

10 February 2026

Ministry of Education
c/- Darren Buist, BCN Architects
By email: dbuist@bcn.net.nz

Attention: Darren Buist
BCN Architects

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Dear Darren

REQUEST FOR WAIVER OF OUTLINE PLAN – MINISTRY OF EDUCATION – LIBRARY WEATHERTIGHTNESS REMEDIATION WORKS AT 28 COUTTS ROAD, GORE

We refer to your request for a waiver of the requirement to submit an outline plan under section 176(2)(c) of the Resource Management Act 1991. The request was received (including payment) on 30 January 2026. While the request was lodged prior to notification of the Proposed Gore District Plan since been notified and Council has considered the request under both plans.

The request was considered under delegated authority pursuant to Section 34 of the Resource Management Act 1991 by Morgan Smith as Delegate, on 10 February 2026.

The subject site is located at 28 Coutts Road, Gore and is legally described as Lot 23 DP 87, held in Record of Title SL44/28. The site is designated under the Operative Gore District Plan as D4 – Gore High School (Minister of Education) for education purposes. The site is also designated under the Proposed Gore District Plan (Notified) as MEDU-1 – Māruawai College Senior Campus (Minister of Education) for education purposes. This waiver has been considered under both designations and plans.

Proposal

The requiring authority seeks a waiver of the outline plan requirement for weathertight remediation works to the existing library building. The application describes the works as including recladding and reroofing of the existing structure, together with replacement and installation of new windows and doors. The works are being progressed alongside Building Consent No. Z11615.

Supporting documentation includes BCN Architects drawing set for 'Māruawai College – Library Refurbishments' (Project No. 2022001, BC/Tender issue dated 9 December 2025), which shows that the works are confined to the existing library building and do not involve any increase in building footprint. No changes to site contours, access, circulation, parking or landscaping are proposed or required.

The location of works is outlined in red which shows the footprint of the library shown in Figure 1 below. The location of the library will remain unchanged.



Figure 1 Location of Library on Designated Site

A visual representation of the external works planned on the library are shown in Figures 2 to 5 below.



Figure 2 3D Representation of the Refurbished Library (Southwest Elevation)

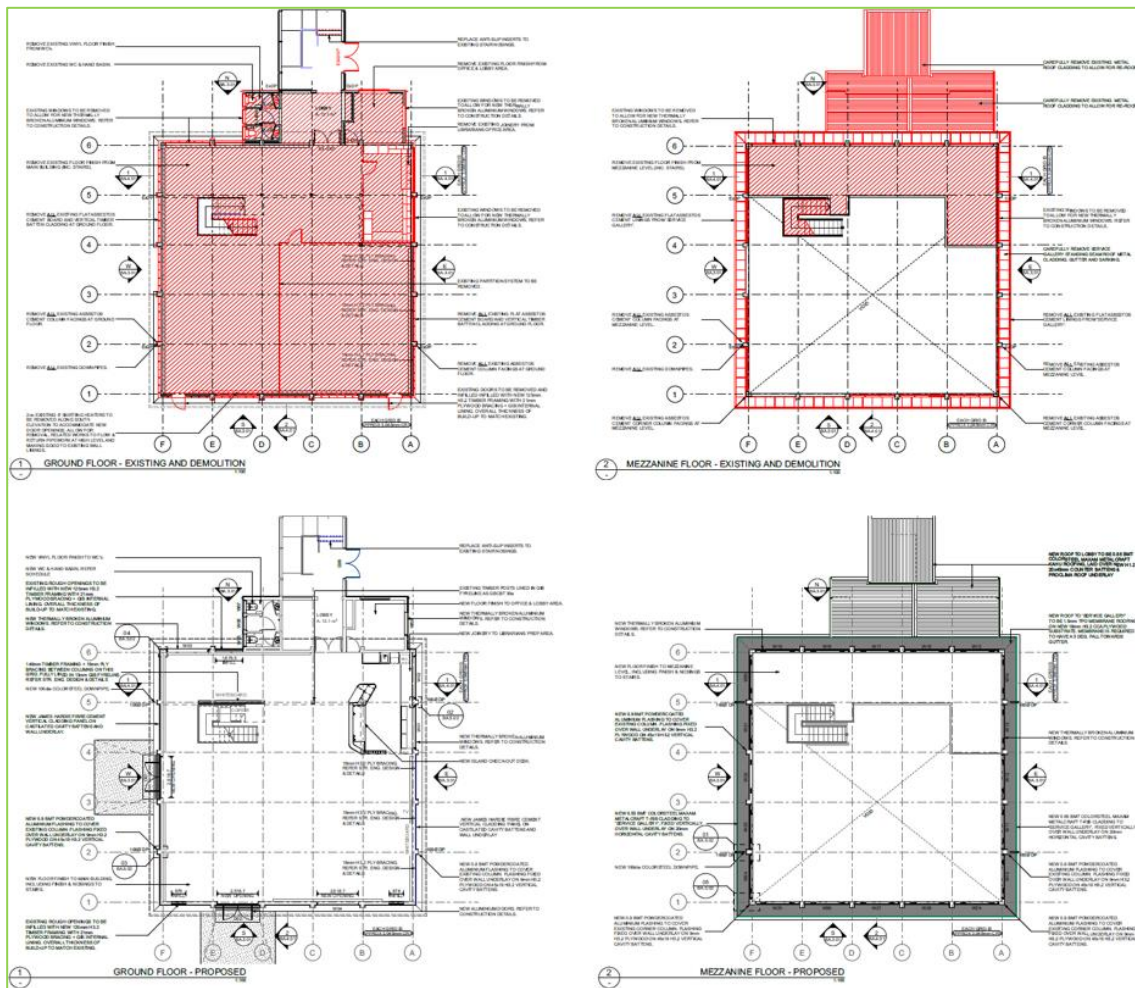


Figure 3 Existing and Proposed Floor Plans (Ground and Mezzanine)

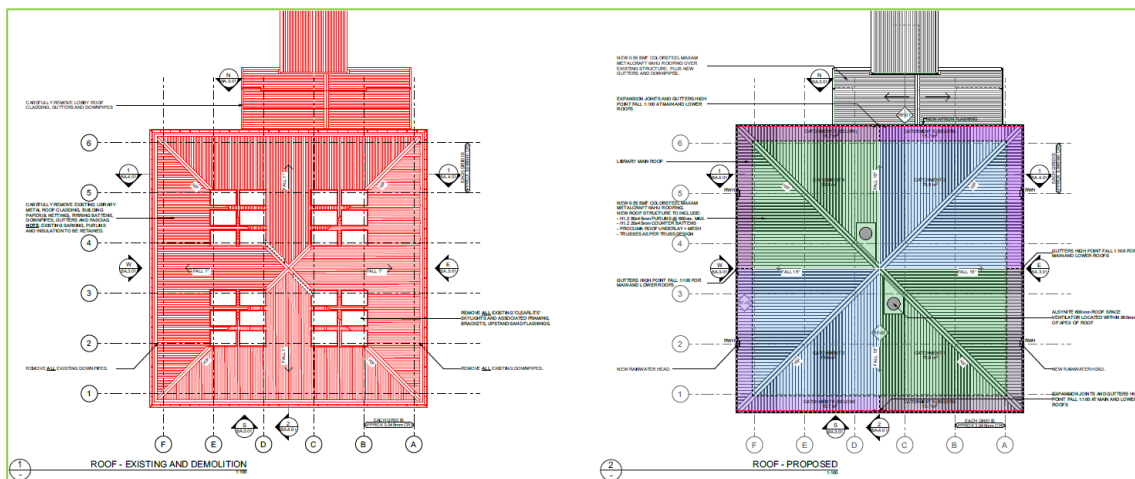


Figure 4 Existing and Proposed Roof Plans

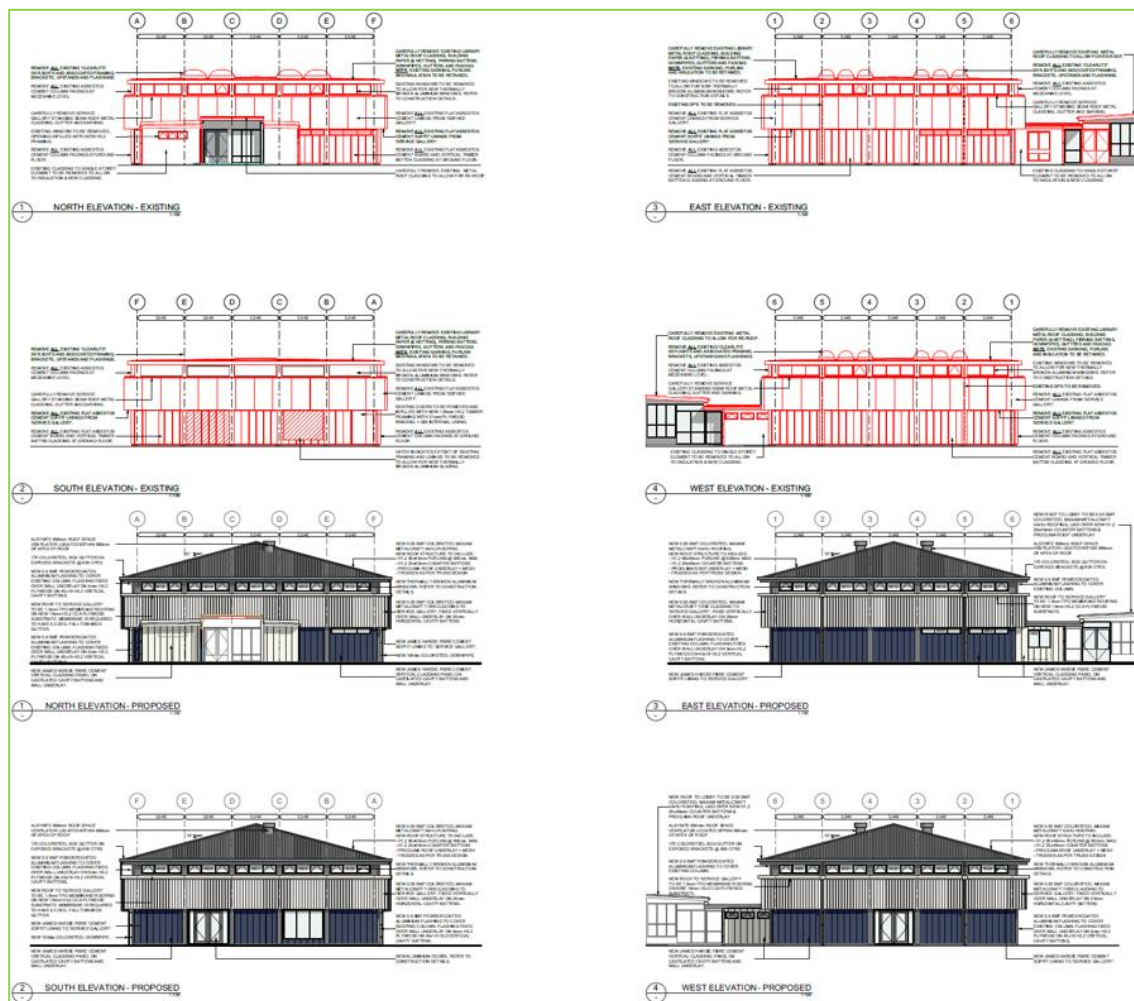


Figure 5 Existing and Proposed Elevations

The Ministry of Education as the requiring authority has applied for a waiver of Outline Plan in respect to the proposed alterations.

Assessment

The proposed works is considered to be in accordance with the purpose of the designation under both plans, as it relates to maintaining and upgrading existing school facilities. The works are minor in nature, are entirely within the designated area, and are confined to the existing library building. The works do not introduce new activities beyond the education purpose of the site, and do not involve changes to site access, parking, landscaping or ground levels. The alterations to the building is determined not to have any adverse amenity or dominance at this location as the footprint of the building will remain unchanged from previous. The Agent has confirmed that the existing library building is not located near, and the works will not involve or impact, the war memorial gates or any identified notable trees.

On this basis, Council considers that an outline plan waiver is appropriate.

Statutory Considerations

Section 176A (2) of the Resource Management Act 1991 establishes the procedure for determining when an outline plan need not be submitted to the territorial authority, as follows:

- (2) An outline plan need not be submitted to the territorial authority if-*
- (a) The proposed public work, project, or work has been otherwise approved under the Act; or*
 - (b) The details of the proposed public work, project, or work as referred to in subsection (3), are incorporated into the designation; or*
 - (c) The territorial authority waives the requirement for an outline plan.*

In the first instance it should be noted that the Territorial Authority (Gore District Council) has discretion, under section 176A(2)(c), whether or not to require 'Outline Plans' to be submitted. If the Territorial Authority is satisfied that the works will proceed in accordance with the designated purpose of the land, then it is not always necessary for an outline plan to be submitted for approval.

In this case it was deemed appropriate that the requirement for an Outline Plan be waived as the proposed activity is in line with the purpose of the Designations under both the Operative Gore District Plan and the Proposed District Plan. The proposed works are entirely within the designated area, are minor in nature.

Decision

With reference to the assessment undertaken above and the nature of the works it is considered appropriate that the consent authority waive the requirement for an outline plan.

Pursuant to Section 176A (2)(c) of the Resource Management Act 1991, the territorial authority waives the requirement for an outline plan in respect of the weathertightness remediation works to the existing library building at Māruawai College (28 Coutts Road, Gore). This waiver is granted under both the Operative Gore District Plan designation 'D4' and the Proposed Gore District Plan (Decisions Version) designation 'MEDU-1'.

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

Prepared by



Steven Ramanlal
Planning Officer

Reviewed by



Katrina Ellis
Planning Officer

Approved under delegation by

A handwritten signature in blue ink, appearing to read "M Smith".

Morgan Smith
Planning Manager