

Gore District Council

Recommendation



OUTLINE PLAN APPROVAL

Resource Management Act 1991

Application reference	OTHR25702
Requiring Authority	Minister of Education
Proposal	An application under Section 176A for an Outline Plan Approval for an outdoor learning and classroom upgrade at West Gore School.
Location	120 Kitchener Street, Gore
Legal Description	Lots 28 – 35 DP 750, held in record of title SL165/281
Designation	D8 West Gore Primary School
Recommendation	Recommended with no changes
Date	19 February 2025

SUMMARY OF RECOMMENDATION

1. No Changes are requested to this Outline Plan pursuant to section 176A(4) of the RMA. This recommendation is made by Penny Weng as delegate, on 19 February 2025 under delegated authority pursuant to Section 34A of the RMA.

1. PROPOSAL

SECTION 176A OF THE RESOURCE MANAGEMENT ACT 1991

Section 176A of the Resource Management Act 1991 establishes the procedure for dealing with works on land where that land has been designated for a certain purpose.

(1) Subject to subsection (2), an outline plan of the public work, project, or work to be constructed on designated land must be submitted by the requiring authority to the territorial authority to allow the territorial authority to request changes before construction is commenced.

(3) An outline plan must show -

- (a) The height, shape, and bulk of the public work, project, or work; and*
- (b) The location on the site of the public work, project, or work; and*
- (c) The likely finished contour of the site; and*
- (d) The vehicular access, circulation, and the provision for parking; and*
- (e) The landscaping proposed; and*
- (f) Any other matters to avoid, remedy, or mitigate any adverse effects on the environment.*

The site is designated under the District Plan by the Minister of Education (Designation No. D8) for West Gore Primary School with an underlying zoning of Residential A.

The requiring authority responsible for this designation is Minister of Education. The Outline Plan of Work (OPW) has been prepared by CS Contracting. This application has been signed and approved by Sandra Orr – General Manager Asset Management, who has the delegated authority under the Minister of Education.

Proposal

The works outlined in this OPW include the construction of a new standalone covered area to the northwest of Block A and the installation of a new north-facing archgola canopy attached to Block A. These structures will be integrated with the existing stormwater system.

The proposed works are directly related to the primary purpose of the designation, which is to provide an education facility (in this instance, providing outdoor learning opportunities).

The construction of the new standalone covered area will be a partially open shed with a 49m² roof area on a square paved area, with two walls constructed with timber-frames and clad in prefinished metal. The installation of a new north-facing archgola canopy will be attached to Block A and cover an area of approximately 63m². It will be a steel structure with a clear, curved roof.

The proposed locations of these works have been indicated below in Figure 1.



Figure 1: Site plan of the proposed alterations outlined in red (Source: Outline Plan of Works).

2. SITE DESCRIPTION

The site is located in the Residential A Zone of the Gore District. It has been designated as a site to be used for education purposes by the Minister of Education. The West Gore Primary School site is located at 120 Kitchener Street, Gore (Lots 28-35 DP 750) and spans 1.5517 hectares. The school is a coeducational primary school with a roll of approximately 180 students, catering to New Entrants through to Year 6.

The school grounds feature three main classroom blocks, a library, a hall, junior and senior playgrounds, as well as tennis, netball, and basketball courts. The site is situated in a predominantly residential area, with the Newman Park sports grounds adjacent to the school to the south and the Gore Multi-Sports Complex within walking distance. The school is bordered by roads to the north and west, with vehicle access to the site via Robertson Street.

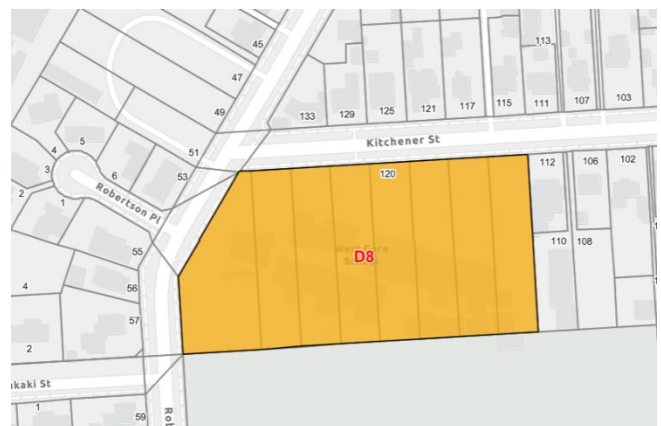


Figure 2 and 3: Subject site of proposed activity and overlay indicating designation status

3. RECOMMENDATION

Pursuant to Section 176A(4) of the RMA, the Minister of Education is advised that the Territorial Authority (GDC) does not request changes to the Outline Plan of Works.

4. REASONS FOR RECOMMENDATION

The provided 'Outline Plan' by CS Contracting for West Gore Primary School on behalf of the Minister of Education demonstrates the locations for the proposed construction of a new standalone covered area and archgola canopy.

The architectural drawings include a site locality plan identifying the relative position of the works to the site's extent. The Indicative 3D View for the covered area and the Indicative Sections and 1 and 2 for the archgola canopy details the height, shape, and bulk of the proposed structures on the site. Given the proposed structures will be used for outdoor learning purposes, the proposal is consistent with the purpose of the designation to provide for an education facility.

The proposed works are situated well away from any transport activities on site and lie within the fenced boundaries of the school. The proposed works do not impact any access points, public transport options, active transport infrastructure, pick-up/drop-off facilities, on-site parking, or any other related features.

The site is flat, and neither structure will impact the existing contours. No landscaping is proposed as the proposed construction of the structures is intended for outdoor learning activities.

There are no other matters from the construction phase or stormwater management that result in adverse effects on the environment from this proposed activity.

The application outlines the requirements under s176A(3) of the Resource Management Act 1991.

5. OTHER MATTERS

The Minister of Education as the Requiring Authority has the opportunity to either accept or reject the above recommendation. Please advise in writing within 15 working days whether this recommendation is accepted.

The costs of processing the request are currently being assessed and you will be advised under separate cover whether further money is required or whether a refund is owing to you. The requiring authority shall pay to Council all required administrative charges fixed by the Council pursuant to Section 36 of the Act, which are in relation to:

- i) the administration, monitoring and supervision of this recommendation; and
- ii) charges authorised by regulations.

This resource consent is not a building consent granted under the Building Act 2004. A building consent must be obtained before construction can begin.

If you have any enquiries, please contact the duty planner on phone (03) 209 0330 or email planning@goredc.govt.nz.

Prepared by



Bridget Sim
Planner

Decision made by



Penny Weng
Delegated Officer

Appendix A: Approved Plans

APPENDIX A – APPROVED PLANS

GENERAL NOTES

- All drawings are subject to these general notes.
- Dimensions shown are to the finish surface of existing construction and the face of framing in new construction, unless otherwise noted.
- The contractor shall verify all existing dimensions and conditions, including existing materials, framing member sizes and locations, and methods of construction. If discrepancies are found, notify the designer before proceeding with work.
- The contractor shall maintain a secure, clean, and safe construction site. The contractor is solely responsible for taking all steps necessary to protect the public from injury and adjacent property damage during construction, in accordance with the NZBC.
- Repair all existing construction affected by new work to its original condition.
- The documentation shall be read in its entirety and forms the scope of the works. If a piece of work is mentioned on one plan but not another, this work must be allowed for. If there are any discrepancies in the documents, please seek clarification immediately.
- Type 304 stainless steel fixings must be used for all Copper Quat (CQ - previously Alkaline Copper Quaternary) or Copper Acetate (CuAc) treated framing.

SITE SAFETY

- Allow to provide all internal and external barriers as required by NZBC F5.
- NEW ZEALAND BUILDING CODE (Section F5 - Performance Criteria)
- F5.3.2 Where construction or demolition work presents a hazard to the public, barriers shall be provided and shall:
- Have no openings other than those approved by the territorial authority for access and viewing.
 - Have no gates or doors which project beyond the site when opened.
- NEW ZEALAND BUILDING CODE (Section F5 - AS1)
- 1.1.1 Site fences and hoardings
- 1.1.2 Fences and hoardings shall extend at least 2.0 m in height from ground level on the side accessible to the public.
- 1.1.3 An acceptable fence may be constructed with galvanneal chainlink netting having a maximum sized grid of 50 mm x 50 mm. Post spacing shall be a maximum of 2.5 m, and the gap between the bottom of the fence and ground no greater than 100 mm.
- Allow to provide all signage as required and assist in providing signage and fencing to indicate access routes if required during construction works to these areas.

SITE INFORMATION

TA: Gore District Council
Appellation: Lm 25.50 DP 739
Site Area: 1,557 ha
Earthquake Zone: Zone 1
Exposure Zone: Zone B
Climate Zone: 6
Rustal Intensity (range): 30-40
Wind Zone: Medium (Design to High)
Snow Zone: NS
Altitude: ~70m



CS CONTRACTING
ARCHITECTURAL DESIGN

Project name
AMS A: Outdoor Learning ILE C: Classroom Upgrade
Project address
WEST GORE SCHOOL
120 Kitchener Street, Gore
Client
West Gore School BoT
Project number
4050-23-03
Date
June 2024
DO NOT SCALE OFF THIS DRAWING
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK
IF THERE ARE ANY DISCREPANCIES IN THE DOCUMENTS PLEASE SEEK CLARIFICATION BEFORE PROCEEDING WITH ANY WORK
NO BUILDING WORK SHALL PROCEED UNTIL BUILDING CONSENT HAS BEEN GRANTED FOR THE WORK DESCRIBED
COPYRIGHT © CS CONTRACTING
Revision notes

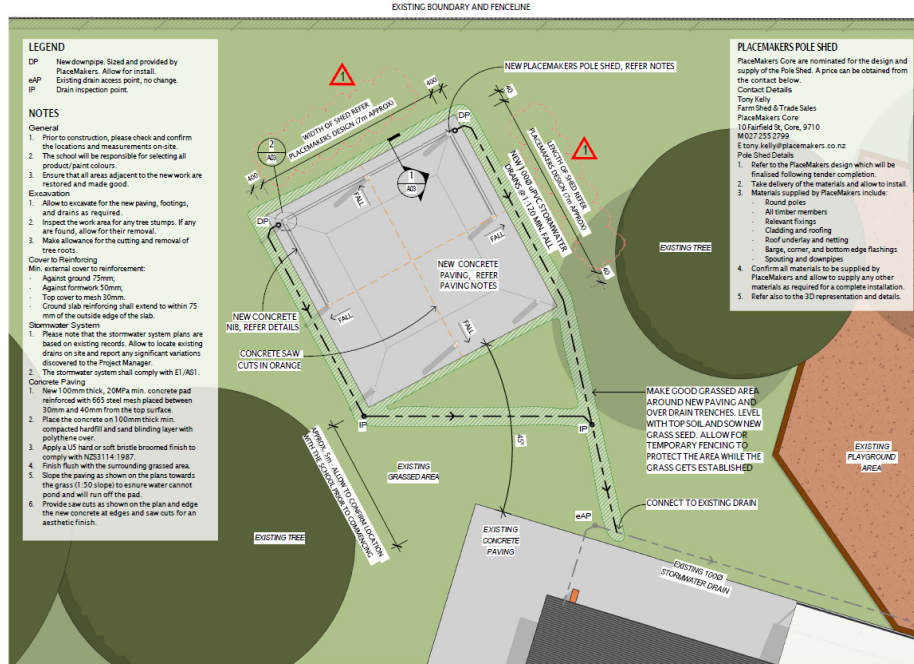


Site Locality Plan

1 : 750

Sheet
Site Locality Plan

Sheet No. Revision
A01
Scale @ A3 1 : 750
22/01/2024 5:10:25 PM



Bot Covered Area Plan

1 : 100



CS CONTRACTING
ARCHITECTURAL DESIGN

Project name
AMS A: Outdoor Learning ILE C: Classroom Upgrade
Project address
WEST GORE SCHOOL
120 Kitchener Street, Gore
Client
West Gore School BoT
Project number
4050-23-03
Date
June 2024
DO NOT SCALE OFF THIS DRAWING
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK
IF THERE ARE ANY DISCREPANCIES IN THE DOCUMENTS PLEASE SEEK CLARIFICATION BEFORE PROCEEDING WITH ANY WORK
NO BUILDING WORK SHALL PROCEED UNTIL BUILDING CONSENT HAS BEEN GRANTED FOR THE WORK DESCRIBED
COPYRIGHT © CS CONTRACTING
Revision notes
Add the approximate dimensions of the structure.

Sheet
Bot Covered Area Plan

Sheet No. Revision
A02
Scale @ A3 1 : 100
22/01/2024 5:10:25 PM

