



# Infrastructure and Planning Bulletin

April 2024

## 1. REGULATORY SERVICES REPORT (Frances Shepherd)

### Alcohol licensing

The following alcohol applications were received:

2023/24	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Special licences	3	3	3	6	7	4	10	8	8			
Managers certificates	1	5	3	9	2	2	4	5	5			
Licence renewals	0	0	0	0	1	1	0	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	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	14			
Seizures	0	1	1	0	0	2	0	1	0			
2022/23	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Complaints	6	8	12	14	8	18	13	12	12	21	5	12
Seizures	0	1	0	0	0	0	0	0	0	0	0	0
2021/22	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Complaints	18	20	10	20	28	28	23	16	22	20	8	8
Seizures	0	0	2	0	3	4	0	0	1	0	0	0

### 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	0			
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



## 2. PLANNING SERVICES SUMMARY (Joanne Skuse, Consultant Planner)

### Resource consent update

<b>Consent Numbers from 1 – 31 March 2024</b>	
Land Use consents received	2
Subdivision consents received	2
Total received	4
Land Use consents issued	1
Subdivision consents issued	1
<b>Total issued</b>	<b>2</b>

The consents issued are shown in the below table.

<b>Consent #</b>	<b>Address</b>	<b>Description</b>
<b>SC 23055</b>	141 Lady Charlton Road	20 Lot rural subdivision over 3 stages. All lots exceed 2 hectares and are a mix of agricultural and rural lifestyle.
<b>LU 2018/387/3 (LU 2007/17)</b>	Kaiwera Downs Windfarm	Consent to amend conditions 1 and 13 of LU2007.17 to enable potential connections to the northern array of conductors and subsequent extension of the transmission envelope.

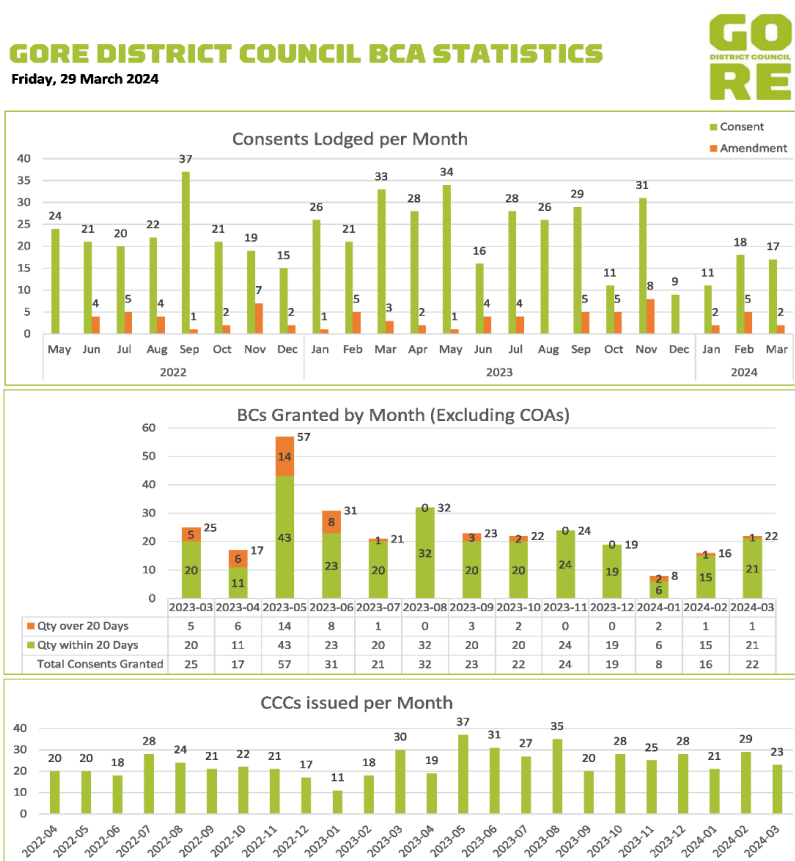
### Other information

- Both consents were processed within RMA timeframes.
- The consents were granted non-notified.
- Resource consent decisions for all consents issued this financial year are on the Council website, and this is updated monthly.
- There are currently 36 applications in for processing, 27 of which are on hold pending the deposit to be paid or for further information, written approvals, or at applicant's request.

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

#### March 2024 processing timeframes and statistics

- A total of 22 BCs granted, average of 11.4 days to process/grant (95.5% < 20 days, 1 > 20 days)
- A total of 22 CCCs issued, average of 7.0 days (86.4% < 20 days, 3 >20 days)
- There was 1 x Certificate of Acceptance (COA) application approved, and no Schedule 1(2) discretionary exemption applications approved this month.
- The following BC and CCC graphs show the numbers lodged, granted and/or issued for March, compared to previous months.



#### Building consent applications

The recent trend has continued as the number of applications received has remained low during March. (A total of 11 BC applications were received and accepted, plus 15 CCC applications).

This is a continuing trend that is concerning, however the team remains busy with existing construction work and assessing responses to questions raised in consents on hold, of which there are 29.

## **Compliance matters**

### *Building Warrant of Fitness (BWoF) renewals*

There were 17 annual BWoFs were due in February. Of those, 13 were received and Compliance staff are following up with the four overdue.

### *BWoF audits*

One onsite audit was completed in March, and several 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;

- Some BCA staff are enrolled for various streams of training as required to meet their individual training plans and to maintain technical competence or to extend their professional development window. These courses are sourced locally where possible to reduce costs associated with travel and accommodation. They are held in Invercargill with the exception of the BOINZ conference to be held in Wellington this year, one staff member will attend.
- Final revision of the quality assurance manual, completion of audits and BCA preparation for the IANZ accreditation visit – all information to be forwarded to IANZ by 15 April, however an extension of time has been sought for 2 additional weeks.
- IANZ accreditation visit scheduled for June 2024, exact dates still to be confirmed.

✦ Building consent statistics for March 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	22	571,678	1	19,423	0	3
April						
May						
June						
<b>Total</b>	<b>189</b>	<b>25,698,251</b>	<b>11</b>	<b>184,123</b>	<b>20</b>	<b>24</b>

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
<b>Total</b>	<b>325</b>	<b>44,798,320</b>	<b>10</b>	<b>234,000</b>	<b>42</b>

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
<b>Total</b>	<b>359</b>	<b>\$43,444,327</b>	<b>3</b>	<b>\$15,500</b>	<b>42</b>

## Consents issued over \$50,000

Location	Description of Work	Value of Consent
1/21 Dorset Street, Mataura	Relocated building for Office, and Goldpine storage shed	75,000
41 Wigan Street, Gore	Interior Alteration – Kitchen, Dining, Bathroom and Master Suite	100,000
3 Ardwick Street, Gore	Subdivision Infrastructure construction	147,275
4 Afton Street, Gore	Kitchen alterations, New laundry and covered patio	120,000
19 Hyde Street, Gore	Foundations and services for transportable dwelling *	15,000
421 Donald Road, RD5	Foundations and services for transportable dwelling *	24,000
51 Gorton Street, Gore	Connection of Static caravan to council services *	10,000

\*Denotes reasons for adding into list for new dwellings





#### 4. REPORT FROM THE ROADING TEAM

##### Routine Road Maintenance Contract

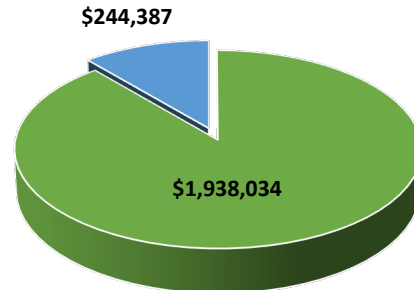
(Term 2+2)

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 March was \$1,938,034.
- Grading length achieved to date is tracking close to target.
- High winds were a feature of the month. Several wet days were experienced which interrupted grading.
- The main metalling programme has been completed.
- Small quantities of metalling will continue where needed.
- Spot metaling was required on isolated bare areas following rain.
- A 750mm diameter culvert is programmed for replacement on Milne Road.
- Callouts to accidents and other incidents continued during and after work hours.

#### Routine maintenance - March

##### Grading



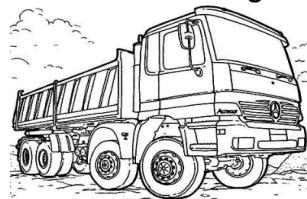
**33km**

##### Sweeping



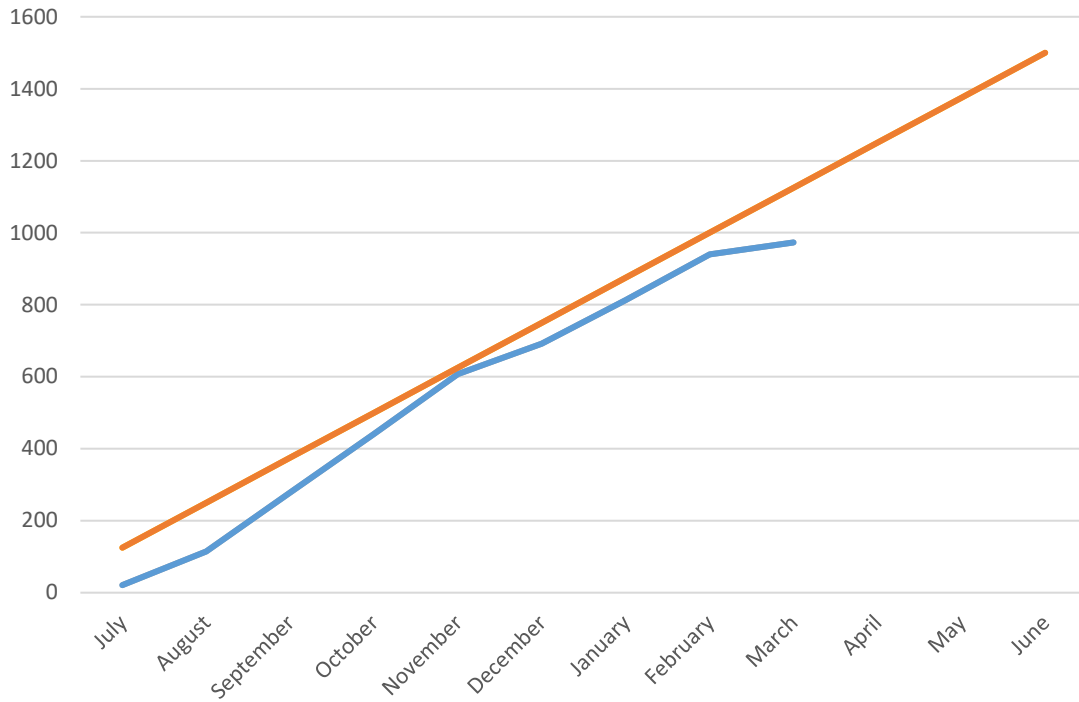
**119km**

##### Metalling

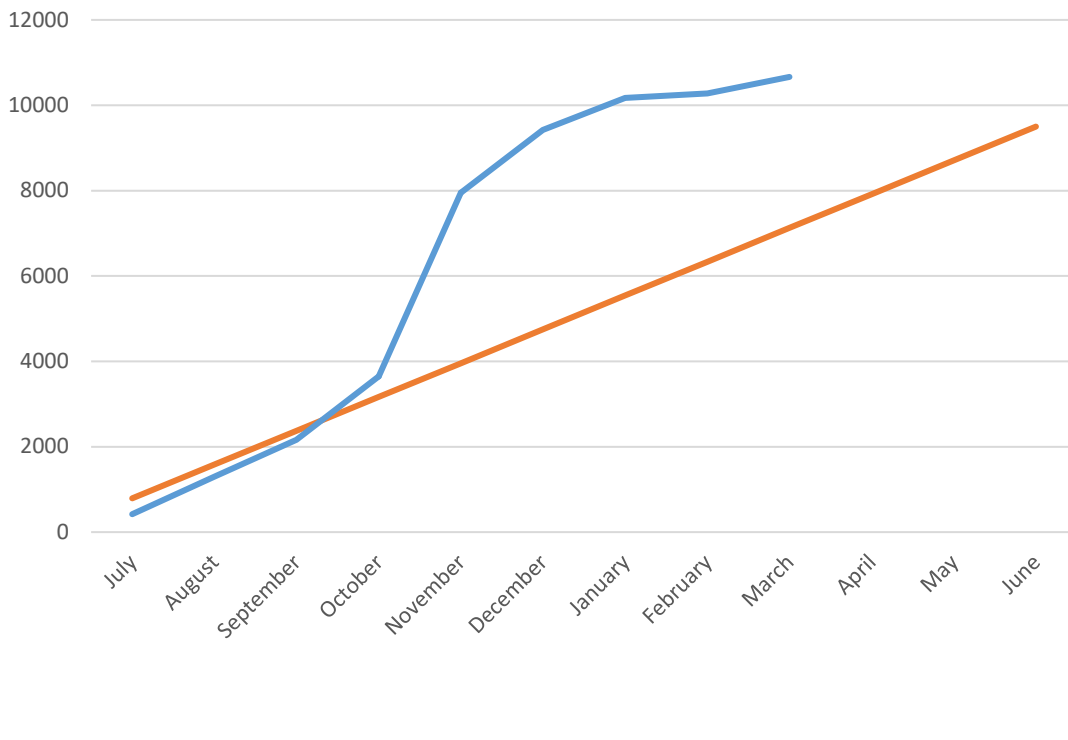


**388m<sup>3</sup> placed**

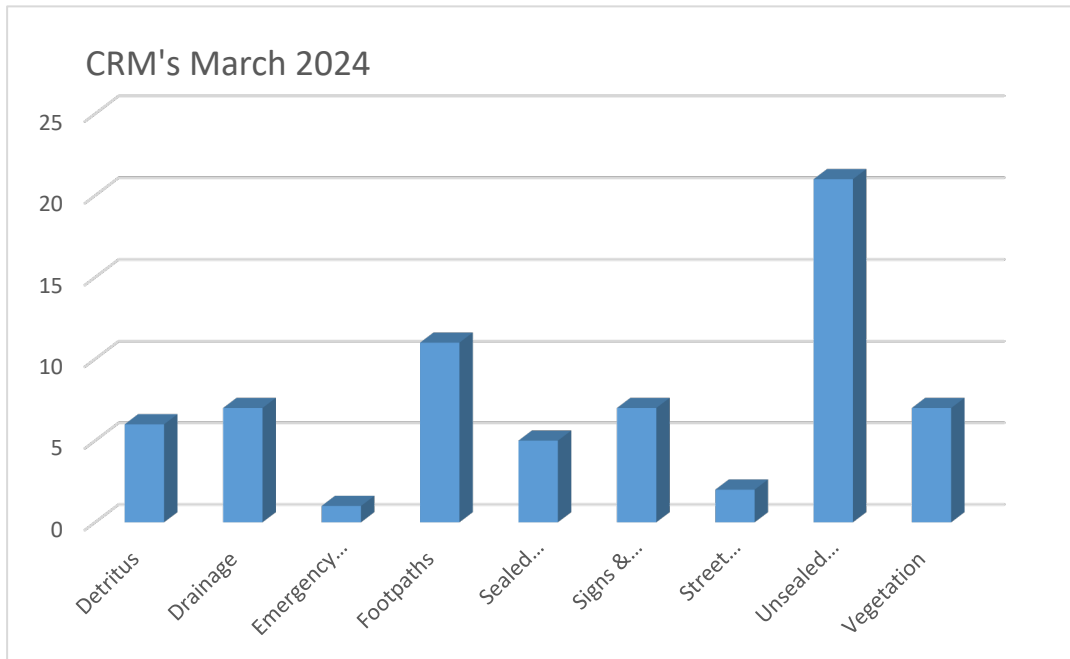
### Grading Achievement (km) to Date



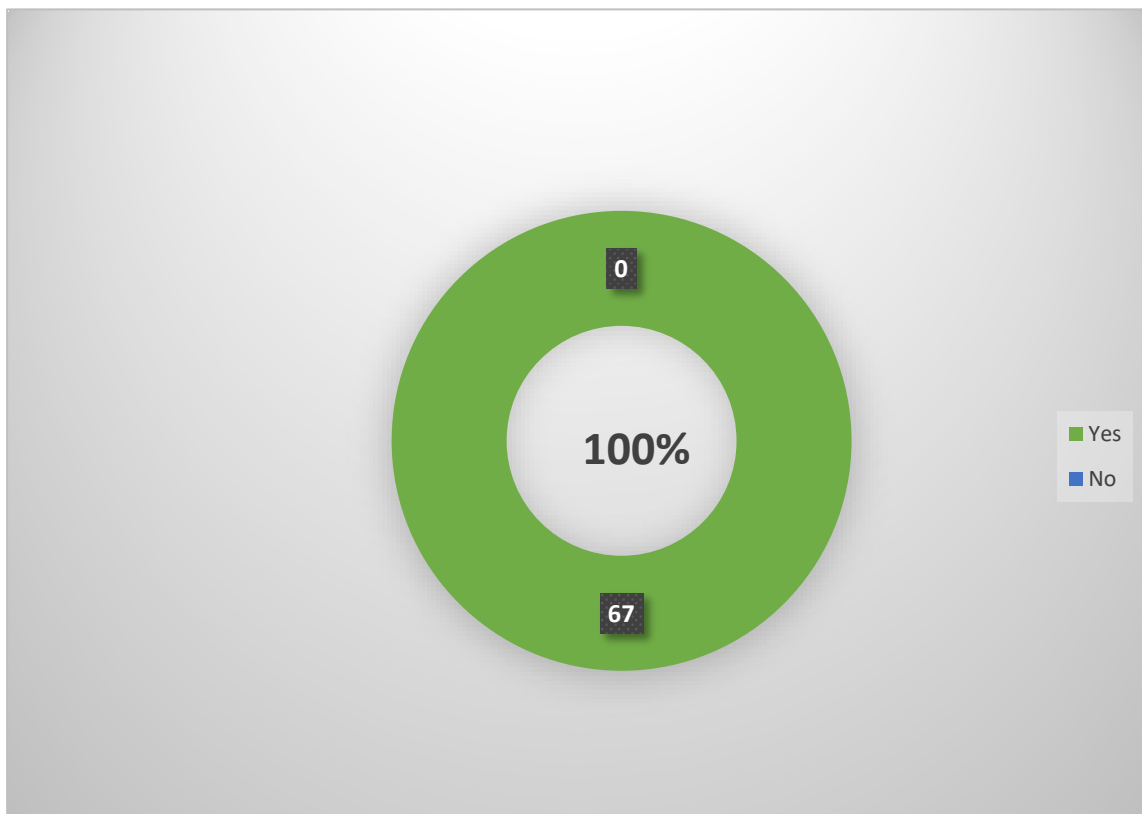
### Metalling Achievement (m3) to Date



## CRMs Enquiries by activity



## CRM closure times – March 2024



Closure target met.

### Vegetation Control Contract

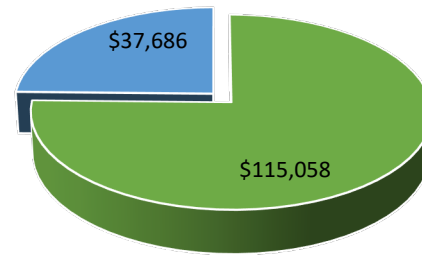
(Term 2+2)

#### 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 March was \$115,058.
- The second (Autumn) shoulder spray is programmed to commence on 15 April following delays due to unsuitable weather.
- Unsuitable weather conditions also delayed pest plant spraying on gravel roads. This will continue during appropriate conditions until completed.
- The urban second (Autumn) spray is underway.

### Resurfacing Contract

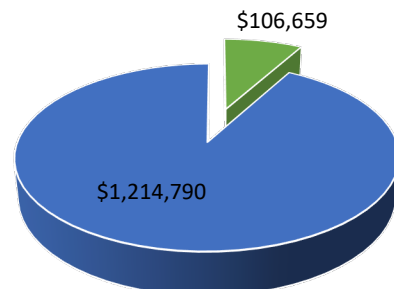
(Term 3 Years)

#### 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 was \$106,659.
- Expenditure to date has related to investigation, design and pre-sealing set up.
- Sealing chip stockpiling has been completed.
- Robina Place and Ballast Street, McNab were sealed during March.
- Subject to suitable weather, Fulton Hogan will be sealing whenever possible including Anniversary Day and Saturdays to complete the programme.
- The deferral of sealing on several sites is likely due to the cost of the programme exceeding the available budget.

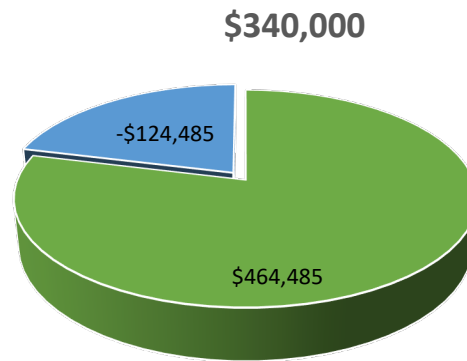
### Concrete and Associated Works

(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 was \$464,485. This exceeds the original amount budgeted for in this contract.
- Additional unscheduled works using other funding sources has been undertaken including the Railway Esplanade pedestrian refuge and track. These have increased expenditure under this contract.
- Work to complete the Railway Esplanade track in March has been temporarily paused awaiting Kiwirail approval for construction over the railway crossing.
- Concrete repair works are programmed in Denton Street, Hokonui Drive, William Street, Broughton Street, Wentworth Street (including pram crossing at Oxford Street) and completion of interrupted works in Kitchener Street.

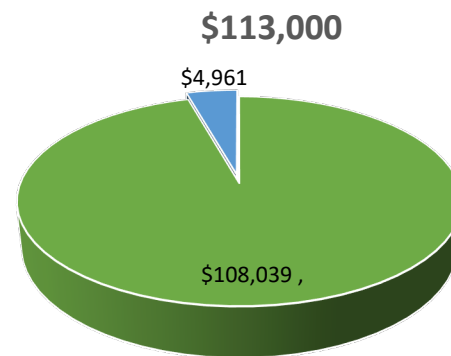
### Road Marking Contract

(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.
- No pavement marking was undertaken during March.
- Some additional markings have been requested. These will be completed, along with the few remaining markings from the original package, by the end of April.

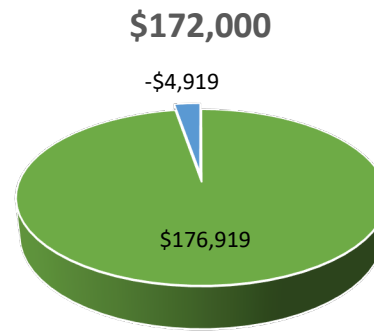
### Mechanical Cleaning Contract

(Term 2+2)

#### Downer NZ Ltd – from 1 October 2022

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

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



- Expenditure to date during 2023-24 is \$176,919.
- The vacuum sweeper continued its twice weekly visits to Gore and Mataura during March.
- Reduced monthly achievement was due to the public holiday and operator illness.
- Early leaf drop required removal of leaf litter from Devon and Vogel Streets and several other streets.
- Leaf litter removal will increase as we progress into autumn.

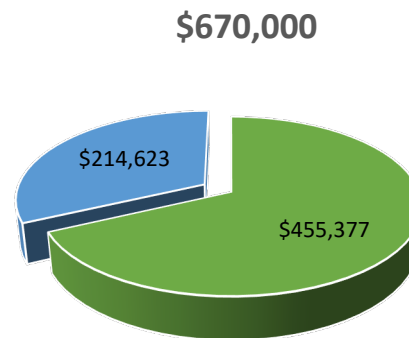
### Seal Repair Contract

(Term 2+2)

#### Supreme Siteworks

Includes repair of various sealed pavement faults such as edge breaks, dig outs, 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 \$455,377.
- The initial package of seal repair works has been completed.
- The contractor is progressing with package 2 and has completed most of the major repairs apart from edge breaks.
- A third package is currently being prioritised to ensure budget compliance before issuing 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 March.

## 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 received on 4 March. Consultation on the draft was open until 2 April 2024. The draft submission providing feedback to the Minister was submitted to the Council on 26 March and was then forwarded to the Minister before the deadline.
- Although the Council's proposed programme aligns well with the draft GPS, there are signals that its programme, as with most others, may not be fully funded.

## 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. The investigation of the bridge capacity by bridge consultant WSP shows that with some relatively minor additional work the bridge capacity can be restored to 100% of Class 1 loading which is very good news. The works commenced on 3 April.

Geotechnical and hydrological investigations have been completed for the replacement of Otama Valley Road Bridge (#101). Tender documents for this work are being prepared by WSP. It is intended that the new bridge will be completed by 30 June.

### **Dust suppression seals**

Downer and Fulton Hogan were invited to supply quotes for the "Otta" type dust suppression seal. Downer provided the successful quote. This work will be carried out towards the end of April. The seal will be set up and become effective before next spring.