



Infrastructure and Planning Bulletin

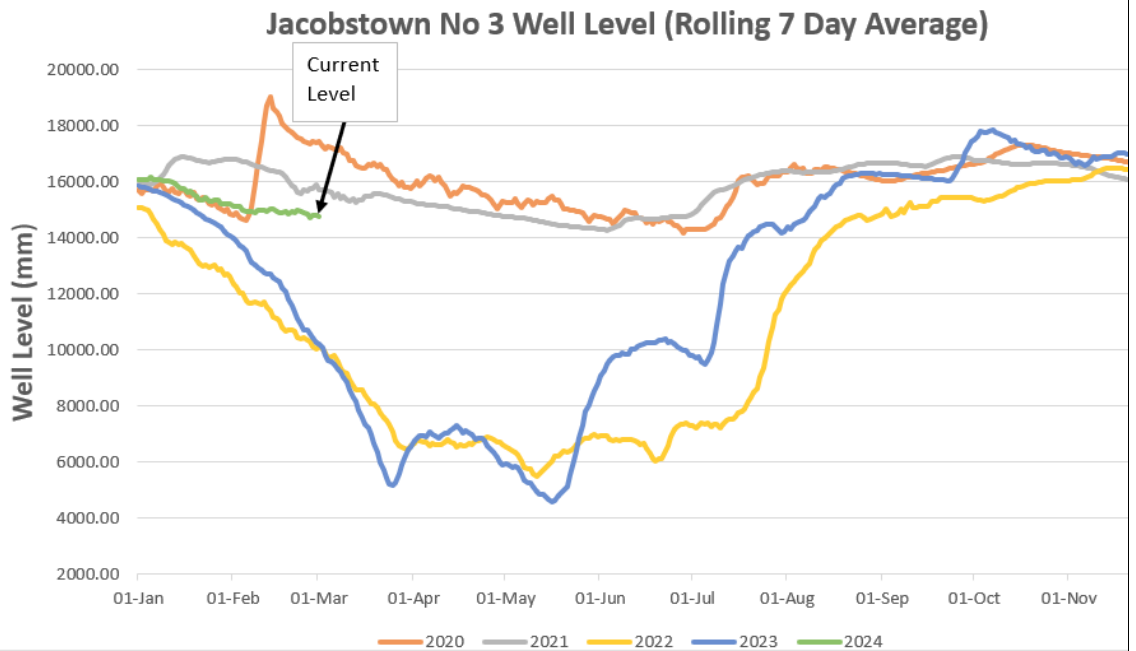
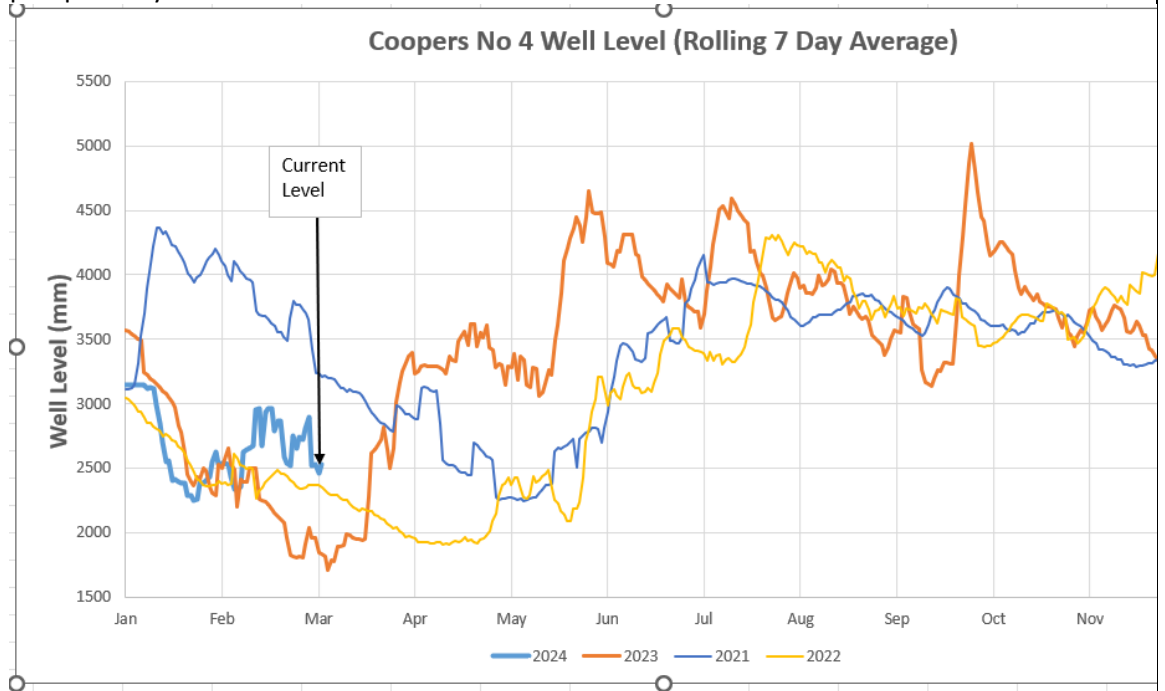
March 2024

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

Drinking water

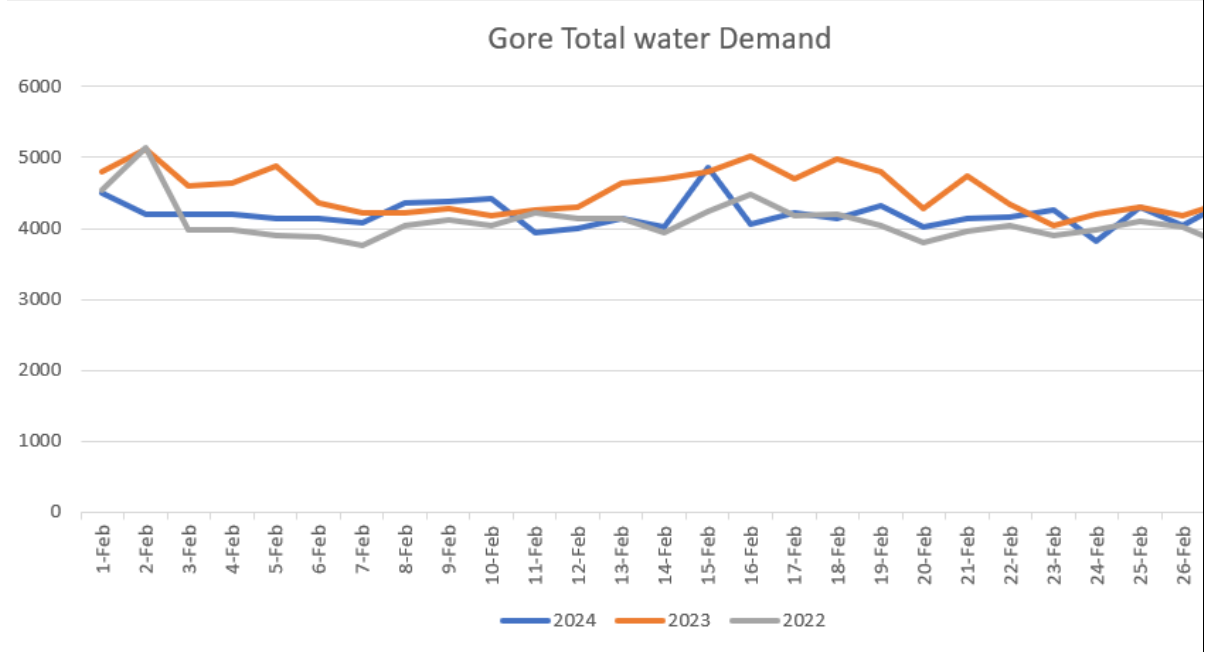
Gore Well levels

- Cooper's Well is trending down we are keeping an eye on the levels and have the supplementary pumps ready if needed.



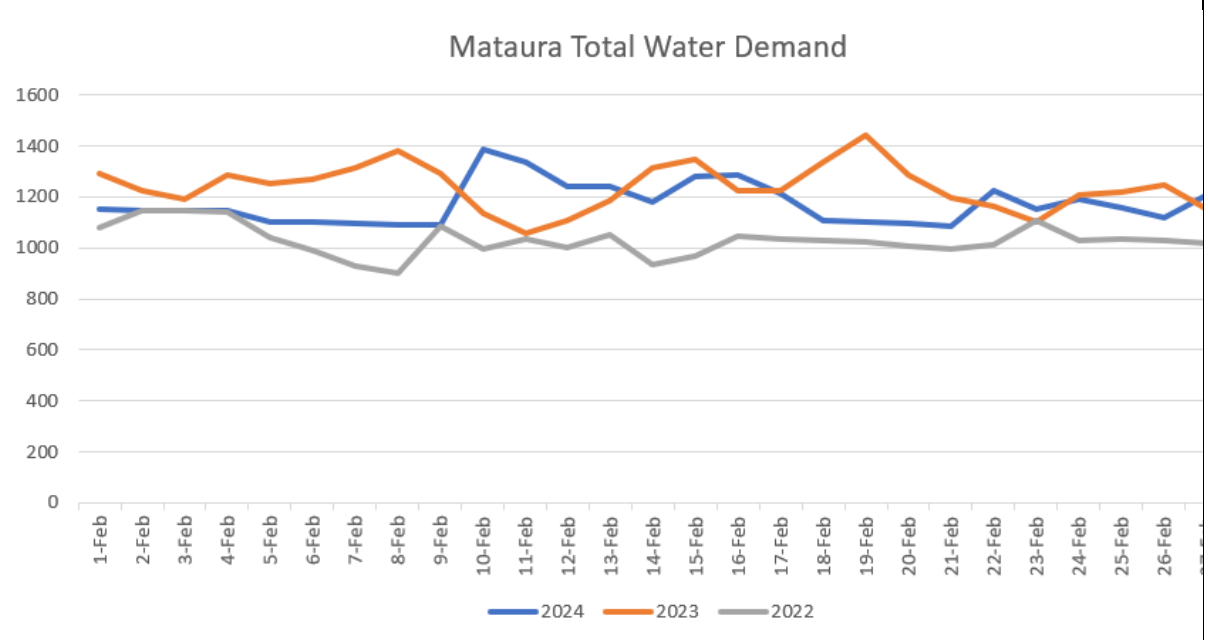
- Jacobstown Well is tracking well and we are watching as things can change quickly.

Gore drinking water



- The daily water consumption in Gore for February averaged 4205 m³/day. This is a 6.8% decrease for the same period last year.

Mataura drinking water



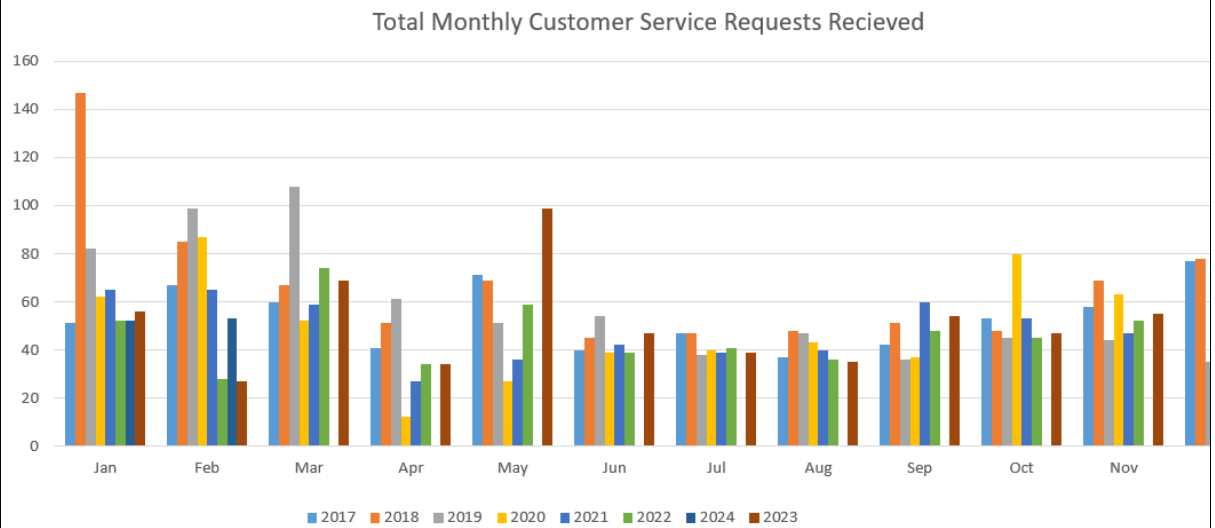
- The daily water consumption in Mataura for February averaged 1175m³/day. This is a decrease of 5.1% from the same period last year. (The flow meter was replaced late last year so the information is more accurate)
- While the water supplies are starting to trend down, we are comfortable with where they are at, and we are keeping an eye on them.
- A conserve water notice was issued on 27 February due to the river falling below 17 cumecs as per our water consent.
- The 3 Waters team have replaced four water laterals in Gore and three in Mataura this month ahead of the reseal programme.

Wastewater and stormwater

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

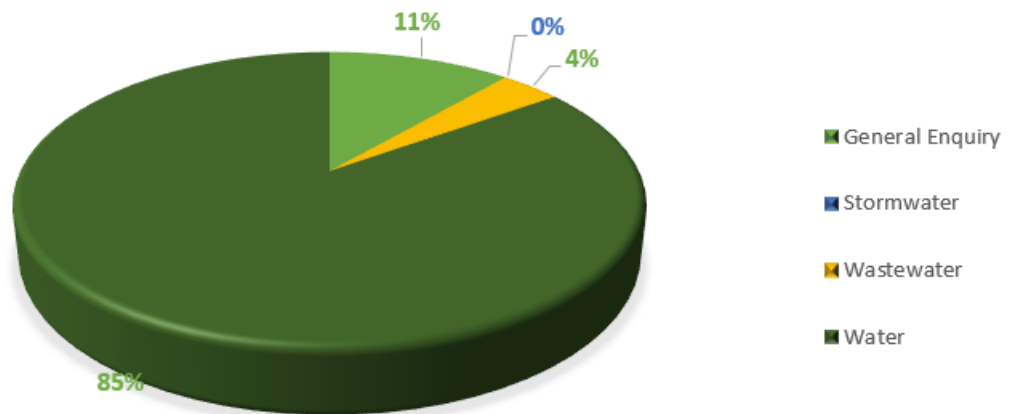
Customer service requests (CRM)

A total of 53 CRMs were received for February.



- Of the 53 CRMs received during February, 85% were associated with water supply, 11% with general enquiries, 4% with wastewater and 0% with stormwater.

TYPE OF CUSTOMER SERVICE REQUEST



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	8				
Managers certificates	1	5	3	9	2	2	4	5				
Licence renewals	0	0	0	0	1	1	0	1				
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	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	14				
Seizures	0	1	1	0	0	2	0	1				
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	7				
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

Animal services

The following customer service requests regarding animal control were received:

Customer Service Requests 2023/24	July	August	September	October	November	December	January	February	March	April	May	June	Total
Dog attack	0	1	1	1	0	2	4	1					10
Enquiries	3	3	3	2	7	5	7	5					35
Barking	7	6	7	4	6	6	12	10					58
Lost/found	12	13	5	6	11	15	14	3					79
Rushing	0	1	4	2	1	1	3	0					12
Wandering	13	15	19	19	9	16	14	15					120
Stock/Poultry	6	8	9	12	7	6	10	2					60
Dogs impounded	7	6	3	7	5	6	9	3					46
Stock impounded	0	0	0	0	0	1	0	0					1
Infringement notices	0	0	2	3	107	1	0	3					116
Dogs rehomed	1	0	0	1	0	0	1	1					4
Abatement notices	0	0	0	0	0	0	0	0					0
Menacing classification	0	0	1	0	0	0	0	3					4
Dangerous classification	0	0	1	0	0	1	0	0					2
Prosecution	0	0	0	0	0	0	0	0					0

Customer Service Requests 2022/23	July	August	September	October	November	December	January	February	March	April	May	June	Total
Dog attack	2	5	3	0	2	1	1	0	2	1	4	1	22
Enquiries	4	2	2	1	4	1	3	4	6	7	2	2	38
Barking	8	7	13	8	8	2	7	16	16	10	7	7	109
Lost/found	16	11	5	6	6	7	10	13	10	12	10	13	119
Rushing	1	0	5	0	0	5	0	3	2	2	1	1	20
Wandering	25	29	24	23	16	28	23	8	11	18	16	19	240
Stock/Poultry	3	8	11	13	8	7	10	9	7	5	7	2	90
Dogs impounded	6	5	4	3	6	5	2	6	5	7	7	11	67
Stock impounded	1	0	0	0	0	0	0	0	0	0	0	0	1
Infringement notices	1	5	3	37	3	2	1	1	1	15	2	1	72
Dogs rehomed	0	0	1	2	1	3	1	0	1	1	1	2	13
Abatement notices	0	0	0	2	0	0	0	0	0	0	0	0	2

Menacing classification	0	0	0	0	0	1	0	0	0	2	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 (Joanne Skuse, Consultant Planner)

Resource consent update

Consent numbers from 1 – 29 February 2024	
Land use consents received	2
Subdivision consents received	1
Total received	3
Land use consents issued	1
Subdivision consents issued	1
Total issued	2

The consents issued are shown in the below table.

Consent #	Address	Description
SC23085	5 Howard street	Residential subdivision creating one additional lot
LU24004	89A Kaiwera Road	Land use consent for a new building for administration purposes, breaching site coverage in the rural zone

Other information:

- Both decisions were processed within RMA timeframes, the average working days being 12 days
- The consents were 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, 26 of which are one hold pending the deposit to be paid or for further information, written approvals, or at applicant's request.

4. REPORT FROM THE ROADING TEAM

Routine Road Maintenance Contract

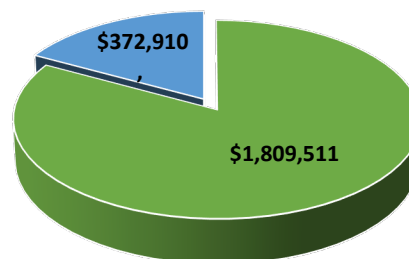
(Term 2+2)

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

K2 Contracting

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

\$2,182,421



- Total expenditure to the end of February was \$1,809,511.
- Grading length achieved to date is tracking close to target.
- Favourable weather conditions enabled grading through most of February.
- The main metalling programme has been completed.
- Small quantities of metalling will continue where needed.
- Spot metaling was required on some roads to overcome slippery surface conditions caused by minor rain events in February.
- 750mm diameter culvert programmed for replacement on Milne Road.
- There were no significant weather events requiring response and recovery during February.
- Callouts to accidents and other incidents continued during and after work hours.

Routine maintenance - February

Grading



127km

Sweeping

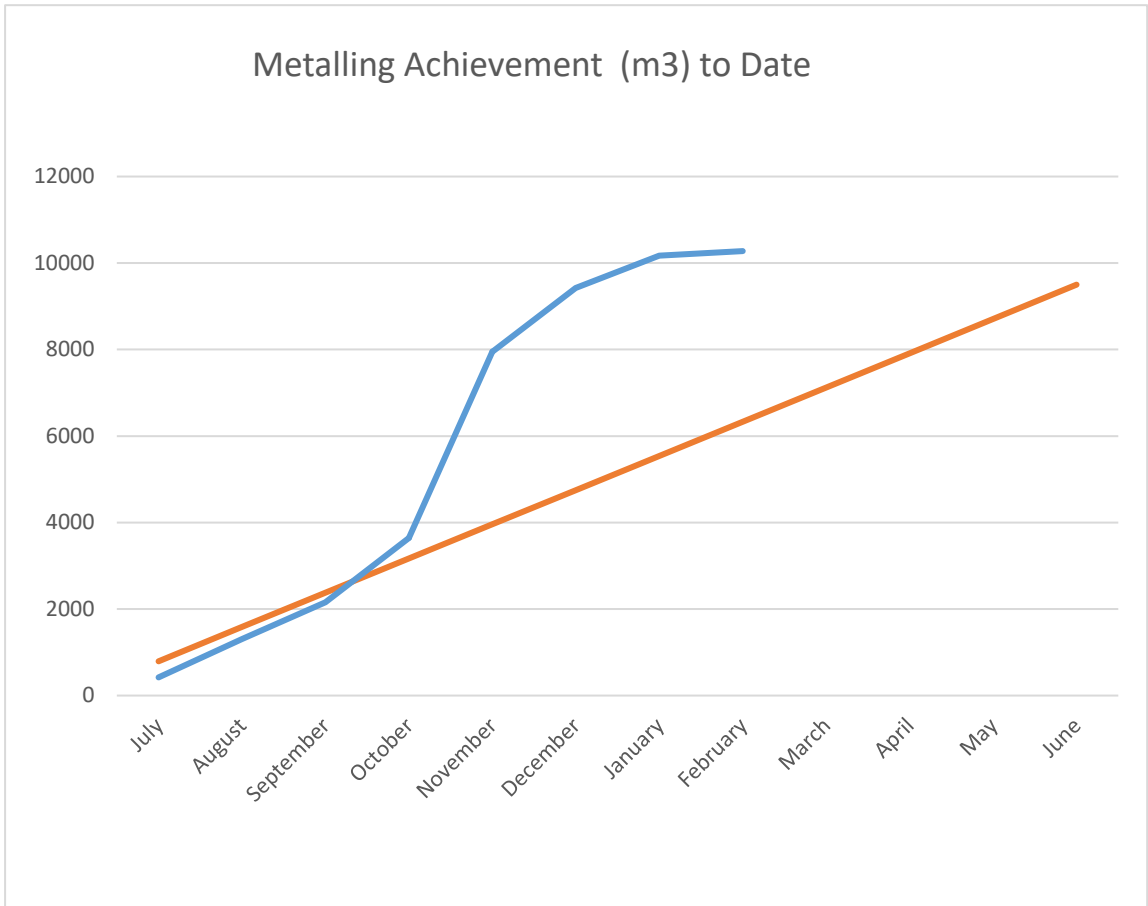
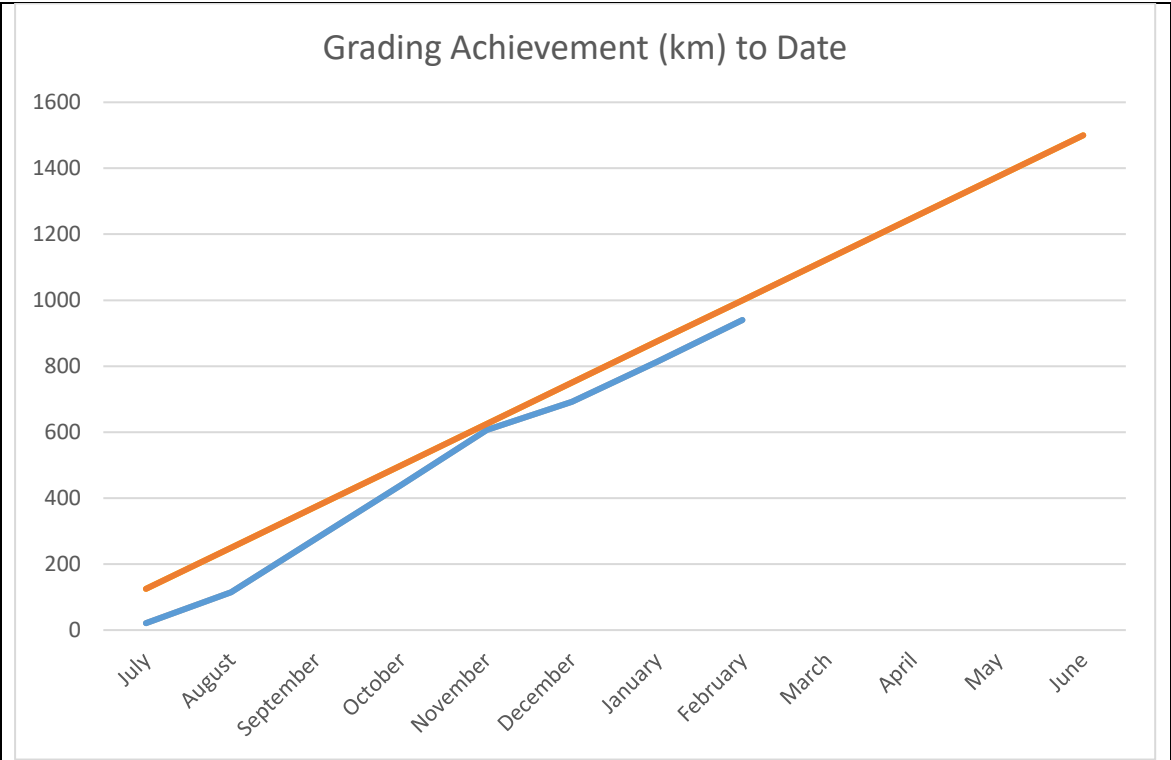


115km

Metalling

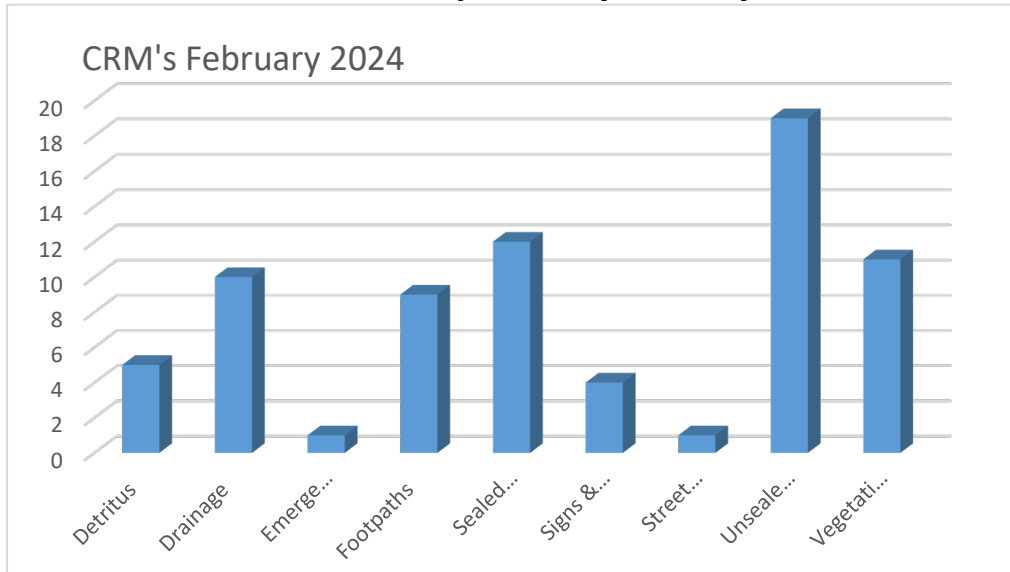


106m³ placed

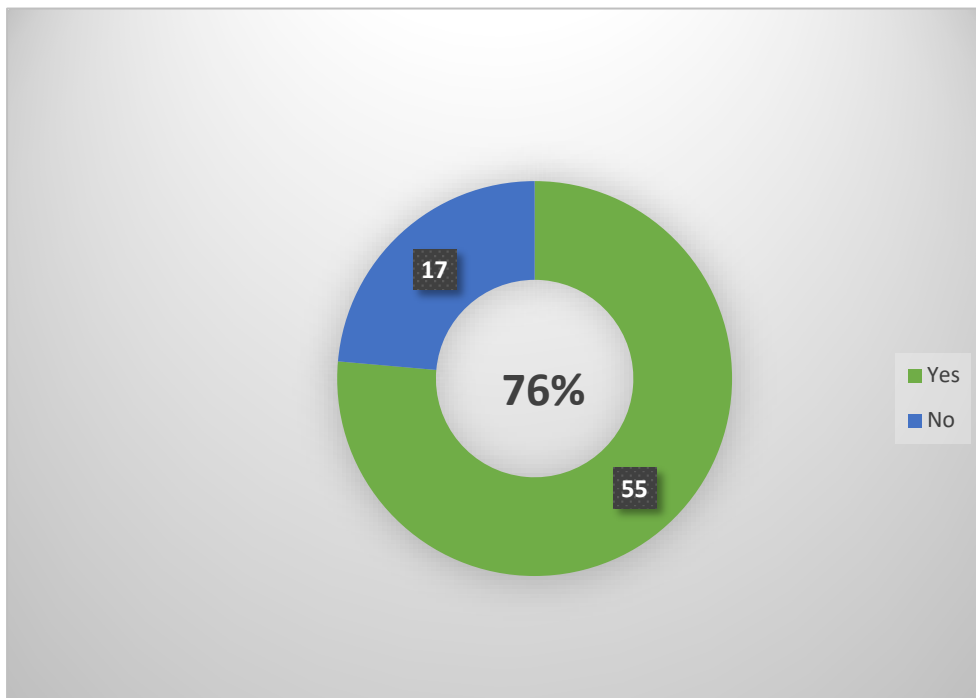


CRMs

Enquiries by activity



CRM closure times – February 2024



Closure target not met. Unfortunately, staff illness and training affected our availability to provide timely responses.

Vegetation Control Contract

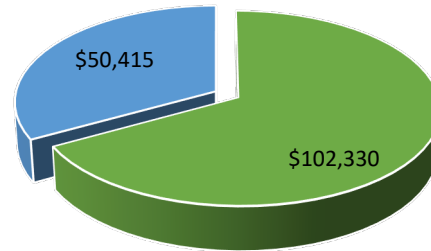
(Term 2+2)

Southern Vegetation Control – Contract commenced 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.

\$152,744



- Total expenditure to the end of February was \$102,330.
- Rural road shoulder spraying is complete.
- Second (Autumn) spray is programmed to commence by end of February.
- Windy weather conditions in February delayed pest plant spraying on gravel roads. Expected completion is by 23 March, weather depending.
- Urban second (Autumn) spray is programmed to commence on 18 March.

Resurfacing Contract

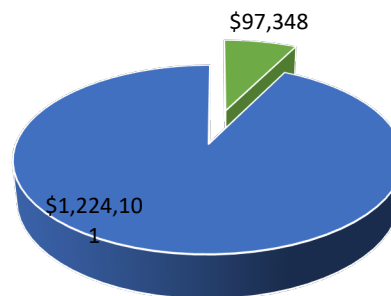
(Term 3 Years)

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.

\$1,321,449



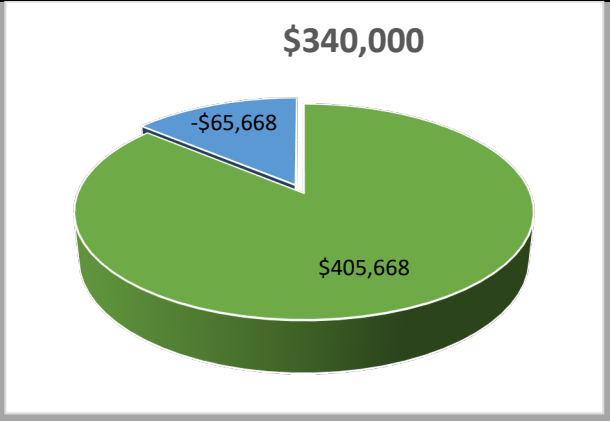
- Total expenditure to date during 2023-24 is \$97,348.
- Expenditure to date has been on investigation, design and pre-sealing set up.
- Sealing chip stockpiling is underway.
- Site sealing programmed to begin mid-February subject to weather.
- The deferral of sealing on several sites is likely due to the cost of the programme exceeding the available budget.

Concrete and Associated Works
(Term 2+2)

McDonough Contracting

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

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



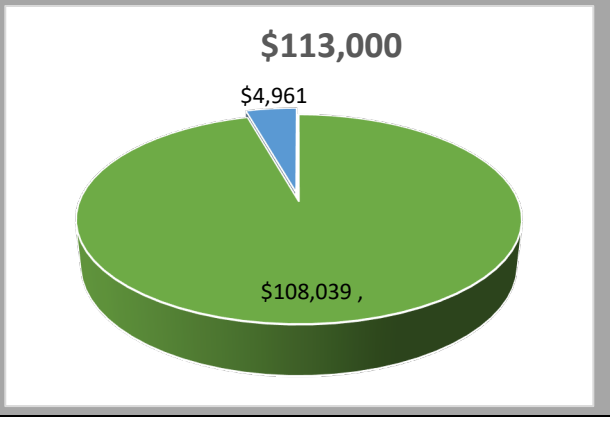
- Total expenditure to date is \$405,668. This exceeds the original amount budgeted for this contract.
- Additional unscheduled works using other funding sources has been undertaken including Railway Esplanade pedestrian refuge and track.
- Faulty kerbing on reseal sites completed on Robertson, Bury and Irwell Streets.
- Concrete repair works are programmed in Denton Street, Hokonui Drive and completion of interrupted works in Kitchener Street.
- March work will be focused on completion of the footpath on Railway Esplanade to Hamilton Park.

Road Marking Contract
(Term 2+2)

Downer NZ Ltd

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

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



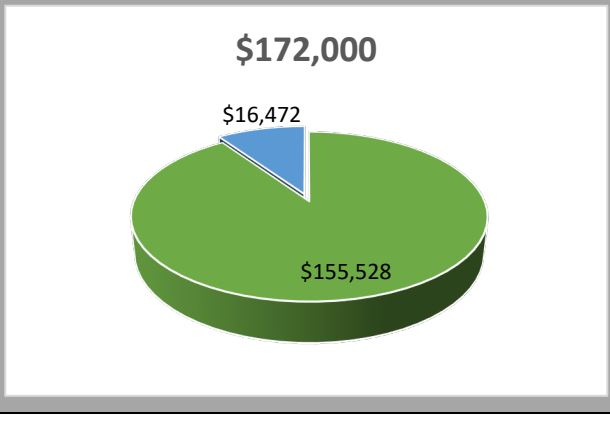
- Total expenditure to date during 2023-24 is \$108,039.
- Urban and rural re-marking programme nearly complete. Balance to be completed by the end of April.

Mechanical Cleaning Contract
(Term 2+2)

Downer NZ Ltd – from 1 October 2022

The contract covers cyclic mechanical sweeping of the Gore and Matura urban areas and cleaning urban stormwater sumps.

- Budget for 2023-24 is \$172,000.



- Expenditure to date during 2023-24 is \$155,528.
- The vacuum sweeper continued its twice weekly visits to Gore and Mataura during February.
- Reduced monthly achievement was due to the public holiday and a mechanical breakdown on one of the working days.
- Six sumps were suction cleaned during February. Minor flooding had occurred at these sumps during February rain.

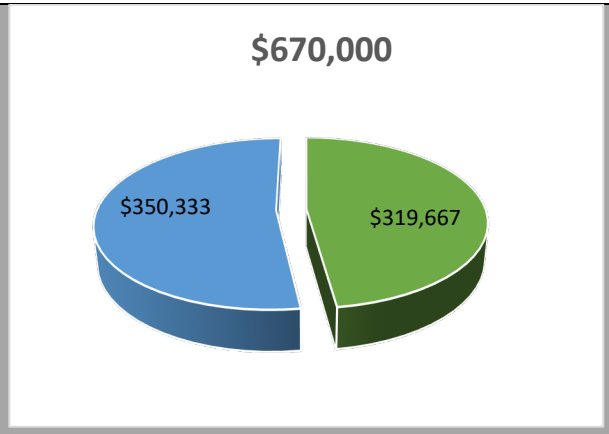
Seal Repair Contract

(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



- Total expenditure to date during 2023-24 is \$319,667.
- Initial package of seal repair works apart from raising service tops has been completed.
- Rework completed on several faulty repairs.
- Second package of works, on non-reseal sites, has been provided to the contractor. These are programmed to begin in March.
- A third package is currently being prioritized to ensure budget compliance before issue to the contractor.

Staffing/health and safety

- The roading team continued with its full complement of three staff, supplemented by Project Manager, Terry Trotter who is providing valuable assistance with our bridge and structural programme.
- Senior Roding Officer, Hari Pillay continued with his management training course.
- Apart from minor staff sickness issue, no other health and safety issues affected the in-house roading team during February.

Asset management

- The Rural Roding Subcommittee (RRS) met on 20 February.
- Updates provided on the current maintenance, operations and renewals progress.
- In-depth detail regarding the proposed 2024-27 Low-Cost Low Risk (LCLR) capital improvement works was provided and discussed.
- Terry Trotter discussed progress and intended upcoming bridge maintenance and renewal works.
- Faults identified during a recent night inspection of signs and marker posts the inspection continue to be rectified.

- The draft Government Policy Statement (GPS) on Transport was still awaited at the end of February. This will determine the outcome of requested funding for the 2024-27 roading programme.
- Draft GPS released 4 March 2023 for consultation.

Other network updates

Mataura welcome signs

Signs are currently being repaired.

Bridges

Downer has been engaged to carry out deck repairs on the Ontario Street bridge over the Waikaka Stream. Completion of investigation of the bridge capacity by bridge consultant WSP is awaited before physical works proceed.

Dust suppression seals

Arrangements are underway for this season's dust suppression seal construction. Five sites have been identified for this work this season.

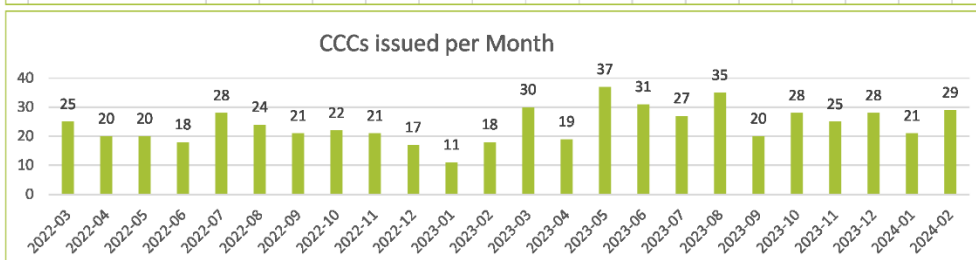
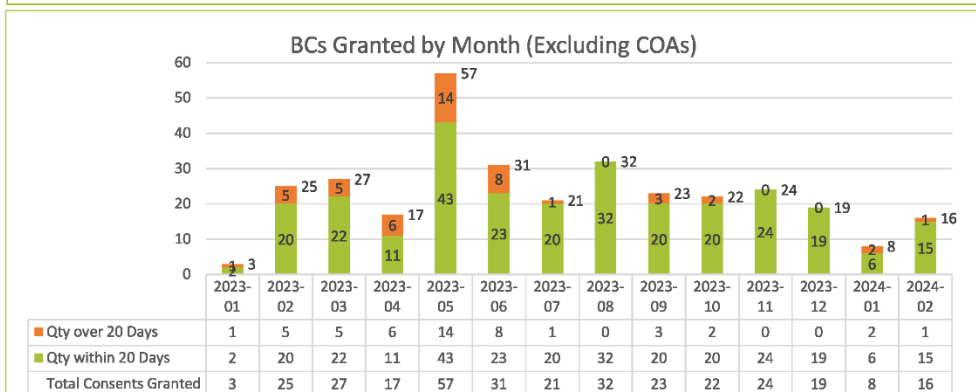
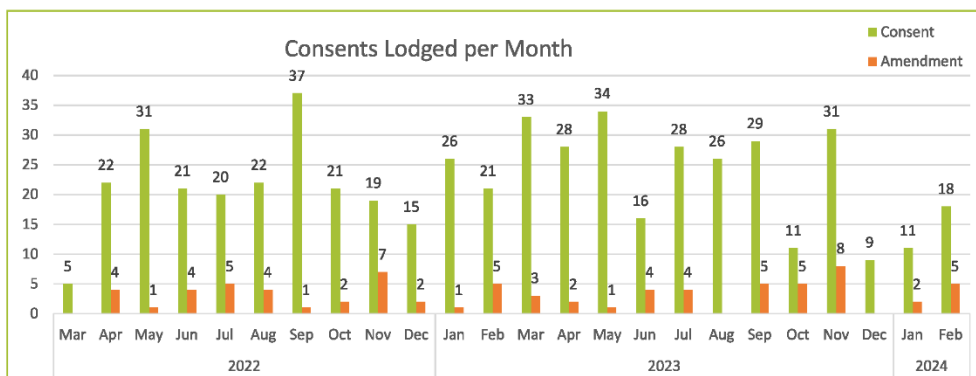
5. REPORT FROM THE BUILDING CONTROL MANAGER (Russell Paterson)

February 2024 processing timeframes and statistics

- A total of 16 BCs granted at an average of 12.4 days to process/grant (87.5% < 20 days)
- A total of 30 CCCs issued at an average of 6.5 days (93.2% < 20 days)
- There was 1 Certificate of Acceptance (COA) application approved, and 1 Schedule 1(2) discretionary exemption application approved this month.
- The following BC and CCC graphs show the numbers lodged, granted and/or issued for February, compared to previous months.

GORE DISTRICT COUNCIL BCA STATISTICS

Thursday, 29 February 2024



Building consent applications

The lull in building consent applications has continued however there are slight signs of an increase from the activity of the last two months. That said, the number of online submissions has halved since August last year when consent applications reached a peak.

Compliance matters

Building Warrant of Fitness (BWof) renewals

There were 14 annual BWoFs due in February, with 12 of those being received.

BWOF audits

Six on-site audits were completed in February. Several compliance schedules were compiled, reviewed and completed for new and existing buildings associated with a live building consent.

We are ready to embark on reviewing the approximately 50 earthquake prone building (EPB) notices issued and displayed on buildings in the district. These are buildings that have been previously assessed as either being earthquake prone, or where engineering advice to the contrary, has not been received yet.

The issued EPB notices have subtle errors that have been checked by lawyers Rice Speir, who are highly regarded as being experts in providing legal opinions and representing Councils across New Zealand.

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 as follows:

- Complete annual competency assessments due for staff in a technical role. (These are in progress now, some completed)
- Revise the quality manual, complete necessary audits and BCA preparation for the IANZ accreditation audit scheduled for late June. (This work is in progress with all preliminary information to be sent to IANZ by mid-April)
- Looking towards an upgrade and/or change to a new electronic consent lodgement/processing/inspections package – an end to end process in one format. (initial meeting scheduled with Objective personnel on 11 April, with a proposed timeframe of mid-late 2025 for implementation)
- We also want to review Compliance schedules that have been amended over the last 3 years - to confirm that all information is correctly attached and referenced for the systems installed in the particular building. Random checks have found some discrepancies may exist in the file records.

📎 Building consent statistics for February 2024 are attached.

Building Consent Statistics

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

2023/2024	Building Consents		COA's		Schedule 1 exemptions	New Dwellings issued
	No. issued	Value	No. issued	Value		
July	21	1,845,552	0	0	8	2
August	34	1,177,429	4	56,700	4	2
September	23	2,313,685	0	0	1	5
October	22	2,527,468	1	2,000	1	5
November	24	1,506,012	2	90,000	3	2
December	19	793,265	2	11,000	0	0
January	8	1,198,330	0	0	2	2
February	16	2,402,916	1	5,000	1	3
March						
April						
May						
June						
Total	167	25,126,573	10	164,700	20	21

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
3 Maitland Street, East Gore	Two x 3 bedroom dwellings	500,000
67 Walker Street, Gore	New 5 bedroom dwelling with freestanding woodburner	580,000
39 Ardwick Street, Gore	Upgrade of fire alarm system, Roof, Verandah + Others	500,000
13 Stratford Street, Gore	New 16x28.8m IL2 Industrial storage shed	700,000
19 Carlyle Street, Mataura	Build a Versatile 9x6m IL2 Garage sleepout with bathroom, granted subject to a waiver or modification of the building code clause NZBC E1.3.2	82,000

