee as a consent processing contractor. This contract services are yet to commence due to high demand from other BCAs for the contractor's services as well.

Workloads/trends

There are some interesting projects on the table at the moment including the JC Wing Library development and the new Charlton Road School. Both of these are one-off designer builds and contain aspects we don't often see in Gore, such as specifically designed stormwater/wastewater systems and passenger/platform lifts. These projects are also at the higher end of the spectrum for staff to process, which assists towards boosting their training plans and competency levels.

Supplies of standard building products are now becoming critical as local stocks are relatively low and wait times increase for delivery. Some of the big manufacturers are Auckland based, so Level 4 lockdown has created a huge shortage across NZ. The BCA team is well aware that some inspections may be split into parts as supply of certain products will limit builders from completing some aspects of the build until materials become readily available.

The BCA team is recruiting for a replacement BCO and also to fill the vacant Compliance Officer role at present. Interviews have been taking place since Level 2 restrictions allowed interaction with the public. We are hopeful offers of employment can be made to suitable applicants within one to two weeks. Until we can get new people on board our services will be severely stretched. Accordingly our customers are being advised to book up to a week ahead to ensure an inspection can be scheduled at a suitable time.

Electronic processing/digitisation/lockdown

The Simpli/GoGet electronic system is now in place and being used by customers and BCA staff to lodge, vet and process building consent applications. We went live with the electronic system on 12 August so were really finding our way around the system when NZ was plunged back into Level 4 lockdown a few days later. Staff had no warning to relocate any equipment to their own environments when the lockdown came in so had to improvise as best they could with what they had available to them. Two of the team could not access the office to get further equipment to assist at home so could not begin until well into the second week when IT assistance was gained to access the GoGet system from home.

Now back in the office, the team have reconfigured workstations to include at least two large monitors (and in some cases a third screen) to assist with assessing plans and electronic processing templates side by side. This is much easier than previously with hard copy documents. The processing templates will be reviewed in the next few months and alterations made as we come to grips with the system in totality.

Although the emphasis is for all applicants to use the electronic portal, we may still see a small minority of hard copy applications over the next few months.

Inspections completed during the Level 3 restrictions were closely monitored and the correct safety protocols adhered to. These included single person vehicle use, face masks worn on site or when liaising with customers, and social distancing of at least 2 metres. The current Level 2 restrictions are similar for all interactions with members of the public.

- 📎 Building consent statistics for July and August 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				
September	31	97	723,350	3,189,572	37	116	2,952,320	8,264,123				
October	26	123	1,258,987	4,448,559	26	139	1,648,600	9,912,723				
November	9	132	804,980	5,253,539	25	164	5,046,487	14,959,210				
December	27	159	2,012,257	7,265,796	28	192	2,690,400	17,646,610				
January	17	176	1,535,564	8,801,360	11	203	1,623,100	19,272,710				
February	26	202	*6,571,422	15,372,782	27	230	1,599,061	20,871,771				
March	45	247	3,826,291	19,199,073	55	285	4,338,498	25,210,269				
April	**8	255	96,000	19,295,073	32	317	1,437,500	26,647,769				
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		42		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)

Consents issued over \$40,000

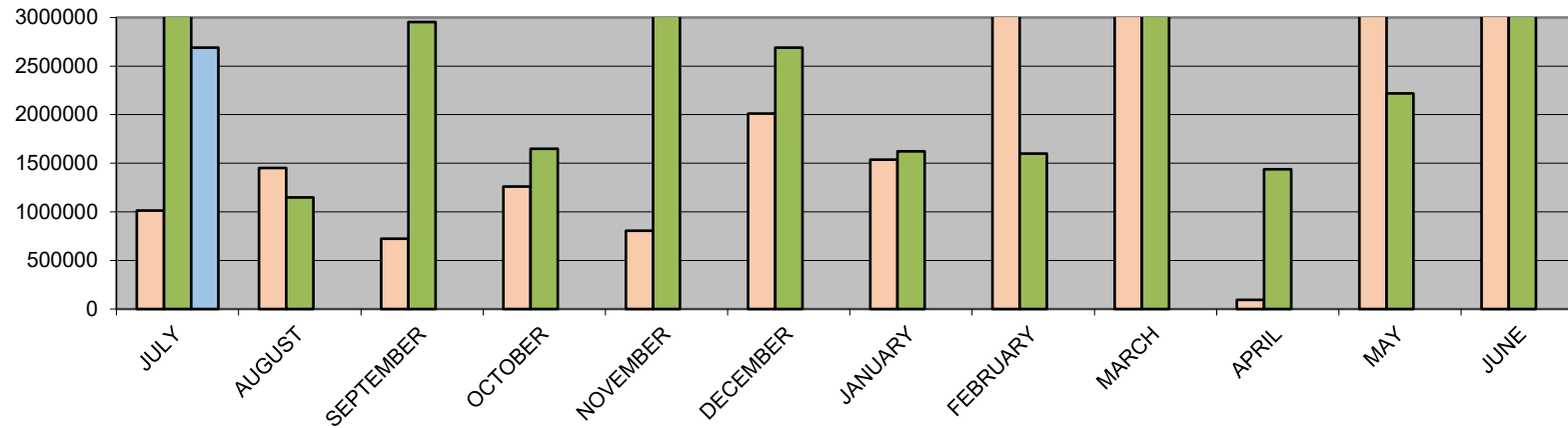
Location	Description of Work	Value of Consent
125 Kana Street, Mataura	Providing a portable accessible bathroom connect to the side of the existing property	50,000
14 Aparima Street, Gore	Additional storage she for Kubala Seeds Limited	90,000
10-12 Rautea Street, Gore	New bedroom and ensuite wing addition	100,000
162 Croydon Siding Road	Rebuild fire damaged dwelling and add extension	550,000
1091 Reaby Road	New three bedroom home designed to NZS 3604:2011 and stand-alone shed	495,000
1 Edwin Street, Gore	New bedroom formed into lounge c/w ensuite, new lounge formed from bedroom, removal of wall between kitchen and new lounge, new entry/exit	50,000
3 Beattie Street, Gore	New 4 bedroom timber framed home with concrete slab	450,000
7 Onslow Street, Gore	Garage conversion into bedroom and ensuite	50,000
4-6 Galway Street, Waikaka	Construct 3 bedroom dwelling with attached garage	443,000
1013 Knapdale Road	Farm storage shed and workshop	125,000

New dwellings (including relocated dwellings) (financial year)

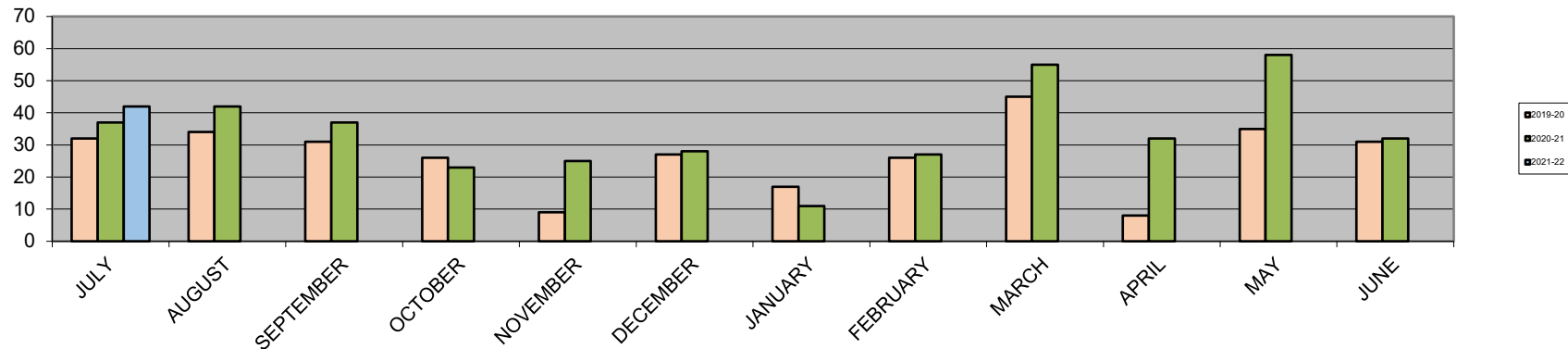
2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
32	38	35	34	33	40	31	32	34	30
2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
36	39	24	41*	36**	27	42***	25	46	3

* 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											
Number processed within 20 day limit	42 (97.7%)											
Number in excess of 20 day limit	1 (2.3%)											
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											
Number processed within 20 day limit	43 (100%)											
Number in excess of 20 day limit	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 \$	
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September	31	97	723,350	3,189,572	37	116	2,952,320	8,264,123				
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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		35.5		1,733,331	

* 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 date)

Consents issued over \$40,000

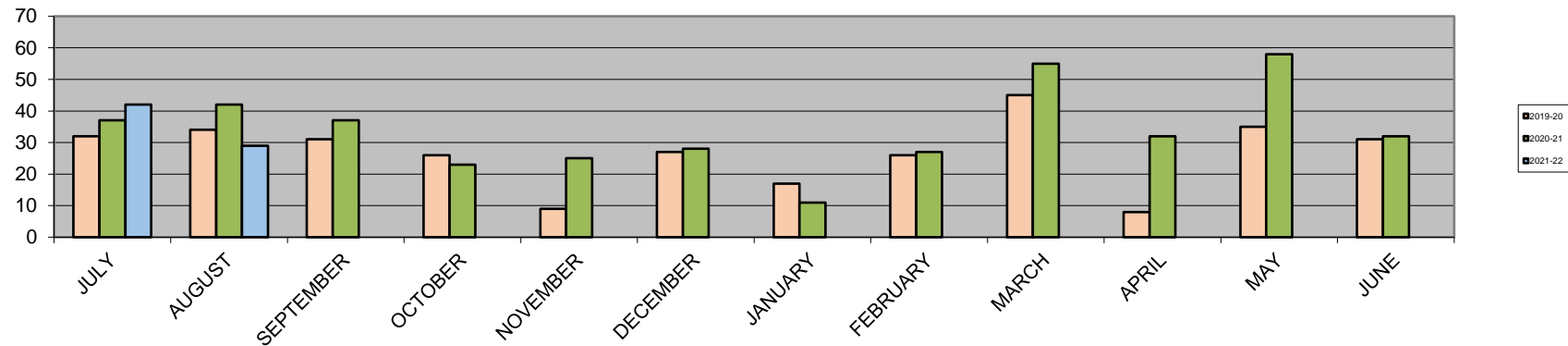
Location	Description of Work	Value of Consent
64 Norton Street, Gore	Construction of new three bedroom dwelling with attached garage	470,000
2 Kereru Lane, Gore	Construct new 11 x 17m Placemakers pole shed	65,000
55 Forth Street, Mataura	Delivery of new transportable building, new timber foundations, tie down, connection to council services, decking constructed under schedule 1	30,000
28 Coutts Road, Gore	Part demolition of existing hall stage & removal of existing stairs to front of hall stage. Extend hall stage & construct new accessible stairs, install a new accessible platform lift. Alterations to electrical services as required. Install new emergency lighting and exit signs. Install new interface between the fire alarm system and HVAC system.	70,000
676 Reaby Road	To construct a 4 bedroom dwelling	700,000
36 Joseph Street, Gore	Part internal wall removed & new beam installed, minor layout changes & store room floor raised	52,750

New dwellings (including relocated dwellings) (financial year)

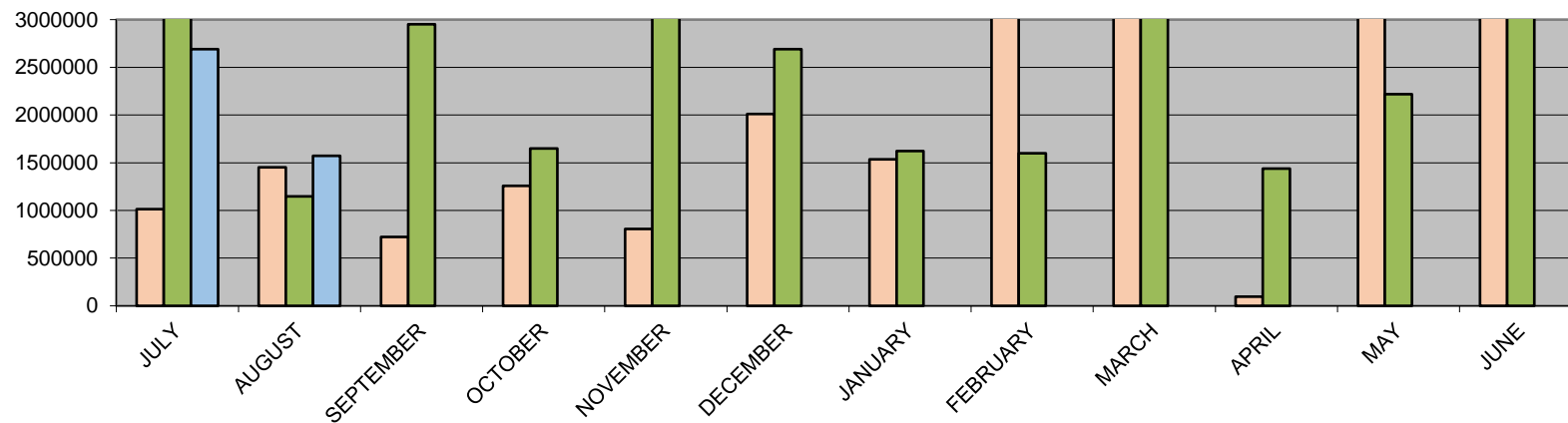
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36	39	24	41*	36**	27	42***	25	46	6

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Value of Consents & COA's Issued



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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
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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%)