



Infrastructure  
and Planning  
Bulletin  
March 2023

## 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	4	4	7	7	3	4	5	6	9			
Managers certificates	6	4	6	5	2	2	5	5	6			
Licence renewals	1	4	0	0	0	0	0	0	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
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 31 March 2023

### Abandoned vehicles

The following customer service requests regarding abandoned vehicles were received:

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

\*as at 31 March 2023

### Noise control

The following customer service requests for noise complaints were received:

2022/23	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Complaints	6	8	12	14	8	18	13	12	12			
Seizures	0	1	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
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

\*as at 31 March 2023



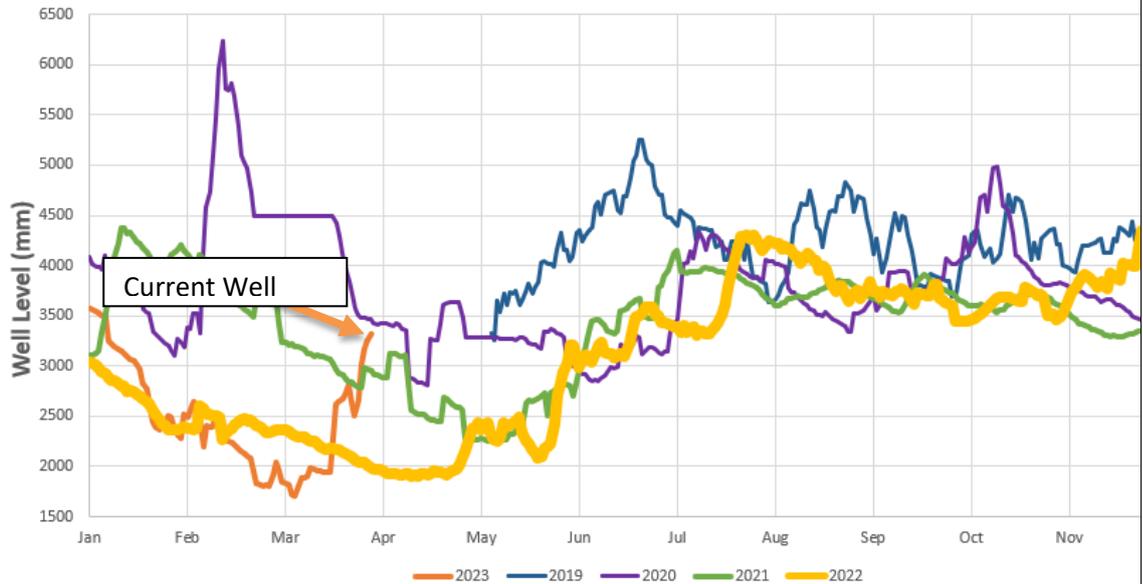
2. REPORT FROM THREE WATERS (Aaron Green)

**Drinking water**

**Gore drinking water**

- The level in the main bore at Cooper’s well field has been dropping all year and is well below its usual level this time last year. We have had an extended dry period and had been considering using our emergency supply to refill the well if we didn’t get the rain in the last week of March.

**Coopers No 4 Well Level (Rolling 7 Day Average)**



- As can be seen below, the Jacobstown Well got to its lowest point and we were ready to start pumping from the Mataura river to recharge the well.

**Jacobstown No3 Well Level (Rolling 7 Day Average)**



- Water consumption in Gore since the start of the year averaged 4463.57 m<sup>3</sup>/day. This is a 6.5% increase for the same period last year. On 17 February, the Council imposed level 3 water restrictions in Gore. These were removed on 27 March 2023.
- Water consumption in Mataura since the start of the year averaged 1222.9 m<sup>3</sup>/day. This is a 15.5% increase from the same time last year. Mataura has been on level 3 water restrictions since 10 January.
- Leak Detection Services will be undertaking a survey of the Mataura township. This is planned for early April.
- The Council was pumping from the Mataura river from 5 February until 27 March when there had been enough rain to remain on the dam supply.

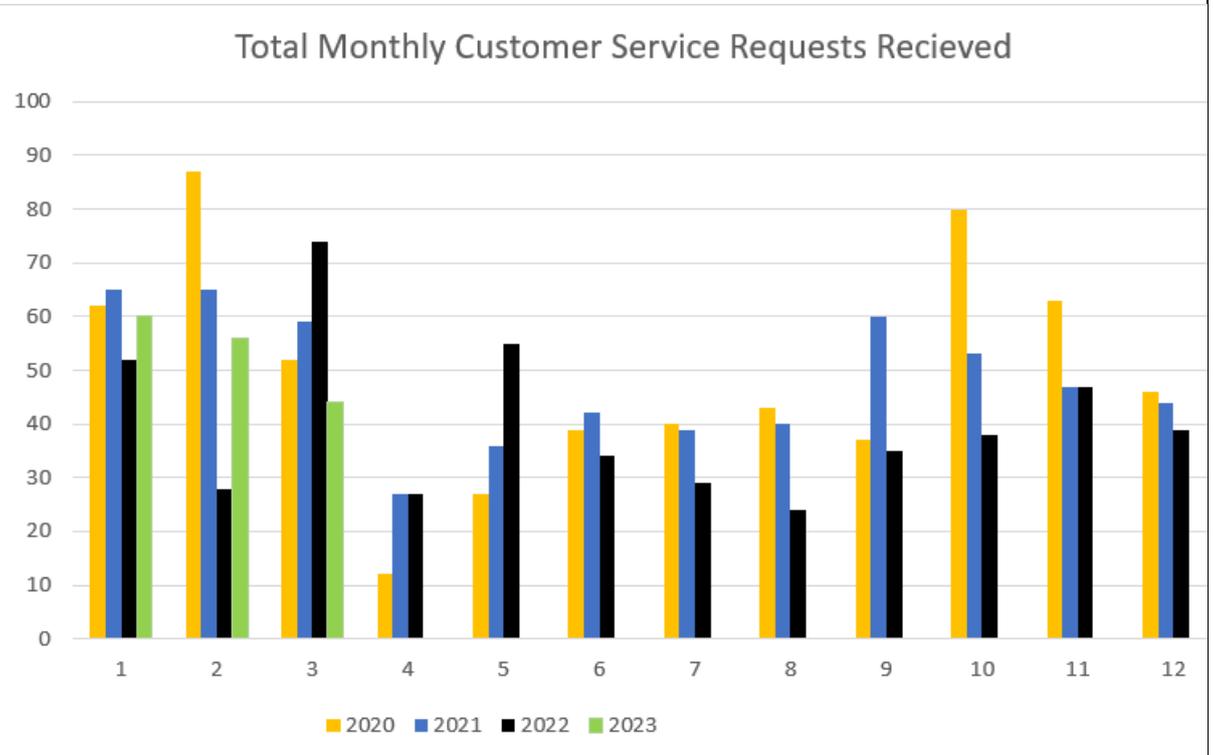
- The Mataura water treatment upgrade has started with the contractor now onsite.
- The 3 Waters team have replaced three fire hydrants which had been found to be faulty during inspections.

### Wastewater and stormwater

- Since the start of the year the team have replaced three wastewater laterals that have caused problems for the property owners.
- We have also replaced two stormwater sumps.
- The Gore, Mataura and Waikaka wastewater treatment plants are continuing to perform well with no discharge consent exceedances being recorded during the current reporting period.
- We have completed our annual stormwater sampling and are compiling our annual report for Environment Southland.

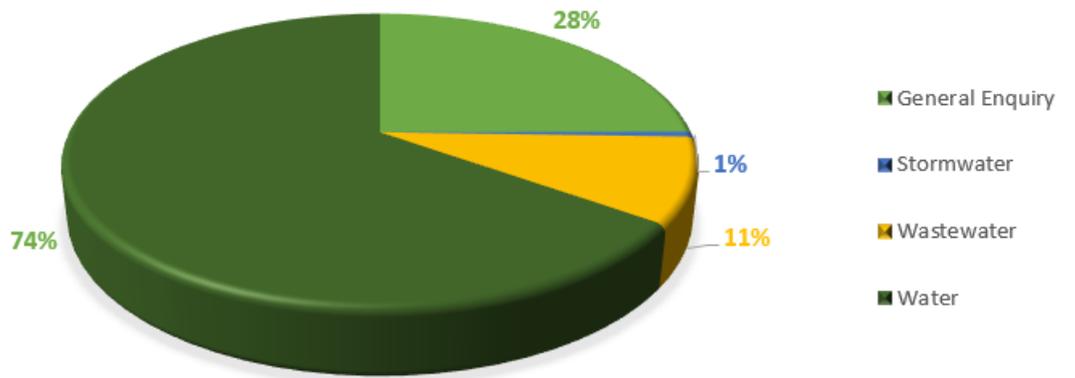
### Customer service requests (CRM)

- A total of 160 CRMs were received for the first three months of the year. This is approximately in line with what is expected for this time of year.



- Of the 160 CRMs received during November and December, 74% were associated with water supply, 28% with general enquiries, 11% with wastewater and 1% with stormwater.

### TYPE OF CUSTOMER SERVICE REQUEST

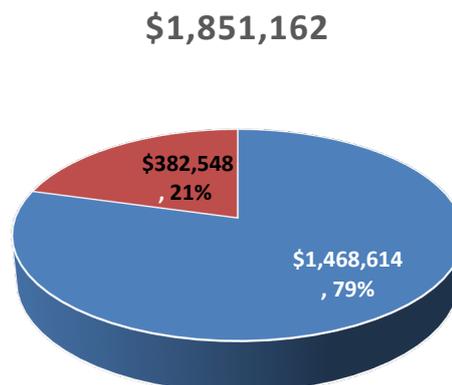


3. REPORT FROM THE ROADING TEAM (Murray Hasler)

**Routine Road Maintenance contract**  
(Term 2+2)

**Fulton Hogan to 30 September 2022**

**K2 Kontracting from 1 October 2022**



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

- The new road maintenance contract commenced on 1 October 2022
- The previous road maintenance contract with Fulton Hogan was completed on 30 September 2022.
- Routine rural work includes drainage work/culvert replacement, grading, metalling, bridgework, signage.
- Urban work includes hand sweeping, potholes, signage, emergency response, mud tanks top cleaning, rubbish, spills.
- The contract budget (FH & K2) for 2022/23 is \$1,851,162.
- The total spent to the end of February was \$1,468,614.
- Weather during the period was relatively settled with very warm temperatures at times. Occasional short duration heavy rain events. The cleanup from these events and those experienced in December continued.
- Gritting was undertaken on sections of bleeding seal on several sites
- Callouts to accidents and other incidents continued during and after work hours.

**Routine maintenance (January – February)**

**Grading**



**187km**

**Sweeping**



**192km**

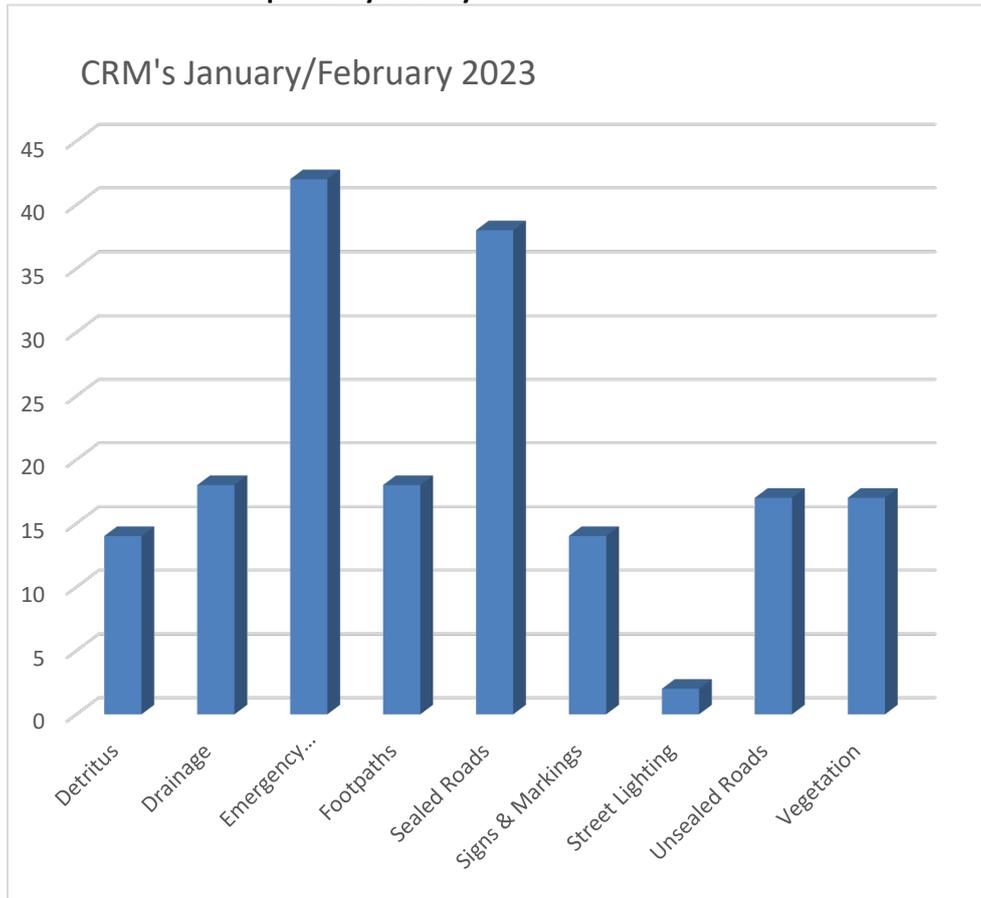
**Metalling**



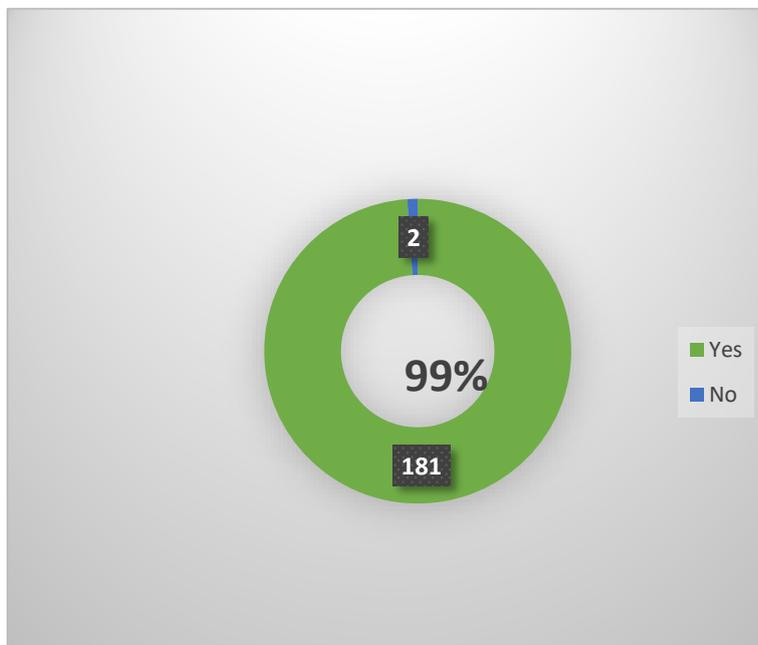
**3973m<sup>3</sup> placed**

## CRMs

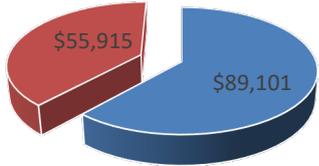
### Enquiries by activity



### Enquiries completed on time

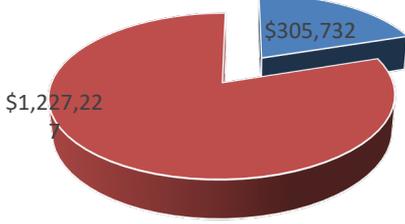


CRM closure times met the target during the period.

<p><b>Vegetation Control Contract</b> (Term 2+2)</p> <p><b>Southern Vegetation Control</b></p>	<p><b>\$145,016</b></p>  <table border="1"> <thead> <tr> <th>Category</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Red</td> <td>\$55,915</td> </tr> <tr> <td>Blue</td> <td>\$89,101</td> </tr> </tbody> </table>	Category	Amount	Red	\$55,915	Blue	\$89,101
Category	Amount						
Red	\$55,915						
Blue	\$89,101						

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

- This is a new contract. The contract commenced on 1 August 2022
- The budget for 2022/23 is \$145,016.
- Total spent to 28 February was \$89,101.
- Rural sealed road culvert ends and signs spraying has been completed.
- Pest plants spraying completed on State Highways. Approximately 95% of Waimumu, 80% Waikaka and 95% Kaiwera areas have been completed. All pest plant spraying is scheduled for completion by the end of April.
- Urban spraying in Matura and Gore has been completed and a re-spray (second round) will commence in the first week of April.

<p><b>Resurfacing Contract</b> (Term 1+1+1)</p> <p><b>Fulton Hogan</b></p>	<p><b>\$1,532,959</b></p>  <table border="1"> <thead> <tr> <th>Category</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Red</td> <td>\$1,227,222</td> </tr> <tr> <td>Blue</td> <td>\$305,732</td> </tr> </tbody> </table>	Category	Amount	Red	\$1,227,222	Blue	\$305,732
Category	Amount						
Red	\$1,227,222						
Blue	\$305,732						

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

- As per the contract conditions, this contract has been extended for a period of one year to include the 2022/23 reseal season.
- The budget for 2022/23 is \$1,532,959 which includes resurfacing and pre-reseal repairs.
- Expenditure to the end of February was \$305,732.
- Pre-reseal repairs are well underway, struggling to get resources for final repairs.
- Heated chip and diluent treatment of slick section of Reaby Road.

<p><b>Concrete and Associated Works</b> (Term 2+2)</p> <p><b>McDonough Contracting</b></p>	<p><b>\$281,620</b></p> <table border="1"> <thead> <tr> <th>Category</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Total Budget</td> <td>\$281,620</td> </tr> <tr> <td>Spent to Date</td> <td>\$222,647</td> </tr> <tr> <td>Remaining Budget</td> <td>\$58,973</td> </tr> </tbody> </table>	Category	Amount	Total Budget	\$281,620	Spent to Date	\$222,647	Remaining Budget	\$58,973
Category	Amount								
Total Budget	\$281,620								
Spent to Date	\$222,647								
Remaining Budget	\$58,973								

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

- Budget for 2022/23 is \$281,620.
- Total spent to 28 February was \$222,647.
- The Ardwick Street new library precinct was the prime area of focus for concrete works during most of the period.
- Other works included sections of footpath and vehicle crossings on Kitchener and Swan Streets.
- Further concrete works are in progress or programmed in Swan Street, Elizabeth Street, Frank Street, Elsie Street and Hilbre Avenue.
- Reinstatement of 3 Waters trenches continued where required.

<p><b>Road Marking Contract</b> (Term 2+2)</p> <p><b>Downer NZ Ltd</b></p>	<p><b>\$102,351</b></p> <table border="1"> <thead> <tr> <th>Category</th> <th>Amount</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Total Budget</td> <td>\$102,351</td> <td>100%</td> </tr> <tr> <td>Spent to Date</td> <td>\$57,189</td> <td>56%</td> </tr> <tr> <td>Remaining Budget</td> <td>\$45,162</td> <td>44%</td> </tr> </tbody> </table>	Category	Amount	Percentage	Total Budget	\$102,351	100%	Spent to Date	\$57,189	56%	Remaining Budget	\$45,162	44%
Category	Amount	Percentage											
Total Budget	\$102,351	100%											
Spent to Date	\$57,189	56%											
Remaining Budget	\$45,162	44%											

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

- Budget for 2022/23 is \$102,351.
- Total spent to 28 February was \$57,189
- The new contract commenced on 1 November 2022.
- Rural re-marking is complete, except for an intersection control change from Give Way to STOP at Knapdale Road/Whiterig Road intersection which will be completed in conjunction with urban re-marking.
- Urban re-marking is in progress.
- Marking in Ardwick Street around the new library is complete.

### Mechanical Cleaning Contract

(Term 2+2)

Downer NZ Ltd



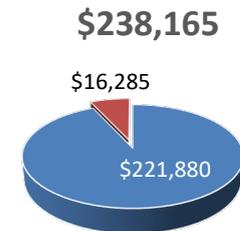
**The contract covers cyclic mechanical sweeping of the Gore and Mataura urban areas, cleaning urban stormwater sumps and some other cleaning of culverts and drainage structures.**

- Budget for 2022/23 is \$94,943. The budget for this new contract work is currently being reviewed.
- Total spent to 28 February was \$104,963.
- The contract commenced on 1 October.
- The sweeping cycle is generally on Tuesday and Friday each week.
- A total of 95 sumps were scheduled for cleaning late last year and 60 of these have been completed.
- A further 30 sumps have been added to the list for cleaning. These are to be completed by the end of April.
- Alternative arrangements are being investigated for the disposal of the material vacuumed out of the urban stormwater sumps. In the past this material was placed in a designated area at the transfer station. This practice is no longer acceptable due to potential contaminants in the deposits.

### Seal Repair Contract

(Term 2+2)

Supreme Siteworks



**This contract includes the programmed repair of various sealed pavement faults such as edge breaks, digouts, levelling of depressions and pavement stabilisation. Pre-reseal repairs will also be undertaken from the start of the 2023/24 year.**

- Budget for 2022/23 is \$238,165.
- The contract commenced on 1 November 2022.
- Expenditure to 28 February was \$221,880.
- Supreme Siteworks completed most of the work which had been programmed throughout the District during the period.

### Staffing/health and safety

- There have been no significant health and safety incidents reported within the Roding Team during the period.
- The Roding Team continues to work towards implementation of the 365 Job Start procedures which will better identify and treat risks for new works to be carried out.
- Staff recently attended situational safety training to help assess personal safety in various work situations when dealing with the public.
- External support will continue to be used, where appropriate and available, to undertake roading tasks requiring specialised skills not available internally.

## Road Safety Southland

- We continue to work with and provide a small funding contribution to the southern region road safety team (Road Safety Southland) a collaboration between ICC, SDC, and GDC.
- We continue to work with NZTA safety team with its national initiative, Road to Zero (develop a safe system free of death and serious injury).
- A recently developed nation wide speed platform will enable future regional speed reviews. Legislation to enable this has been finalised.
- Work has begun on creating a Speed Management Plan (SMP) for the District.
- Recent discussions have taken place with NZTA regarding implementation of speed management in the vicinity of schools within the district.

## Asset Management

- K2 continues to carry out traffic counting on roads around the network.
- The updated draft Transportation Procurement Strategy for the Council's roading activities has been submitted to NZTA for its endorsement.
- Roothing staff are currently working with a consultant to review the Transport Activity Management Plan which will inform the next Long Term Plan.

## Other Network updates.

### Mataura Welcome Signs

These are progressing with steel and concrete fabrication of the signs underway at Balcrom in Balclutha.

### Library Precinct

Construction of kerbing and footpaths associated with the new library in Ardwick Street is complete, including road markings.

### Kaiwera Downs wind farm



*Waikana Road Armco culvert bridging*

Preparation works are progressing prior to the arrival of major turbine components. The photo shows the protective bridge the contractor has constructed over an existing Armco (corrugated steel) culvert on Waikana Road. Bridging of the culvert is required to ensure the heavy loads do not damage or collapse the culvert.

#### 4. REPORT FROM THE BUILDING CONTROL (Russell Paterson)

##### **Processing timeframes**

Building consent applications received in February showed a decrease however applications received in March have increased again. The pre winter influx of solid fuel heater applications seems to have started as several are being lodged every week.

- February - 27 consents granted, average of 15.2 days (81% under 20 days)
- March - 27 consents granted, average of 17.7 days (74% under 20 days)

Whilst the under 20 days percentage has been fluctuating for several months, it is aligned with the staff resource shortage we have been faced with for the same period. We are still utilising our processing contractor to take the overflow of applications until our in-house resources can cope with demand.

CCCs issued over the last three months are as follows,

- February - 16 issued, average of 9.7 days
- March - 29 issued, average of 4.0 days

##### **Projects on the go**

Following the public opening of the James Cumming Community Centre and Library recently, the Maruawai centre in the heritage precinct is now the focus project for Council initiated building works. In the private sector, jobs like the Advance Quip office/workshop, MGM office/workshop, Gorton Street gym and various other smaller commercial works are in progress, plus the usual array of residential work. The Matai Ridge infrastructure development is almost at completion however, there have not been any building consent enquiries or applications lodged yet.

##### **Staff resourcing and welfare**

The new deputy BC Manager (Tony Osborne) commenced employment at the beginning of April so the extra experienced resource within the team is greatly welcomed. Our Compliance Officer has returned to the Philippines on family leave at the moment and will be back in the office after the Easter break, his role is being monitored by others in his absence.

The team is generally in good health except for one person now working from home due to testing positive for Covid 19.

##### **Staff training progress**

Gillian Bedwell attended her graduation ceremony in Auckland recently to complete the Building Control Surveying Diploma, which was a two year course completed in late 2022. All BCA staff have been advised to be mindful of the training spend but also to continue with arranging suitable training courses as recommended in their 2022-23 training plans.

- ✦ Building consent statistics for February and March 2023 are attached.

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

**Resource consent update**

<b>Consent numbers from 1 January 2023 – 31 March 2023</b>	
Land use consents received	8
Subdivision consents received	11
Outline plan approval	1
<b>Total received</b>	20
Land use consents issued	8
Notice of Requirement (designation)	1
Subdivision consents issued	9
<b>Total issued</b>	18

A summary of the land use and subdivision consents issued is:

- Consent for Environment Southland to understand flood protection works (stopbank upgrades);
- A designation of a power sub-station next to Mataura Valley Milk;
- A quarry on River Road, which initially will provide material to Environment Southland for stopbank upgrades;
- One setback breach, one density breach and one site coverage breach;
- An application from the Gore District Council to install a community playground next to the Mandeville aviation museum;
- An application for a residential activity in the industrial zone;
- Eight rural subdivisions which resulted in a total of 19 lots, the majority of which are rural lifestyle in nature;
- One of the rural subdivision consents included a HAIL (hazardous activities and industries list) site; and
- One variation to the McQueen Avenue Alliance Group subdivision of to amend boundary and allow for staging.

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

<b>Consent #</b>	<b>Address</b>	<b>Description</b>
LU2022/207	Various	Flood Protection Works - Environment Southland
LU2022/231	3-5 Beustone Lane Gore	Two residential units breaching density
LU2022/233 & SUB2022/228	212 Pioneer Highway	3 Lot rural subdivision which included HAIL land
LU2022/234	2 Oreti Street, Gore	Residential activity in the industrial zone
LU2022/240	87 River Road	Operate a quarry for 20 years
LU2022/242	1558A Waimea Highway, Mandeville	Install a community playground – Gore District Council
LU2023/002	108 Frank Street, Gore	Garage within the front yard setback
LU2023/003	12 Pomona Street, Gore	Building coverage breach
NOR2022/1	Pease Street (by MVM)	McNab Street substation - Powerco
SUB2022/183	18-30 McQueen Street	Amend consent condition to provide for staging and amend lot layout
SUB2022/232	360 Waimumu Road	Nine lot rural lifestyle subdivision
SUB2022/235	830 Waipahi Highway	Three lot rural subdivision to create two rural lifestyle lots
SUB2022/236	259 McKinnon Road	Three lot rural lifestyle subdivision
SUB2022/237	63 Howe Road	Two lot rural subdivision to create one rural lifestyle lot

SUB2022/238	59 Morrison Road	Two lot rural subdivision to turn one 4ha lot into two 2ha lots
SUB2022/241	488 Pinnacle Road	Four lot rural subdivision to create three rural lifestyle lots
SUB2023/017	289 Otama Valley Road	Rural boundary adjustment

Other information:

- A total of 100% of resource consents were processed within RMA timeframes.
- On average, for non-notified resource consents, it took 13 working days to process each application.
- All consents were granted non-notified.
- There are currently 32 applications in for processing, 26 of which are on hold pending the deposit to be paid or for further information, written approvals or at applicant's request.