



Infrastructure and Planning Bulletin

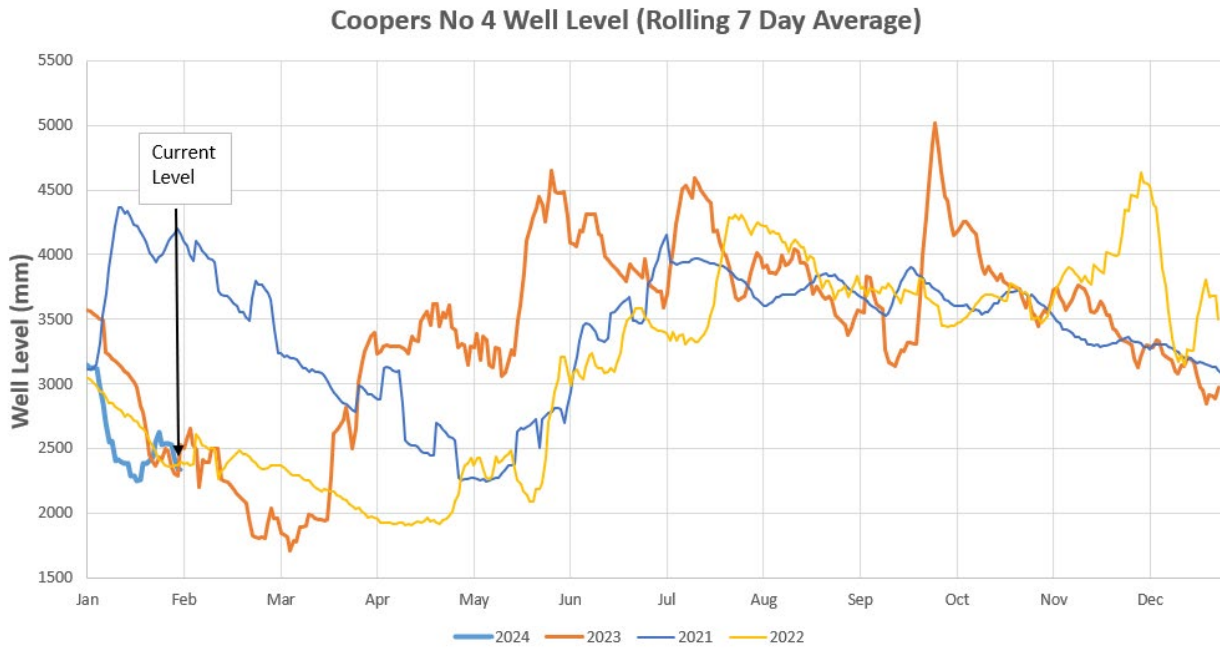
February 2024

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

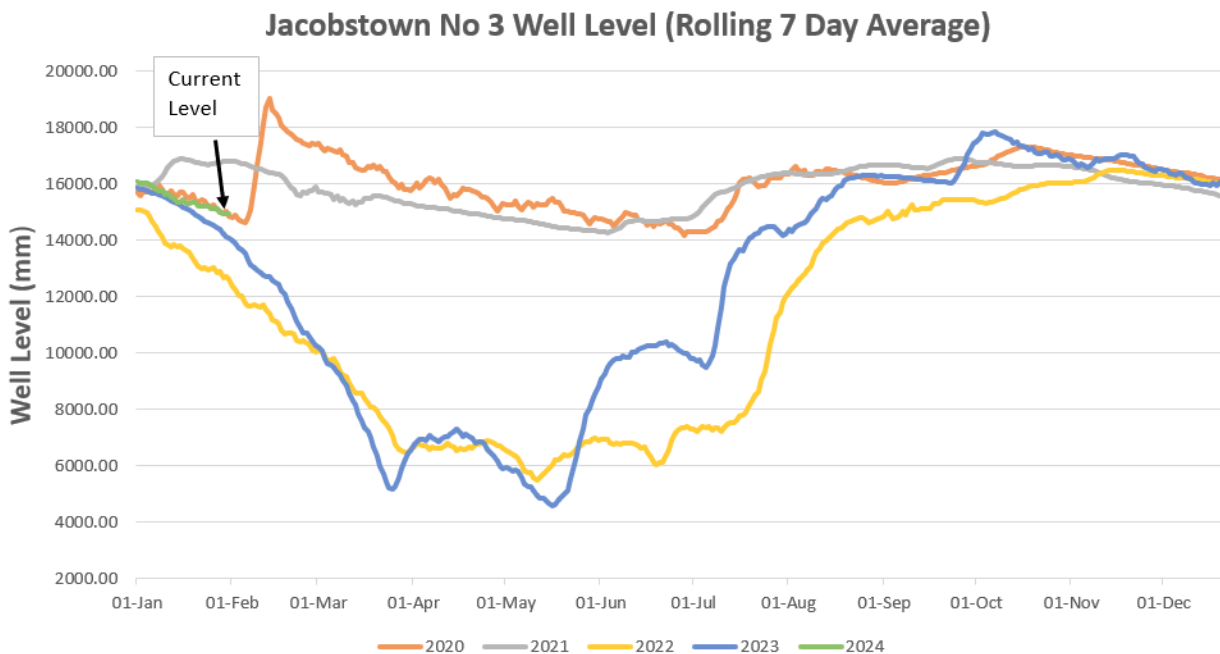
Drinking water

Gore Well levels

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



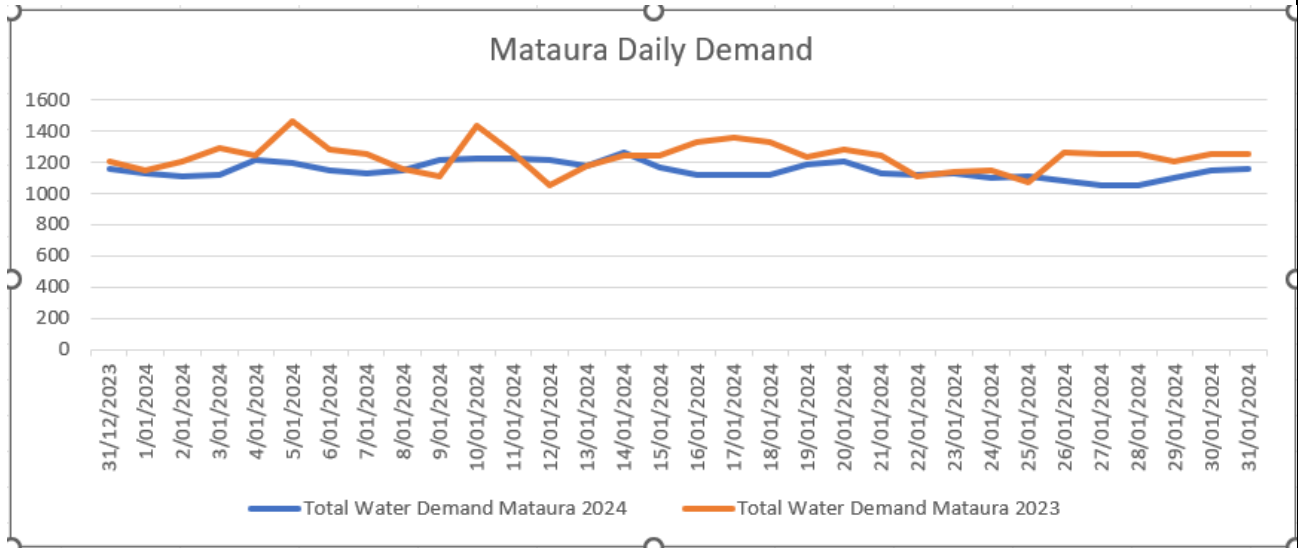
- Jacobstown Well is as expected for this time of the year.



Gore drinking water

- Water consumption in Gore for January averaged 4256 m³/day. This is a 9.31% decrease on the same period last year.

Mataura drinking water



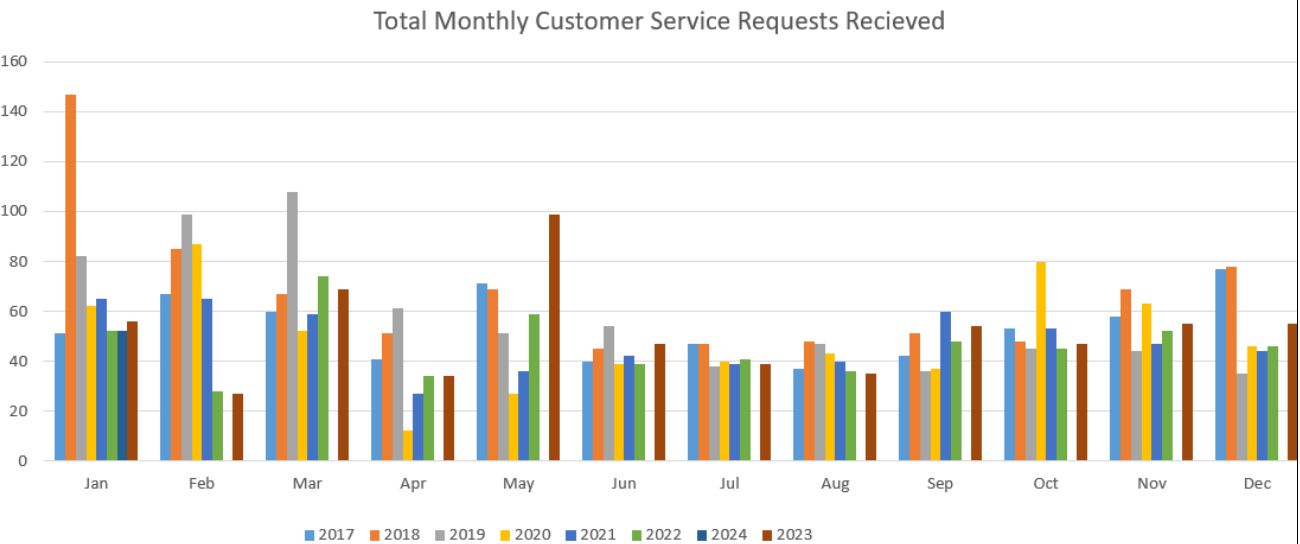
- Water consumption in Mataura for January averaged 1149m³/day. This is a decrease of 6.85% from the same period last year. (The flow meter was replaced late last year so the information is more accurate)
- While the water supplies are starting to trend down, staff are comfortable with where they are and continue to monitor them.
- A conserve water notice was issued in December 2023 and removed in January 2024.
- During January the team replaced 3 water laterals upgrading them from the old Gav lines to new poly pipes.

Wastewater and stormwater

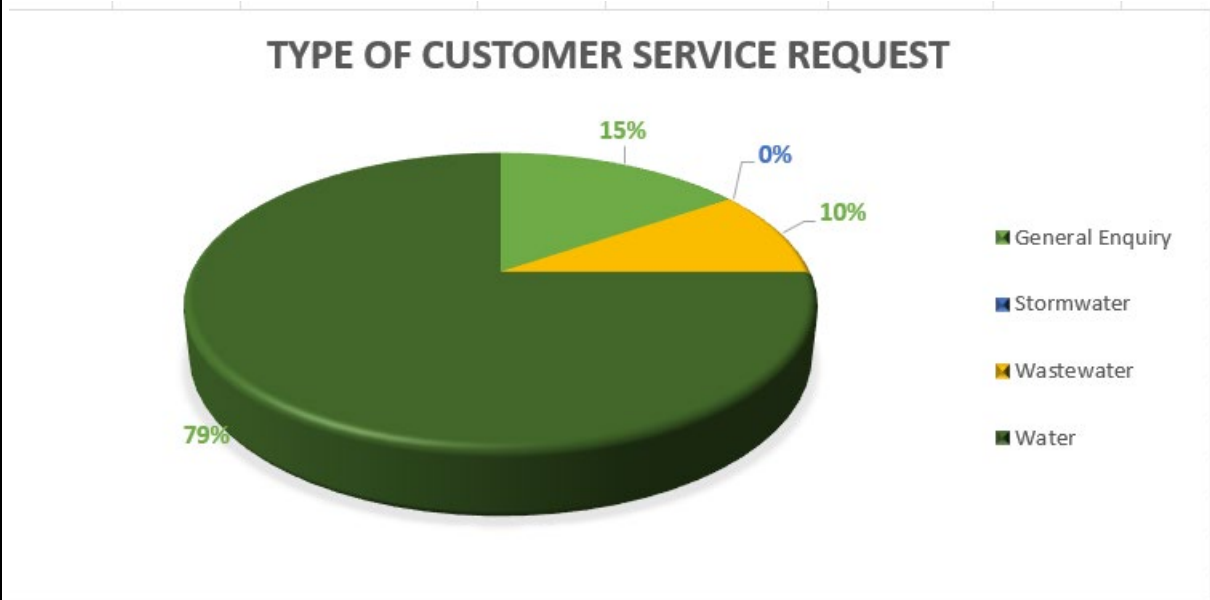
- We have replaced three wastewater laterals in Gore during January.
- The Gore, Mataura and Waikaka wastewater treatment plants continue to perform well with no discharge consent exceedances being recorded during the current reporting period.

Customer service requests (CRM)

- A total of 52 CRMs were received for January.



- Of the 52 CRMs received during January, 75% were associated with water supply, 15% with general enquiries, 10% with wastewater and 0% with stormwater.



2. 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	7	4	10					
Managers certificates	1	5	3	9	2	2	4					
Licence renewals	0	0	0	0	1	1	0					
Temporary authority					2							
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	4	1	0					
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	15	15	12					
Seizures	0	1	1	0	0	2	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

Litter

The following customer service requests regarding dumped rubbish were received:

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
2023/24	3	4	1	0	2	0	4					
2022/23	1	3	3	5	7	1	3	4	4	1	7	4
2021/22	1	1	1	4	5	4	4	1	1	1	3	1

3. PLANNING SERVICES SUMMARY (Joanne Skuse, Consultant Planner)**Resource consent update**

Consent numbers from 1 – 31 January 2024	
Land Use consents received	3
Subdivision consents received	1
Total received	4
Land Use consents issued	0
Subdivision consents issued	1
Total issued	1

A summary of subdivision issued is:

- One rural subdivision which resulted in a total of two additional lots, the majority of which are rural lifestyle in nature and larger than the minimum lot size of 2 hectares. The consent issued is shown in the below table.

Consent #	Address	Description
SC23064	96 Kelvin Road, RD 4, Gore	Three lot rural subdivision over two stages, all lots exceed 2 hectares

Other information:

- SC23064 was processed within RMA timeframes - it took 17 days to process.
- The consent was granted non-notified.
- Resource consent decisions for all consents issued this financial year are on the Council's website and this is updated monthly.
- There are currently 33 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.

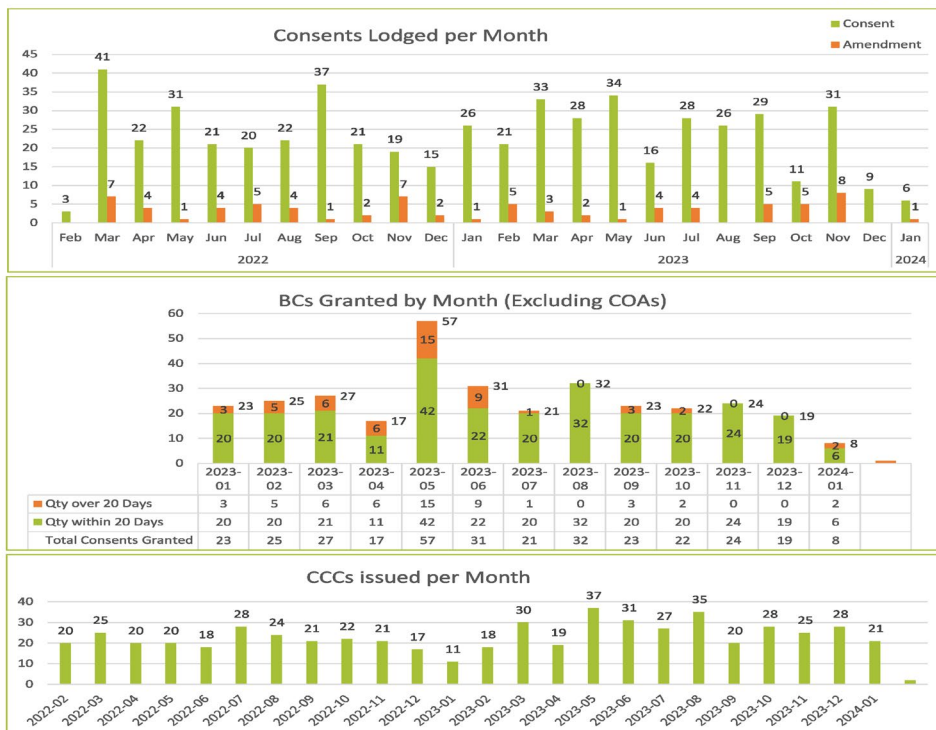
4. REPORT FROM THE BUILDING CONTROL MANAGER (*Russell Paterson*)

January 2024 processing timeframes and statistics

- Eight BCs were granted with an average of 14 days to process/grant (75% < 20 days)
- A total of 21 CCCs were issued at an average of 3.8 days (100% < 20 days)
- There were no Certificate of Acceptance (COA) applications approved, and 2 x Schedule 1(2) discretionary exemption applications approved this month.
- The following BC and CCC graphs show the numbers lodged, granted and/or issued for January, compared to previous months.

GORE DISTRICT COUNCIL BCA STATISTICS

Wednesday, 31 January 2024



Building consent applications

A low number of consent applications were received during January which is traditional due to the design and build industry taking their summer holiday break well into January.

The total BC numbers for the financial year are down on last year’s figures so this has raised our awareness of looking ahead and being ready for the building boom when it comes again.

The other noticeable statistic is the substantially lower value of consented work which, at this time, is under half of last year’s figure. This is largely attributed to the financial downturn and the slowing down of larger scale commercial development that usually has a higher dollar value associated with the build. Added to this are the large number

of low value consents processed and inspected for the Elizabeth Street stormwater separation project, which were valued in the region of \$5–6k each.

Compliance matters

- Building Warrant of Fitness (BWOF) renewals
- Five annual BWOFs were due in January, all were received.

BWOF audits

No onsite audits were completed in January, however several new and amended compliance schedules were compiled, reviewed and completed for new and existing buildings associated with a live building consent.

Looking ahead

There are a few significant items on the horizon for the building control team over the next few months. Some important ones are listed below:

- MBIE and government direction post 2023 election still largely unknown for the building sector
- Complete annual competency assessments due for staff in a technical role
- Revise the quality manual, complete necessary audits and BCA preparation for the IANZ accreditation audit scheduled for late June
- Looking towards an upgrade and/or change to a new electronic consent lodgement/processing/inspections package – an end to end process in one format

1

Building consent statistics for January 2024 are attached.

Building Consent Statistics

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

2023/2024	Building Consents		COA's		Schedule 1 exemptions	New Dwellings issued
	No. issued	Value	No. issued	Value		
July	21	1,845,552	0	0	8	2
August	34	1,177,429	4	56,700	4	2
September	23	2,313,685	0	0	1	5
October	22	2,527,468	1	2,000	1	5
November	24	1,506,012	2	90,000	3	2
December	19	793,265	2	11,000	0	0
January	8	1,198,330	0	0	2	2
February						
March						
April						
May						
June						
Total	151	11,361,741	9	159,700	19	18

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
34 Huron Street, East Gore	New 3 bedroom dwelling with F/S fire and attached garage	730,000
18D Oxford street, East Gore	Relocated 3 bedroom dwelling and Versatile garage	120,000
315 River Road, RD2	New 12m x 19.2 Pole shed	220,000

5. REPORT FROM THE ROADING TEAM

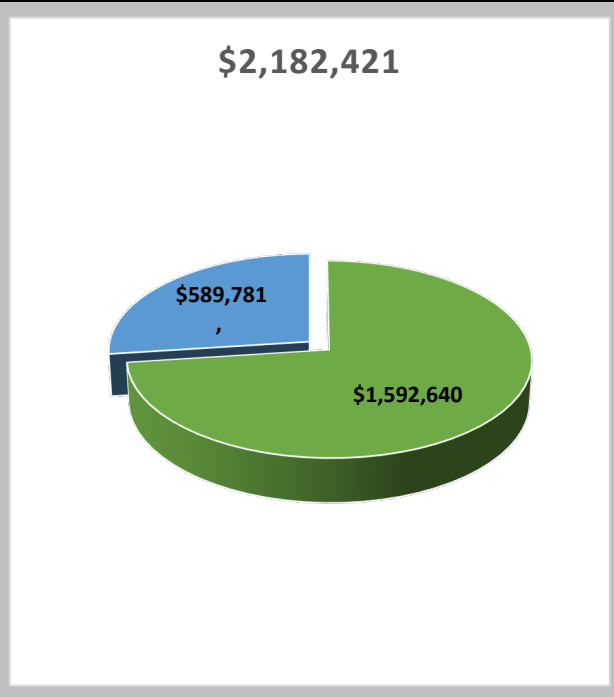
Routine Road Maintenance Contract

(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.



- The total spent to the end of January was \$1,592,640.
- Grading length achieved to date is tracking close to target.
- The metalling programmed has been completed early. Small quantities of metalling will continue as needed.
- A large culvert (750mm diameter) under Milne Road is programmed for replacement. PVC pipe will replace existing flush jointed concrete pipes which have come apart.
- Hand patching of gravel road potholes was avoided due to favorable grading conditions enabling grading to continue.
- There were no significant weather events requiring response and recovery during January.
- Callouts to accidents and other incidents continued during and after work hours.

Routine maintenance - January

Grading



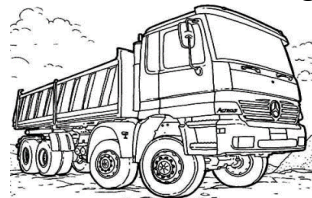
121km

Sweeping



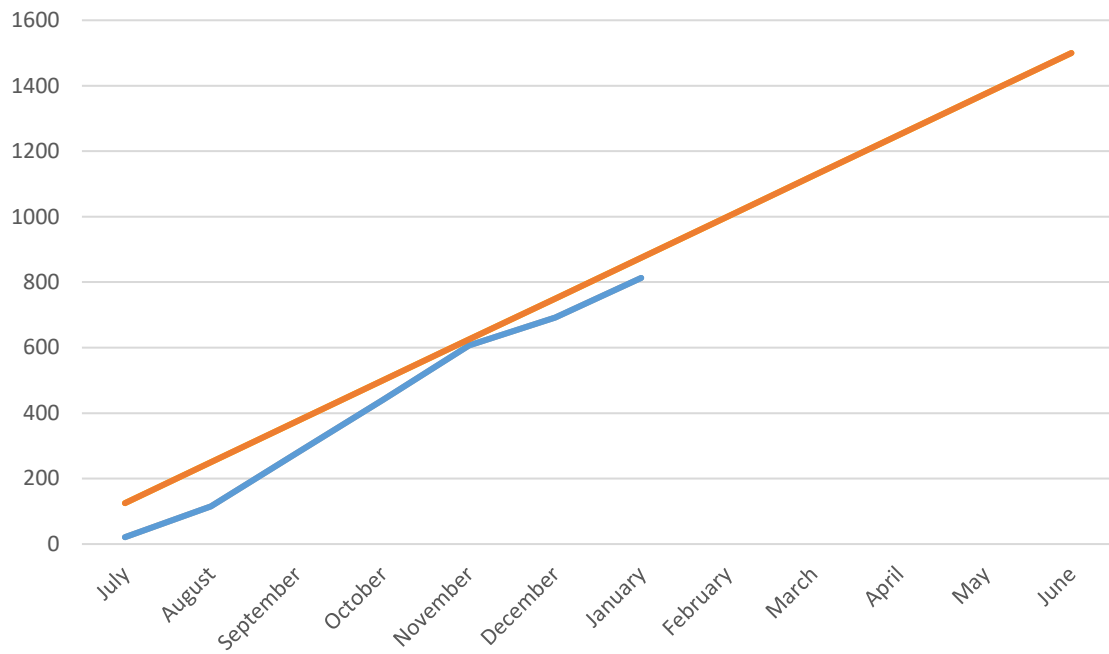
305km

Metalling

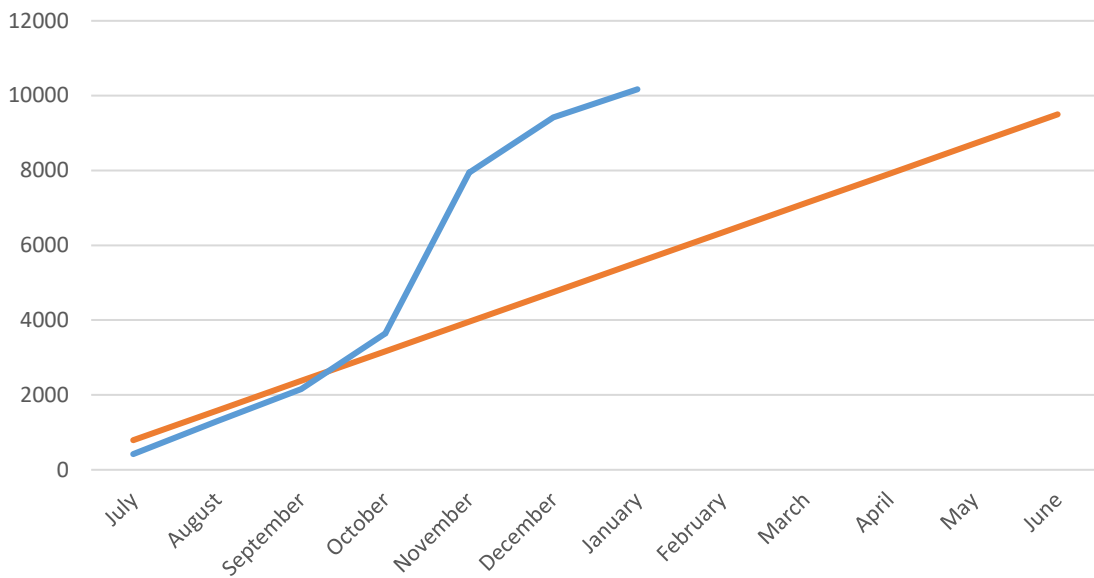


748m³ placed

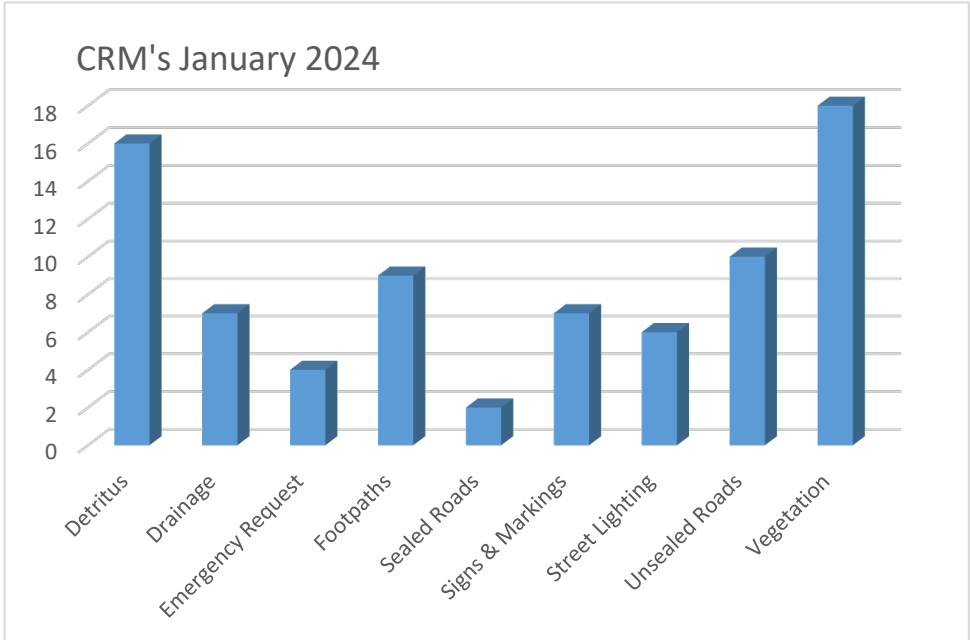
Grading Achievement (km) to Date



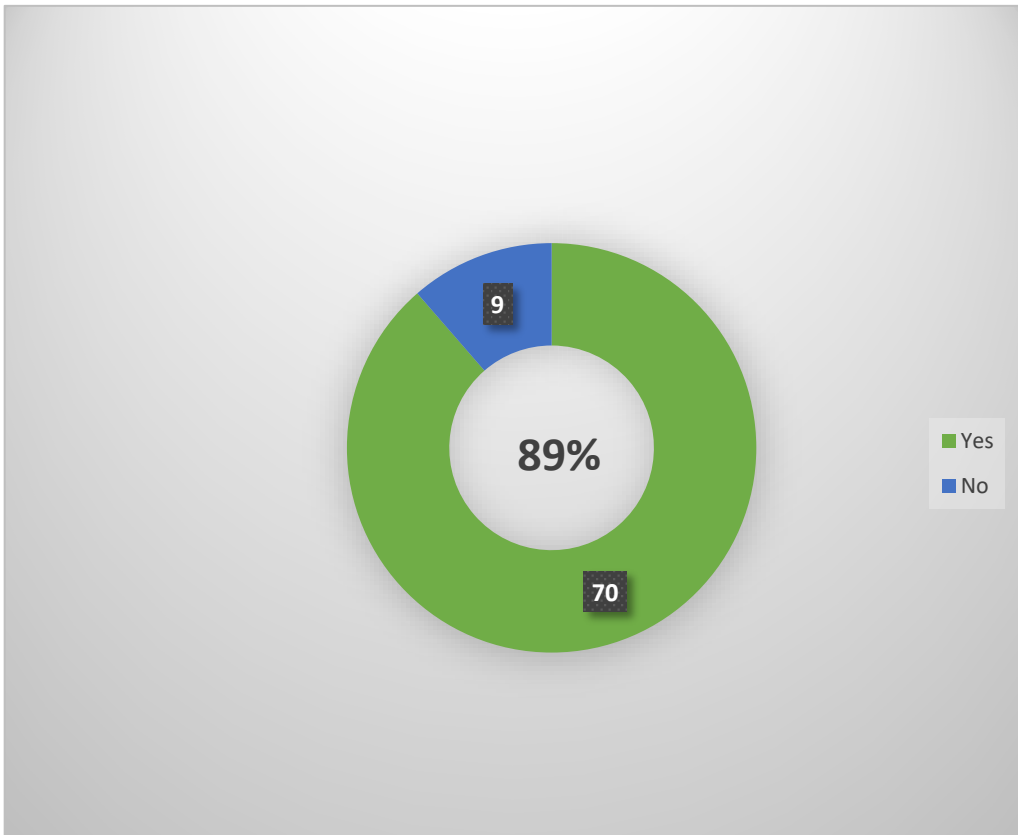
Metalling Achievement (m3) to Date



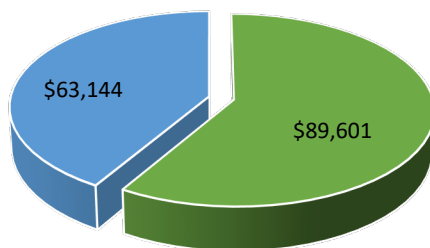
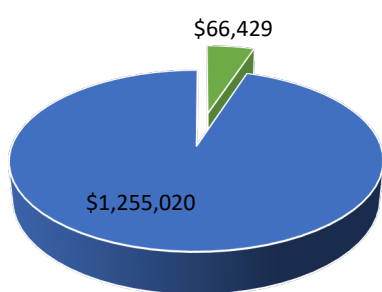
Enquiries by activity



CRM Closure Times – January 2024



The 95% closure target was not met due to the holiday period.

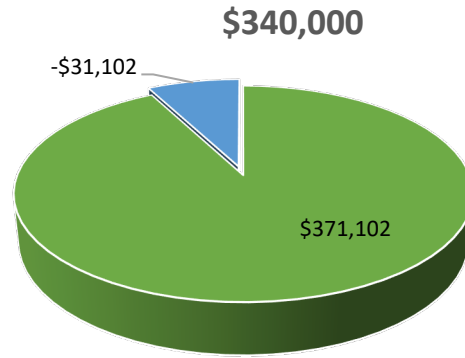
<p>Vegetation Control Contract (Term 2+2)</p> <p>Southern Vegetation Control – Contract commenced 1 August 2022.</p> <p>This contract includes urban and rural chemical vegetation control by spraying. Control of growth on rural shoulders, around signs and drainage facilities is undertaken. Growth on urban footpaths and kerbing is also targeted. In addition, the control of pest plants on rural state highways in the district is carried out under delegation.</p> <ul style="list-style-type: none"> • The budget for 2023-24 is \$152,744. 	<p style="text-align: center;">\$152,744</p>  <table border="1"> <caption>Budget Breakdown for Vegetation Control Contract</caption> <thead> <tr> <th>Category</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Green</td> <td>\$89,601</td> </tr> <tr> <td>Blue</td> <td>\$63,144</td> </tr> <tr> <td>Total</td> <td>\$152,744</td> </tr> </tbody> </table>	Category	Amount	Green	\$89,601	Blue	\$63,144	Total	\$152,744
Category	Amount								
Green	\$89,601								
Blue	\$63,144								
Total	\$152,744								
<ul style="list-style-type: none"> • Total expenditure to the end of January was \$89,601. • Rural 1.5m wide shoulder spraying is complete. • Windy conditions in January delayed pest plant spraying on gravel roads. Expected completion in March. • Pest plant spraying on state highways is complete. • Urban weed spraying is complete. • Urban second spray will commence in March/April. 									
<p>Resurfacing Contract (Term 3 Years)</p> <p>Fulton Hogan – new collaborative resurfacing contract with Clutha District Council.</p> <p>The contract includes resurfacing work across the road network.</p> <ul style="list-style-type: none"> • The budget for 2023-24 resurfacing is \$1,321,449. This includes resurfacing of chip sealed and asphalt surfaced roads. 	<p style="text-align: center;">\$1,321,449</p>  <table border="1"> <caption>Budget Breakdown for Resurfacing Contract</caption> <thead> <tr> <th>Category</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Blue</td> <td>\$1,255,020</td> </tr> <tr> <td>Green</td> <td>\$66,429</td> </tr> <tr> <td>Total</td> <td>\$1,321,449</td> </tr> </tbody> </table>	Category	Amount	Blue	\$1,255,020	Green	\$66,429	Total	\$1,321,449
Category	Amount								
Blue	\$1,255,020								
Green	\$66,429								
Total	\$1,321,449								
<ul style="list-style-type: none"> • Expenditure to date during 2023-24 is \$66,429. • Expenditure to date has been on investigation, design and pre-sealing set up. • No resurfacing work has been undertaken during 2023-24. • Consultant, Beca has formulated the resurfacing programme for 2023-24. • Fulton Hogan has completed its assessment of all sites. • Fulton Hogan submitted its proposed treatment options for each site late January. • Council staff met with Fulton Hogan to discuss treatment options. • Sealing on several sites is likely to be deferred due to the cost of the programme exceeding budget available. • Resurfacing will commence in February once site treatments have been approved by the Council. 									

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.



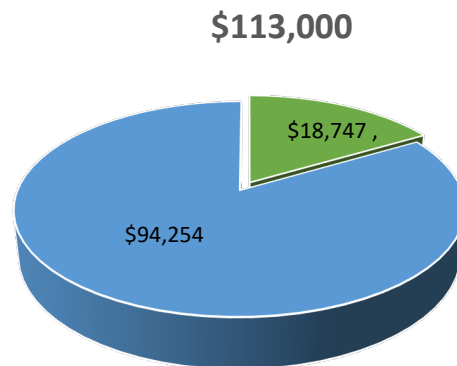
- Total spending to date is \$371,102. This exceeds the original amount budgeted for this contract.
- Budget to be increased due to addition of unscheduled works including Railway Esplanade pedestrian refuge.
- Pre-reseal repair of faulty kerbing on reseal sites is progressing on Robertson Street. Other streets to follow.
- Due to faults found in the resin on one of the Welcome to Matura signs it has been sent back to the manufacturer in Mosgiel for repair before its installation. The sign already erected will be repaired insitu.

Road Marking Contract (Term 2+2)

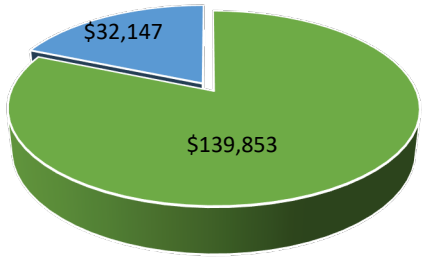
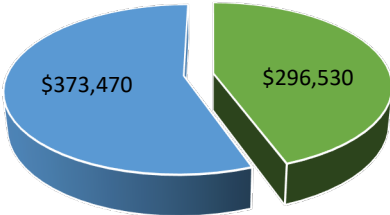
Downer NZ Ltd

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 \$18,747.
- Road marking commenced in early December with high priority re-marking in the urban area.
- No marking was undertaken during January.
- The remaining re-marking works will be commenced during the last week of February to avoid a clash with the Waimumu Field Days traffic.

<p>Mechanical Cleaning Contract (Term 2+2)</p> <p>Downer NZ Ltd – from 1 October 2022</p> <p>The contract covers cyclic mechanical sweeping of the Gore and Mataura urban areas and cleaning urban stormwater sumps.</p> <ul style="list-style-type: none"> Budget for 2023-24 is \$172,000. 	<p style="text-align: center;">\$172,000</p>  <table border="1"> <thead> <tr> <th>Category</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Expenditure to date</td> <td>\$139,853</td> </tr> <tr> <td>Remaining Budget</td> <td>\$32,147</td> </tr> <tr> <td>Total Budget</td> <td>\$172,000</td> </tr> </tbody> </table>	Category	Amount	Expenditure to date	\$139,853	Remaining Budget	\$32,147	Total Budget	\$172,000
Category	Amount								
Expenditure to date	\$139,853								
Remaining Budget	\$32,147								
Total Budget	\$172,000								
<ul style="list-style-type: none"> Expenditure to date during 2023-24 is \$139,853. The vacuum sweeper continued its twice weekly visits to Gore and Mataura during January. 									
<p>Seal Repair Contract (Term 2+2)</p> <p>Supreme Siteworks</p> <p>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.</p> <ul style="list-style-type: none"> Budget for 2023-24 is \$670,000 	<p style="text-align: center;">\$670,000</p>  <table border="1"> <thead> <tr> <th>Category</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Expenditure to date</td> <td>\$296,530</td> </tr> <tr> <td>Remaining Budget</td> <td>\$373,470</td> </tr> <tr> <td>Total Budget</td> <td>\$670,000</td> </tr> </tbody> </table>	Category	Amount	Expenditure to date	\$296,530	Remaining Budget	\$373,470	Total Budget	\$670,000
Category	Amount								
Expenditure to date	\$296,530								
Remaining Budget	\$373,470								
Total Budget	\$670,000								
<ul style="list-style-type: none"> Expenditure to date during 2023-24 is \$296,530. Supreme Siteworks has completed most of the initial package of seal repairs works requested. It has also carried out some reworks from last years completed works. Roading staff have assessed faults on non-reseal sites for a second package of work to be given to the contractor. The second package is currently being prioritised to ensure budget compliance before issue to the contractor. 									
<p>Staffing/Health and Safety</p>									
<ul style="list-style-type: none"> The roading team continued with its full complement of three staff, supplemented by Project Manager, Terry Trotter who is providing valuable assistance with the bridge and structural programme. A roading team member had to delay his restart to the 2024 work year due to having Covid. No other health and safety issues affected the in-house roading team during January. 									

Asset Management

- Deterioration modelling for the sealed network has been completed. The output from the modelling is being analysed to optimise its usefulness for or future renewals programmes.
- Implementation of recommendations and suggestions contained in the NZTA Technical audit report continue. This report which has been presented to the Council will be subject to discussion at the next meeting of the Rural Roding Subcommittee.
- Faults identified during a recent night inspection of signs and marker posts the inspection continue to be rectified.
- The programme of proposed Low-Cost Low Risk (LCLR) capital improvement works was which the subject of a workshop with Councillors in early December is to be discussed in more detail with the Rural Roding Subcommittee at its meeting in February.

Other network updates

Mataura Welcome signs

Defects have been detected in the blue resin river symbols on both signs delivered to Mataura. Cracks across the resin and what appear to be shrinkage gaps between the edges of the resin and their concrete rebates are likely to be the result of the different thermal properties of the two materials. The sign, which has not been erected at the northern approach while permission from KiwiRail is awaited, is to be transported back to the manufacturer in Mosgiel for repair. The manufacturer will then carry out repair, in situ, to the southern sign which already been installed.

Bridges

Replacement of the damaged section of handrail on the Otamita Bridge, damaged last year when a tractor lost control crossing the bridge and smashed through the handrail, has been repaired by a local engineering firm. Unfortunately, an exact replica section of concrete handrail was not able to be constructed, however the bespoke galvanised steel replacement section is a very good alternative and may well be the strongest section of handrail on the bridge. Photos of the completed repair are shown below.



Otamita Bridge handrail repair close to completion

Deck repairs on the Parker Road bridge have been completed by Fulton Hogan. Downer has been engaged to carry out deck repairs on the Ontario Street bridge over the Waikaka Stream. Bridge consultant WSP is undertaking further investigation of the bridge before undertaking the deck repair to confirm there is no relatively simple and low cost measure available, other than replacing

the bridge, to lift this strategic bridge to full Class 1 capacity while the deck repair is done. This will slightly delay the start of this work.