

Gore District Council Recommendation



OUTLINE PLAN APPROVAL

Resource Management Act 1991

Application reference	OTHR26707
Requiring Authority	Minister of Education
Proposal	An application under Section 176A for an Outline Plan Approval for Phase 1 of the Māruawai College Senior Campus redevelopment, comprising an eight-classroom Specialist Technology Block and associated landscaping, site works and servicing.
Location	28 Coutts Road, Gore
Legal Description	Lots 21-23 Block II DP 87 and associated school lots within Designation D4
Designation	MEDU-1 – Education Purposes – Māruawai College Senior Campus
Recommendation	No changes requested
Date	24 July 2026

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 Matt Heale on 24 July 2026 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 at Lots 21-23 Block II DP 87 and associated school lots within Designation D4 is designated in the Proposed District Plan as Designation MEDU-1 “Māruawai College Senior Campus” for “Educational Purposes”, with an underlying zoning of General Residential Zone.

The site at 28 Coutts Road, Gore is designated under both the Operative District Plan and Proposed District Plan for educational purposes. Under the Operative District Plan the site is subject to Designation D4 “Gore High School”. Under the Proposed District Plan the site is subject to Designation MEDU-1 “Education Purposes – Māruawai College Senior Campus”. The requiring authority for the designation is the Minister of Education. The Proposed District Plan designation is subject to two conditions requiring retention and protection of the War Memorial Gates (HH-14) and protection of the notable trees on the site, including works, activities and ground disturbance within the dripline of those trees.

The requiring authority for Designation MEDU-1 is the Minister of Education.

Proposal

The outline plan was initially lodged for a two-phase campus redevelopment. Following Council’s further information request, the requiring authority removed Phase 2 from the application because detailed design information for those future works, particularly the proposed Robertson Street car park, is not yet available. The current Outline Plan Approval is therefore limited to Phase 1 only.

Phase 1 comprises the construction of a new single-storey Specialist Technology Block between Block A1 and Block F (Gymnasium). The building will provide eight classrooms together with toilets, storage and office space. The works also include associated paving, access paths, landscaped areas, localised earthworks and grading, stormwater soakage, wastewater servicing, water-supply works and the relocation of an existing fire hydrant.

The school will remain operational during construction. Phase 2, including any further teaching blocks, demolition, the Robertson Street car park and associated landscaping, is expressly excluded from this approval and will require a separate outline plan when the design has progressed. The separate educational construction activity previously discussed with the school is also not included in this approval and will need to be addressed through a separate outline plan if it continues or is relocated.

Māruawai College has been delegated approval by the Ministry of Education (as the requiring authority) to obtain an Outline Plan on their behalf under Section 176(1)(b) of the Resource Management Act to undertake the works within Māruawai College Senior Campus (Designation MEDU-1).

2. SITE DESCRIPTION

Māruawai College Senior Campus is located at 28 Coutts Road, Gore, approximately 1.6km west of the Gore town centre. The wider school site comprises approximately 6.07 hectares and is occupied by established school buildings, hard court areas, parking, playing fields and landscaping. The site fronts Coutts Road to the north and Robertson Street to the west, and is predominantly surrounded by residential properties. Existing school buildings are clustered in the north-western part of the site, while the southern and eastern parts of the site contain playing fields and open space.

The Phase 1 work area is within the established building cluster and is well separated from the southern boundary and the Coutts Road frontage.

The site contains several protected existing features. Under the Operative District Plan, a significant tree (T29 – Horizontal Elm) and a heritage item (H16 – Gore High School Memorial Gates) are identified at the Coutts Road frontage. Under the Proposed District Plan, the site contains HH-14 Māruawai College Senior Campus War Memorial Gates, a row of notable silver birches along the southern boundary, and a notable horizontal elm at the Coutts Road frontage. These features are relevant because the MEDU-1 designation conditions require them to be retained and protected. The Phase 1 work area is remote from these features.

3. RECOMMENDATION

Under Subsection 176A(4), Council may, within 20 working days after receipt of the outline plan, request the requiring authority to make changes to all or any of the proposal contained in the plan.

The further information supplied by the requiring authority has clarified the scope of the current application, the proposed finished floor level, the Phase 1 servicing arrangements and the contamination management approach. Council's internal technical reviews have also been completed for the Phase 1 works. For the reasons set out below, no changes are requested to the Outline Plan.

4. REASONS FOR RECOMMENDATION

The Outline Plan is required to address all of the requirements of section 176A(3). The matters required to be shown as part of any outline plan, and the effects of the proposal are addressed below:

The height, shape, and bulk of the public work, project, or work

The Specialist Technology Block is a single-storey building with a rectangular footprint, pitched roof forms and verandas/roof overhangs that provide sheltered circulation and outdoor learning space. The building has a footprint of 1200m² and a maximum height of 5.3m. Its height, scale and form are consistent with the existing educational buildings on the campus and are appropriate within the education designation.

The location on the site of the public work, project, or work

The proposed works are located within the existing Māruawai College designation. The new teaching buildings are clustered within the developed northern half of the school site, close to the existing school buildings. Phase 1 is located between Block A1 and Block F (Gymnasium). This location consolidates development within the developed part of the campus, makes efficient use of an area affected by earlier

demolition, and avoids extending development into the principal playing fields or toward the residential boundaries. The building is also well separated from the War Memorial Gates and the notable trees protected by MEDU-1.

The likely finished contour of the site

The school site is generally flat. The submitted civil design identifies a finished floor level of RL 72.960 (NZVD2016) for the Specialist Technology Block and provides detailed proposed surface levels, grading, paths and paved areas around the building. The earthworks plan identifies an approximate works area of 4200m² and approximately 1100m³ of cut, with no bulk earth fill proposed. These works are localised and will not alter the overall landform of the campus.

Māruawai College is located within the Flood Bank Mitigation area. The requiring authority has confirmed that the finished floor level was established with reference to NZBC E1 – Surface Water, including protection from surface water ingress through floor levels, site grading, drainage design and overland flow management.

Environment Southland previously advised the project civil engineer that the proposed building location is on elevated land, well clear of the Mataura River floodplain, and outside the modelled 0.5% annual exceedance probability flood extent for the Mataura River based on historic climate information. Environment Southland further advised that no minimum finished floor level applies at this location beyond the standard Building Code requirement, and that localised stormwater ponding is unlikely because the surrounding land falls away to the south. That advice is indicative and is not a substitute for site-specific investigation. Council has also had regard to the surveyed site levels, proposed grading and drainage design, and the requiring authority's NZBC E1 design basis. The detailed Building Code compliance of RL 72.960 will be determined through the building consent process. At outline-plan level, Council is satisfied that flooding and surface water effects have been appropriately addressed.

The vehicular access, circulation, and the provision for parking

Phase 1 does not establish the Robertson Street car park previously shown as part of Phase 2 and does not alter the permanent parking supply or the school's principal access arrangements. Existing vehicle and pedestrian accesses and on-site parking will remain available. The works are not expected to increase the school roll or generate a substantive increase in ongoing traffic demand.

Construction traffic will use the existing access network. Council's Roading team has advised that any works within the road corridor must be undertaken by a Council-approved roading contractor and be supported by a Corridor Access Request and an approved Traffic Management Plan. The Traffic Management Plan should address construction traffic entering and leaving the site. Any damage to vehicle crossings used by construction traffic is to be repaired to Council's satisfaction at the requiring authority's expense. These are implementation matters and do not require changes to the Outline Plan.

The landscaping proposed

Phase 1 landscaping includes new paved areas, planted mounds and seating to the north of the Specialist Technology Block, together with grasses, lancewoods, shrubs and other planting around the building. The landscaping will soften the new building, support the use of adjoining outdoor spaces and integrate the development with the established campus.

Any tree and vegetation removal shown within the Phase 1 work area relates to non-notable vegetation. The Phase 1 works are well separated from Tree 24 along the southern boundary, Tree 25 near the Coutts Road entrance and the War Memorial Gates. No removal of a notable tree, or works within the dripline of a notable tree, is authorised by this Outline Plan Approval.

Other matters to avoid, remedy, or mitigate any adverse effects on the environment

The OPW identifies visual and amenity effects, effects on trees and heritage items, contaminated land, and servicing as the key relevant environmental matters.

Visual and Amenity Effects

The Specialist Technology Block will be read as part of the established school complex. Its single-storey form, central campus location and proposed landscaping limit its visibility from surrounding streets and residential properties. The works are consistent with the established educational use and will not result in unacceptable visual, character or amenity effects.

Heritage and Notable Trees

The War Memorial Gates and the notable trees are well separated from the Phase 1 work area. The submitted plans do not propose works affecting those features or their settings. The proposal is therefore consistent with the two conditions attached to MEDU-1. Any separate proposal to remove or undertake works affecting a listed or notable tree is outside the scope of this approval and would need to be addressed through the applicable separate process.

Contaminated Land

The Soil Contamination Summary Report prepared by EC Otago in April 2026 remains the requiring authority's basis for managing contamination risk for Phase 1. Although Environmental Southland has confirmed the property is not currently registered on its Selected Land Use Sites register, it has also advised that its records are incomplete and that historic activities such as fuel storage, dangerous-good storage, coal storage and the use of asbestos or lead based building materials may have occurred on the wider site.

Targeted sampling within Phase 1 work area found no asbestos, heavy metal concentrations consistent with background levels and no exceedances of relevant human health or environmental criteria. On that basis, it is concluded that resource consent under the NES-CS is not required for Phase 1. If unexpected contamination is encountered, the application provides for work to stop in the affected area and for a contaminated land specialist to be engaged. Council is satisfied that contamination effects are appropriately addressed for the outline plan purpose.

Three Waters Servicing

The Phase 1 civil drawings provide a coordinated stormwater, wastewater and water supply design. Councils Three Waters Capital Projects and Asset Manager reviewed the updated information and advised as follows:

- Stormwater that previously discharged to the combined stormwater and wastewater system will be separated and discharged to an onsite soakage system. The Civil Stormwater Plan shows a soak pit approximately 10m long, 3m wide and 1m deep. Three Waters considers this a positive outcome and has no further comments.
- The new building will use the existing wastewater connection, with no further wastewater matters raised.
- The existing 150mm water ring main serving fire hydrants will be realigned around the new building and existing hydrant will be relocated. A new 40mm water connection, gate valve, meter and backflow preventer are also proposed. The Civil Water Supply Plan identifies a Wilkins 375 backflow preventer, or a similar Council approved device, within a weatherproof enclosure.

Building Services has noted that the submitted drawings identify the soakage layout but do not themselves contain the site-specific design storm, tested soakage rate or soakage calculations needed to demonstrate compliance with NZBC E1. Those detailed calculations are being considered through

Building Consent 211731. The outline plan is not the mechanism to determine Building Code compliance. For the purposes of section 176A(3)(f), the drawings identify a defined onsite stormwater solution, the proposal removes stormwater from the combined network, and the relevant asset manager has raised no servicing concerns. No change to the Outline Plan is therefore required, but the requiring authority remains responsible for obtaining building consent and demonstrating adequacy of the soakage design through that process.

Earthworks and Construction Management

The civil package includes an erosion and sediment control plan showing site fencing, silt fencing, silt stocks, a stabilised construction entrance and a nominated stockpile and storage area. These controls are appropriate to the scale and location of the works. Construction activity will be temporary and can be managed through the submitted controls, the contractors construction management arrangements and the Traffic Management Plan required for construction access.

Summary:

The Phase 1 proposal meets all requirements of Section 176A(3) and the effects are considered to be an acceptable level. On this basis, no changes to the Outline Plan are recommended.

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.

This recommendation is limited to the Phase 1 Specialist Technology Block and the associated landscaping, site works and servicing shown on the approved plan. It does not approve Phase 2, including the future teaching blocks, future demolition, the Robertson Street car park or associated Phase 2 landscaping. Those works will require a separate outline plan.

The following implementation matters are noted for the requiring authority:

- Building Consent 211731 must address the detailed onsite stormwater disposal design, including the applicable design event, site-specific soakage testing and calculations, overland-flow management and compliance with NZBC E1.
- The final backflow-prevention device must be a model approved by Council and installed in accordance with Council requirements.
- Any works within the road corridor require a Corridor Access Request, an approved Traffic Management Plan and a Council-approved roading contractor. Damage to vehicle crossings caused by construction traffic must be repaired to Council's satisfaction at the requiring authority's expense.
- No listed / notable tree removal or works within the dripline of a listed / notable tree are authorised by this approval

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

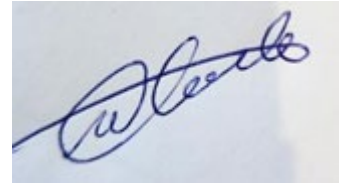
If you have any enquiries please contact the duty planner on phone (03) 209 0330 or email planning@goredc.govt.nz.

Prepared by



Steven Ramanlal, Planner

Decision made by



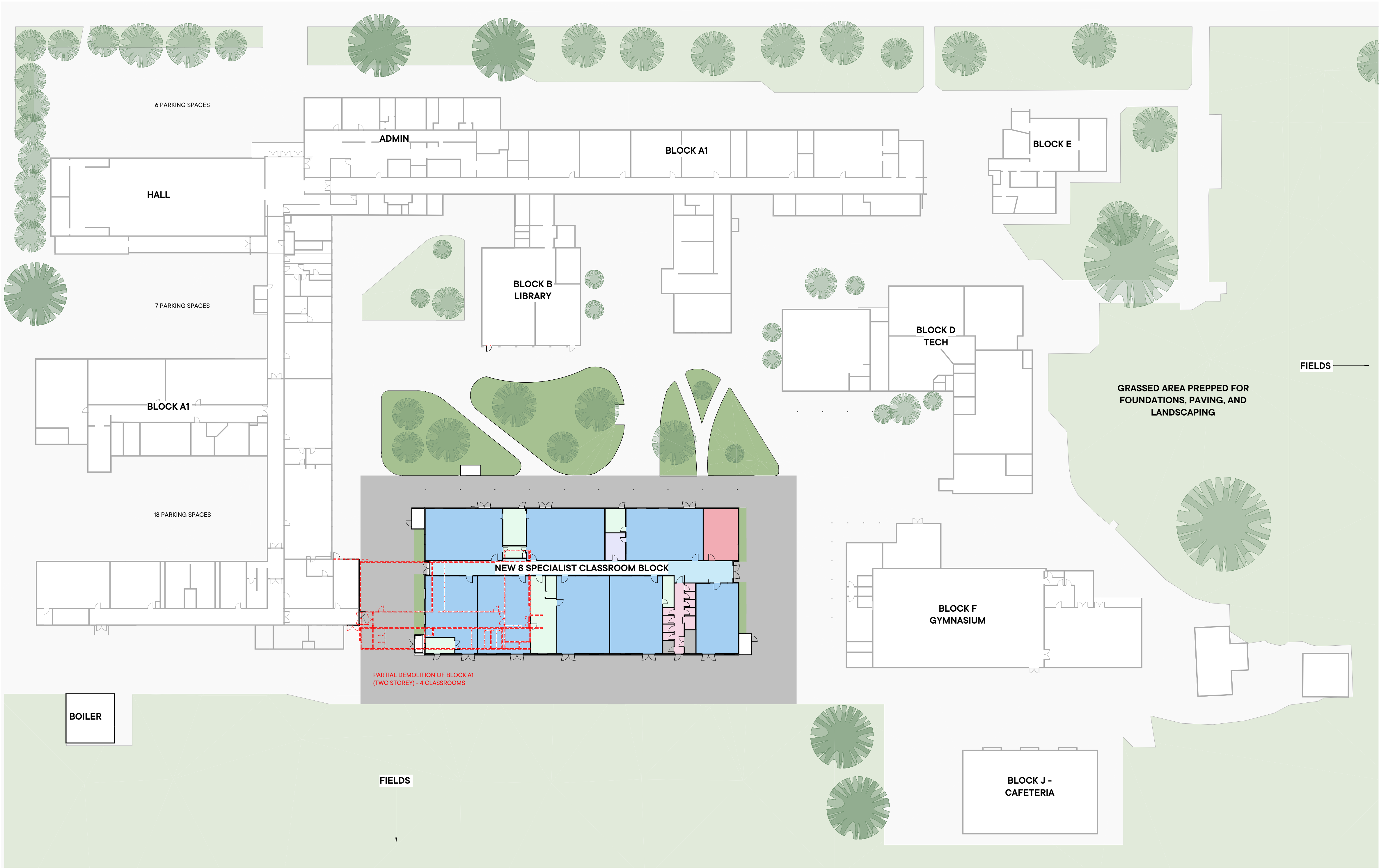
Matt Heale, Acting Planning Manager

Appendix A: Approved Plans

This Outline Plan Approval is limited to the Phase 1 works shown on the following plans and documents. Where any supporting civil drawing depicts a “Future Stage”, future demolition, future classrooms or other Phase 2 work, those elements are excluded from this approval.

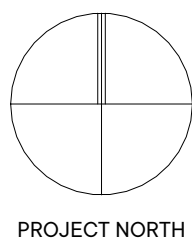
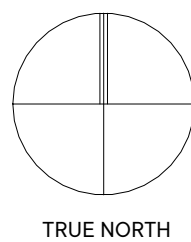
1. Maquire and Harford Architects, Māruawai College 8 Specialist Classroom Block, Drawing No. 100 Rev D, 300 Rev C, 103 Rev A and 104, Job No. 10215, Reference MC8, Submitted to Council 8 June 2026.
2. Naylor Love, Māruawai College 28 Coutts Road, Gore, Civil Design, Sheets 000-001 Rev E, 100-101 Rev E, 201-202 Rev D, 301 Rev E, 401 Rev E, 501 Rev E, 601 Rev E, 701-703 Rev D, Project No. 310701083, Dated 23 June 2026
3. Ministry of Education Delegated Authority Letter, Dated 5 May 2026
4. Outline Plan of Works report for Māruawai College, May 2026, only to the extent that it relates to Phase 1 and as amended by the requiring authority’s written response removing Phase 2 from the application.

APPENDIX A – APPROVED PLANS



REVISION HISTORY		
REV	DATE	DESCRIPTION
1	21/11/25	FOR TENDER
3	02/03/26	UPDATE FOR REVIEW
A	20/03/26	DEVELOPED DESIGN
C	08/04/26	FOR OUTLINE PLAN
D	06/05/26	FOR OPW

PROJECT TEAM	
CONTRACTOR	NAYLOR LOVE
PRE-CON MANAGER	NAYLOR LOVE
STRUCTURAL	SEDS
CIVIL	STANTEC
HYDRAULIC + MECH	STANTEC
ELECTRICAL	STANTEC
ELECTRICAL + ICT	STANTEC
FIRE	STANTEC



PROJECT TITLE
**MĀRUAWAI COLLEGE 8
SPECIALIST CLASSROOM
BLOCK**

JOB NO.
10215

REF
MC8

ADDRESS
28 COUTTS ROAD, GORE, 9740

CLIENT
**NAYLOR LOVE FOR THE MINISTRY
OF EDUCATION**

DRAWING NAME
**SITE PLAN - CURRENT
DEVELOPMENT -
PHASE 1**

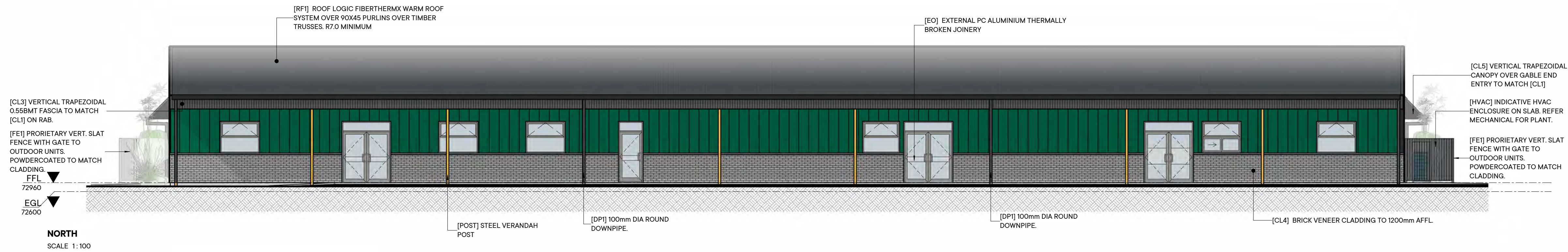
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DEVELOPED DESIGN

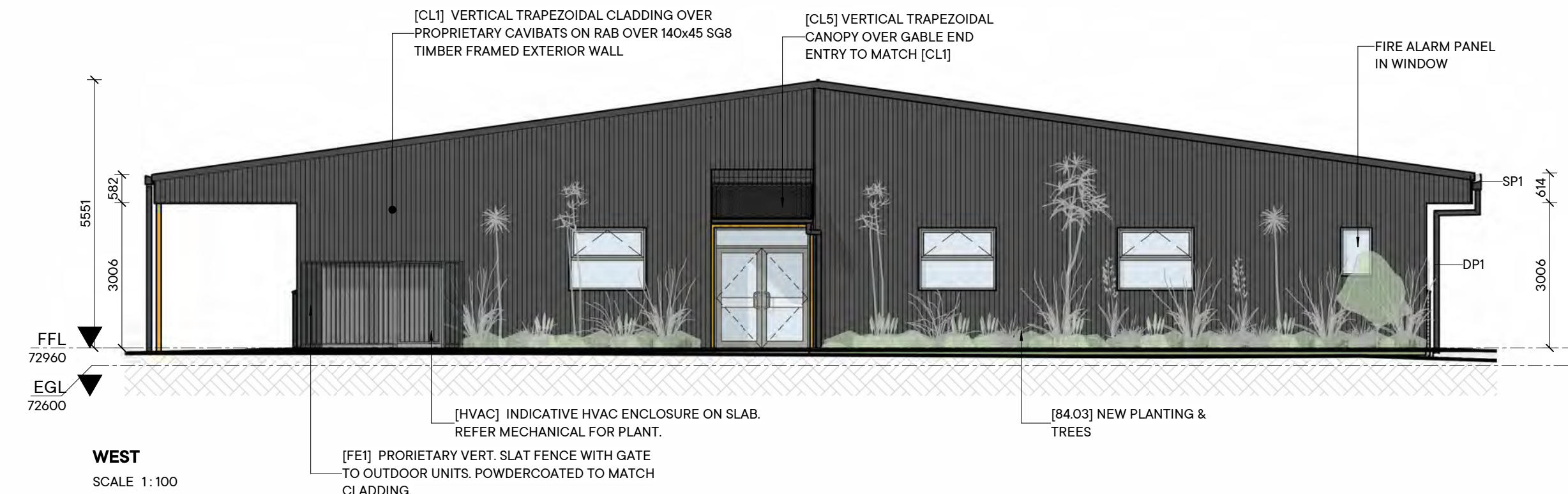
STATUS
FOR OPW

DRAWING NO.
100

REVISION
D



KEYNOTE LEGEND	
84.03	NEW PLANTING & TREES
CL1	VERTICAL TRAPEZOIDAL CLADDING OVER PROPRIETARY CAVIBATS ON RAB OVER 140x45 SG8 TIMBER FRAMED EXTERIOR WALL
CL3	VERTICAL TRAPEZOIDAL 0.55BMT FASCIA TO MATCH [CL1] ON RAB
CL4	BRICK VENEER CLADDING TO 1200mm AFFL
CL5	VERTICAL TRAPEZOIDAL CANOPY OVER GABLE END ENTRY TO MATCH [CL1]
DP1	100mm DIA ROUND DOWNPIPE
EO	EXTERNAL PC ALUMINIUM THERMALLY BROKEN JOINERY
FE1	PRORIPETARY VERT. SLAT FENCE WITH GATE TO OUTDOOR UNITS. POWDERCOATED TO MATCH CLADDING
HVAC	INDICATIVE HVAC ENCLOSURE ON SLAB. REFER MECHANICAL FOR PLANT.
POST	STEEL VERANDAH POST
RF1	ROOF LOGIC FIBERTHERMX WARM ROOF SYSTEM OVER 90x45 PURLINS OVER TIMBER TRUSSES. R7.0 MINIMUM
SP1	175 COLORCOTE MAGNAFLOW BOX SPOUTING WITH SNOW STRAPS



Maguire and Harford
Architects

4A/201 OPAWA ROAD, PO BOX 1010,
ŌTAUTAHĪ - CHRISTCHURCH 8140
ph 03 365 3771 - www.mah.co.nz

DO NOT SCALE FROM DRAWINGS - USE FIGURED DIMENSIONS ONLY AND CONFIRM ON SITE BEFORE PROCEEDING.
PLEASE REPORT ANY DISCREPANCY TO THE ARCHITECT AND OBTAIN CLARIFICATION BEFORE PROCEEDING WITH
CONSTRUCTION OR FABRICATION.

© MAGUIRE AND HARFORD ARCHITECTS LIMITED

REVISION HISTORY

REV	DATE	DESCRIPTION
1	21/11/25	FOR TENDER
3	02/03/26	UPDATE FOR REVIEW
A	20/03/26	DEVELOPED DESIGN
C	08/04/26	FOR OUTLINE PLAN

PROJECT TEAM

CONTRACTOR	NAYLOR LOVE
PRE-CON MANAGER	NAYLOR LOVE
STRUCTURAL	SEDS
CIVIL	STANTEC
HYDRAULIC + MECH	STANTEC
ELECTRICAL	STANTEC
ELECTRICAL + ICT	STANTEC
FIRE	STANTEC



PROJECT TITLE

**MĀRUAWAI COLLEGE 8TS
SPECIALIST BLOCK**

JOB NO.

10215

REF

MC8

ADDRESS

28 COUTTS ROAD, GORE, 9740

CLIENT

NAYLOR LOVE FOR THE MINISTRY
OF EDUCATION

DRAWING NAME

ELEVATIONS

SCALE

1:100 @ A1

STAGE

DEVELOPED DESIGN

STATUS

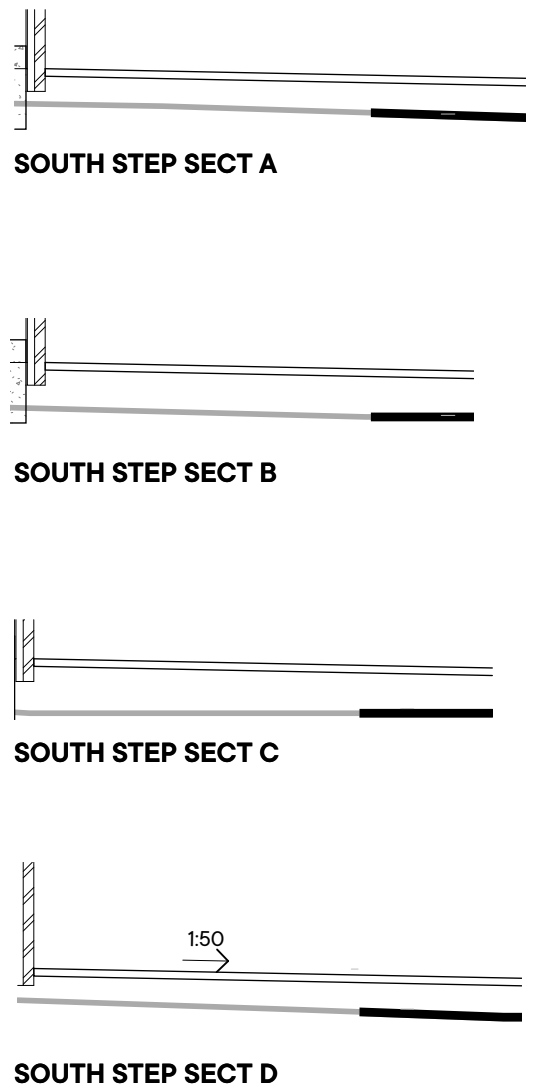
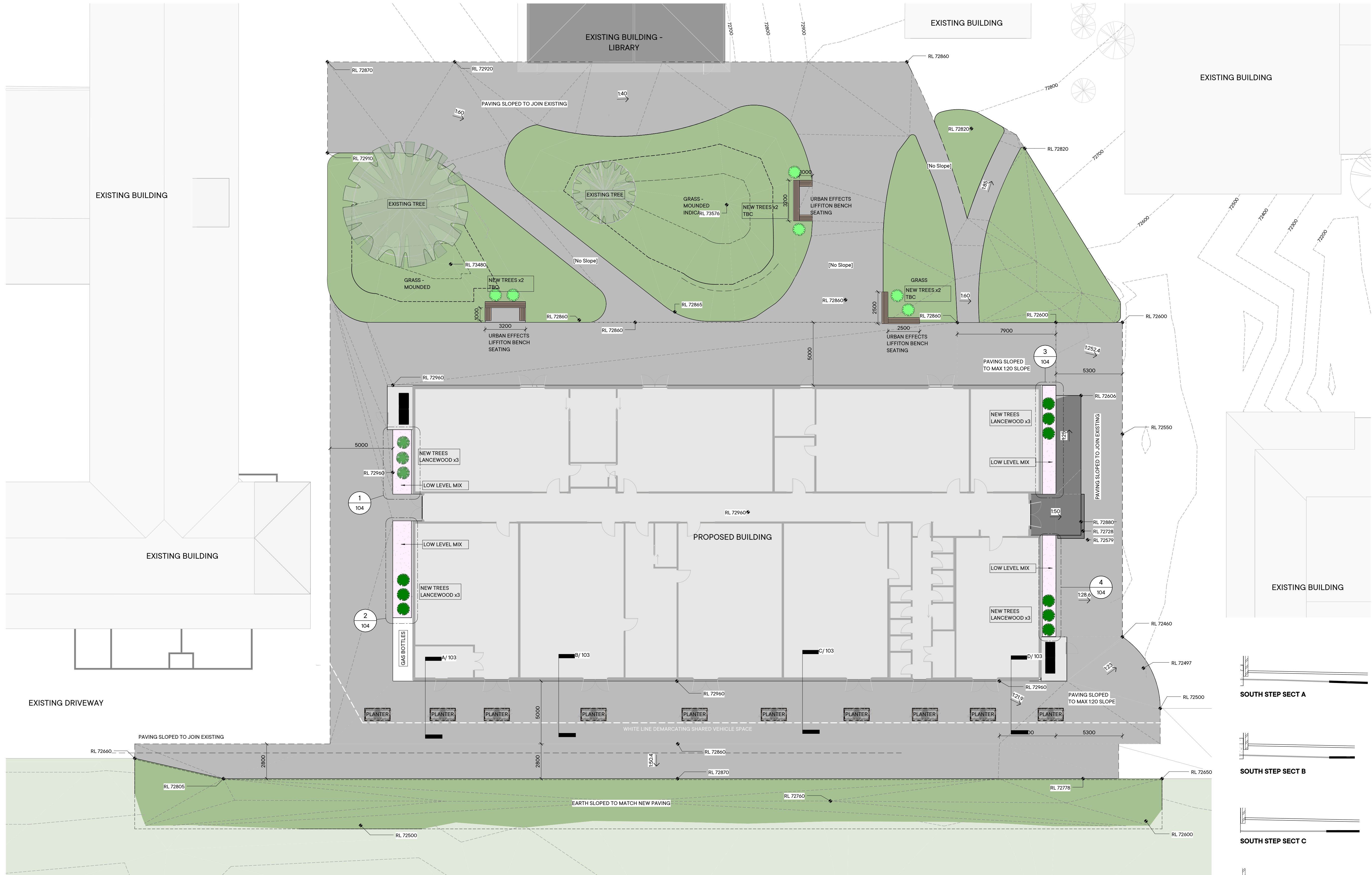
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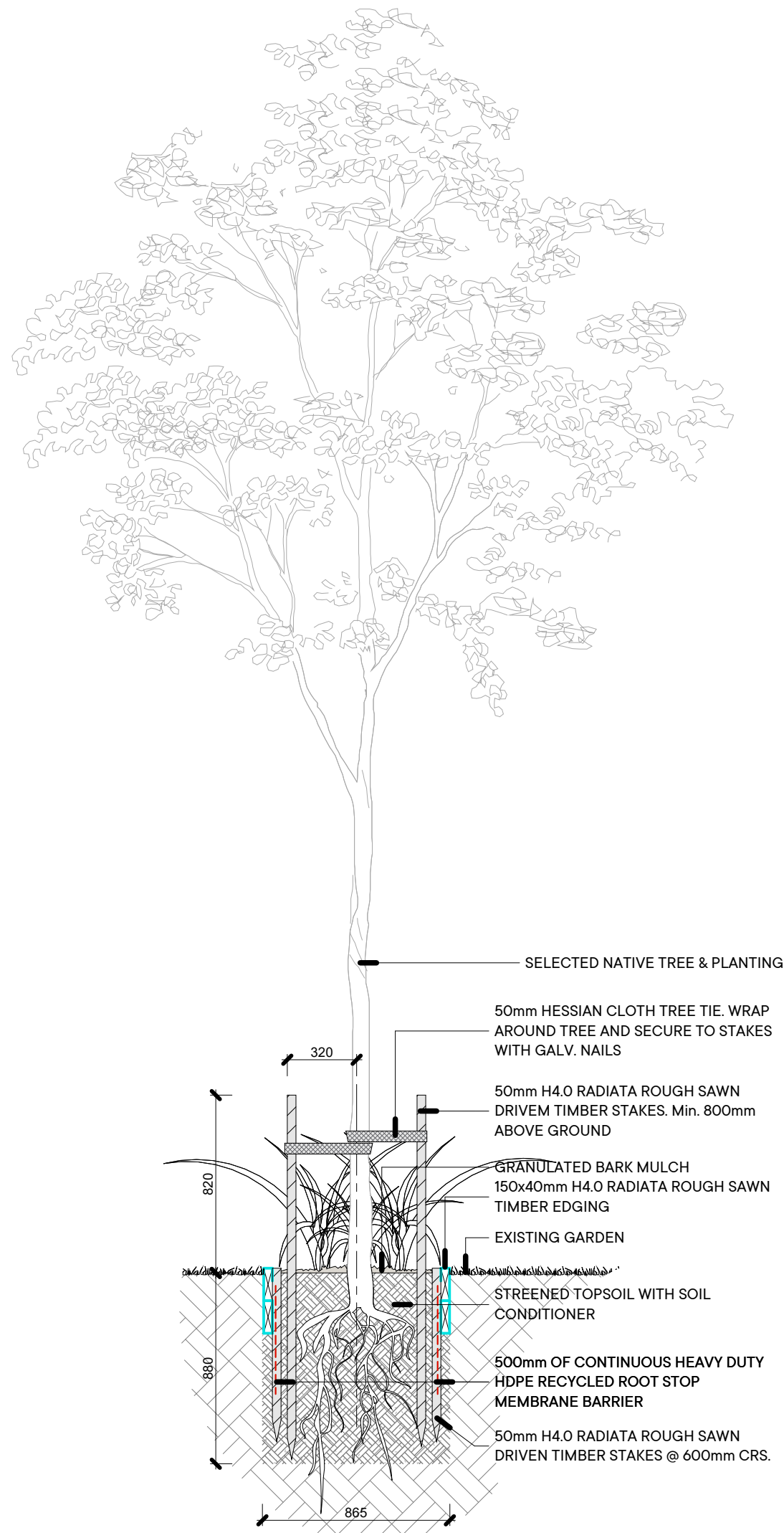
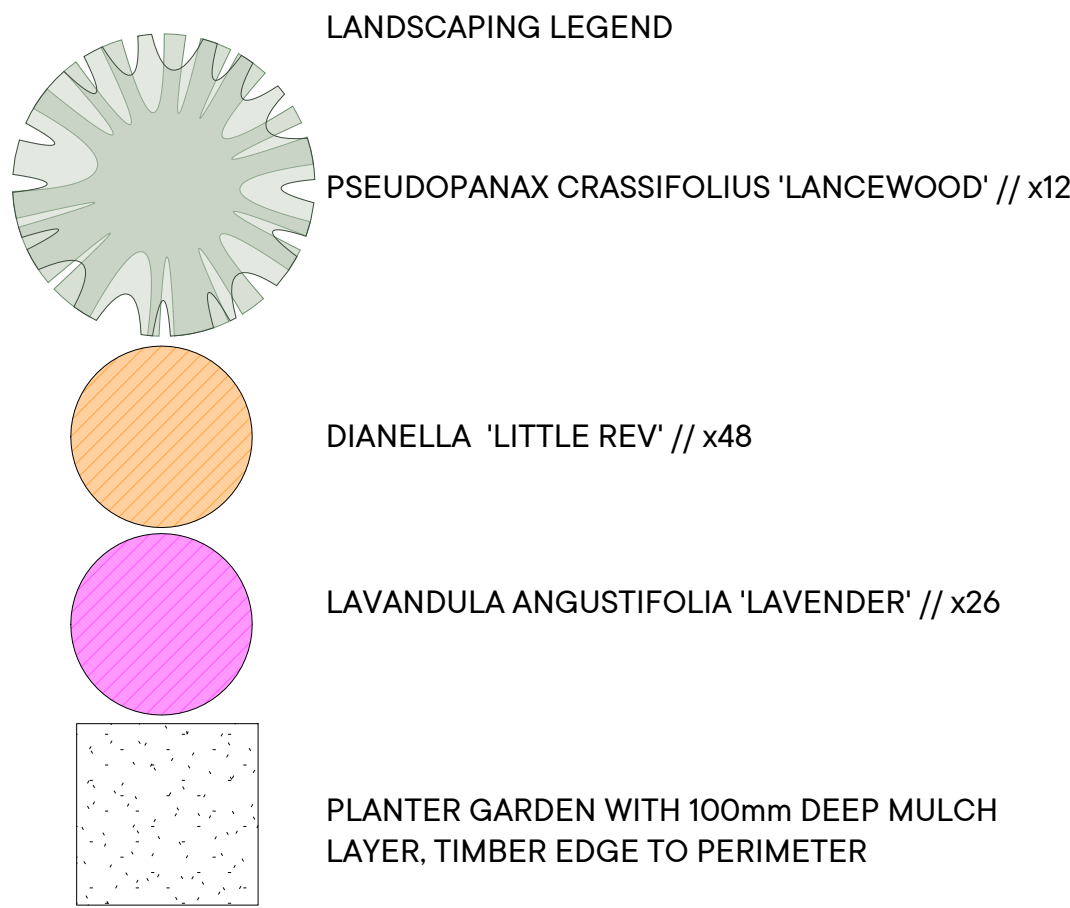
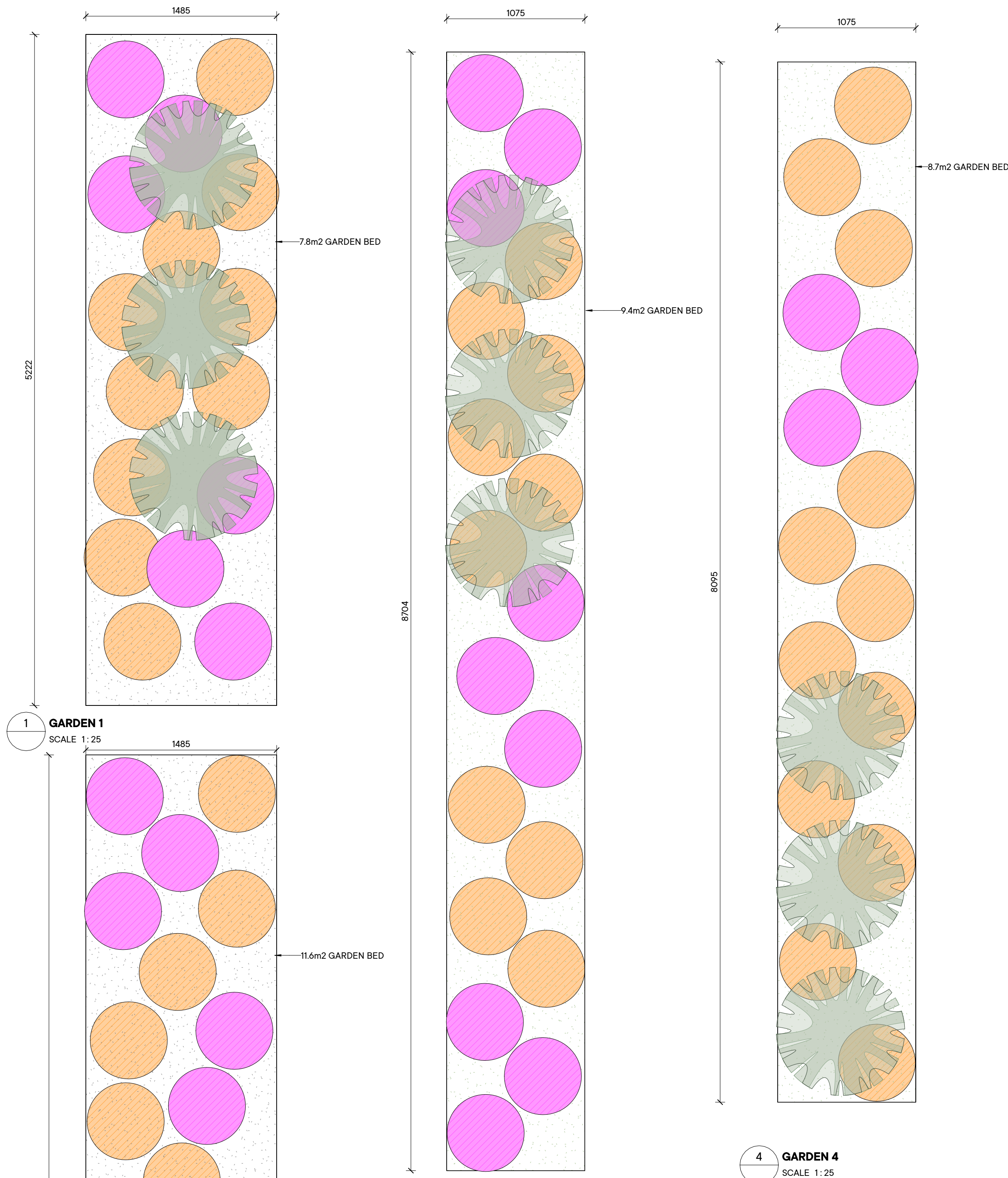
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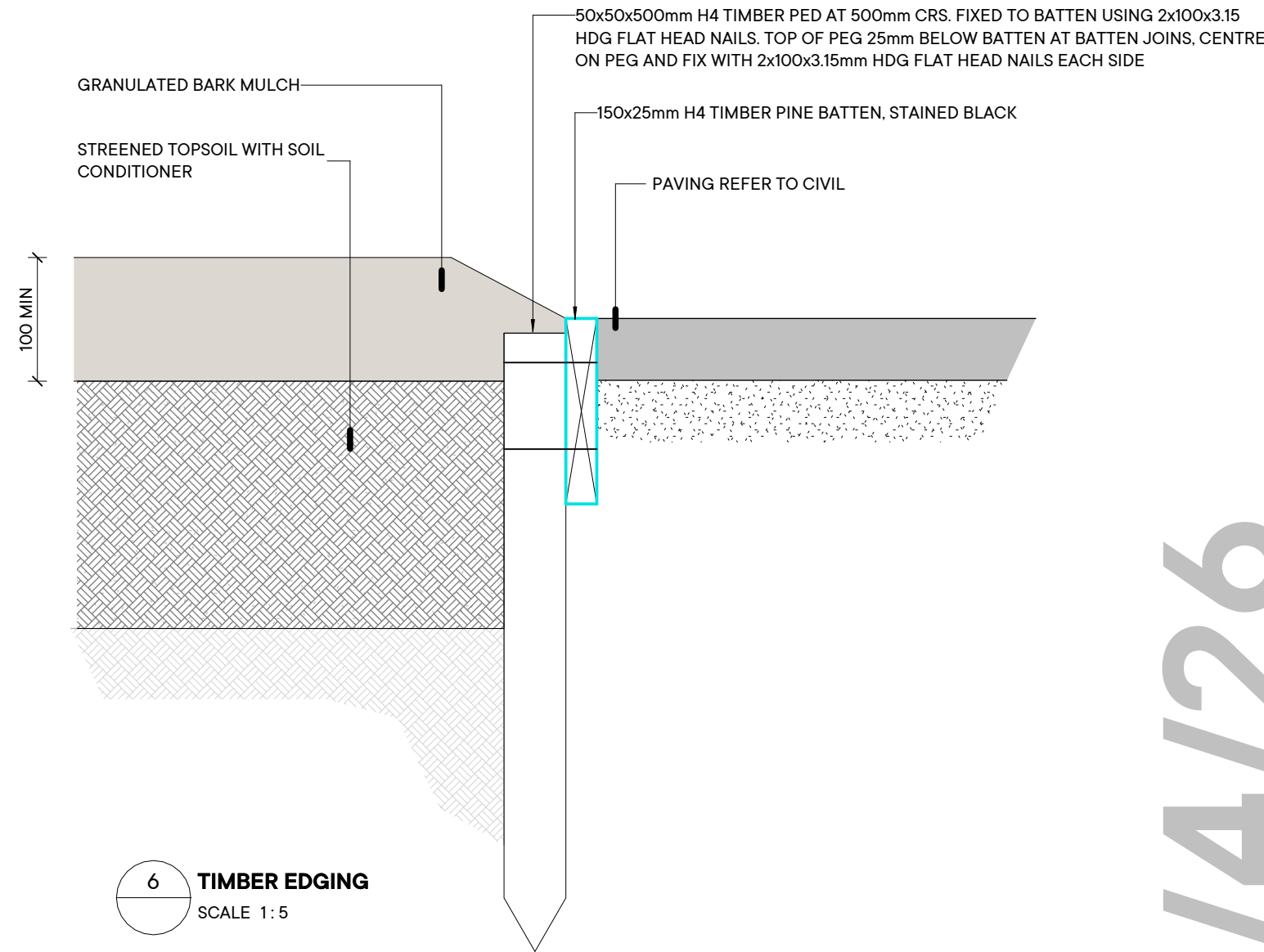
REVISION

C

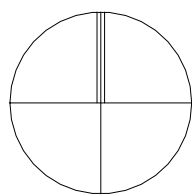




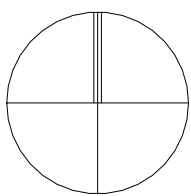
5 TREE PLANTING DETAIL
SCALE 1: 25



6 TIMBER EDGING
SCALE 1: 5



TRUE NORTH



PROJECT NORTH

WIP 10/4/26



Email: admin@cosgroves.com
Ph. (03) 377.8600

Naylor Love
Māruawai College
28 Coutts Road,
Gore

Civil Design

Project No. 310701083
CONSENT ISSUE

DRAWING SHEET LIST			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
000	COVER SHEET	E	23.6.2026
001	SITE LOCATION PLAN & GENERAL ARRANGEMENT	E	23.6.2026
100	EXISTING SITE PLAN	E	23.6.2026
101	CIVIL WORKS & SITE LEVELS	E	23.6.2026
201	PAVEMENT DETAILS	D	23.6.2026
202	SOAK PIT & COMBINED SERVICES TRENCH DETAILS	D	23.6.2026
301	CIVIL STORMWATER PLAN	E	23.6.2026
401	CIVIL SEWER PLAN	E	23.6.2026
501	CIVIL WATER SUPPLY PLAN	E	23.6.2026
601	CIVIL THREE WATERS PLAN	E	23.6.2026
701	EARTHWORKS CUT & FILL PLAN	D	23.6.2026
702	EROSION & SEDIMENT CONTROL PLAN	D	23.6.2026
703	EROSION & SEDIMENT CONTROL PLAN DETAILS	D	23.6.2026

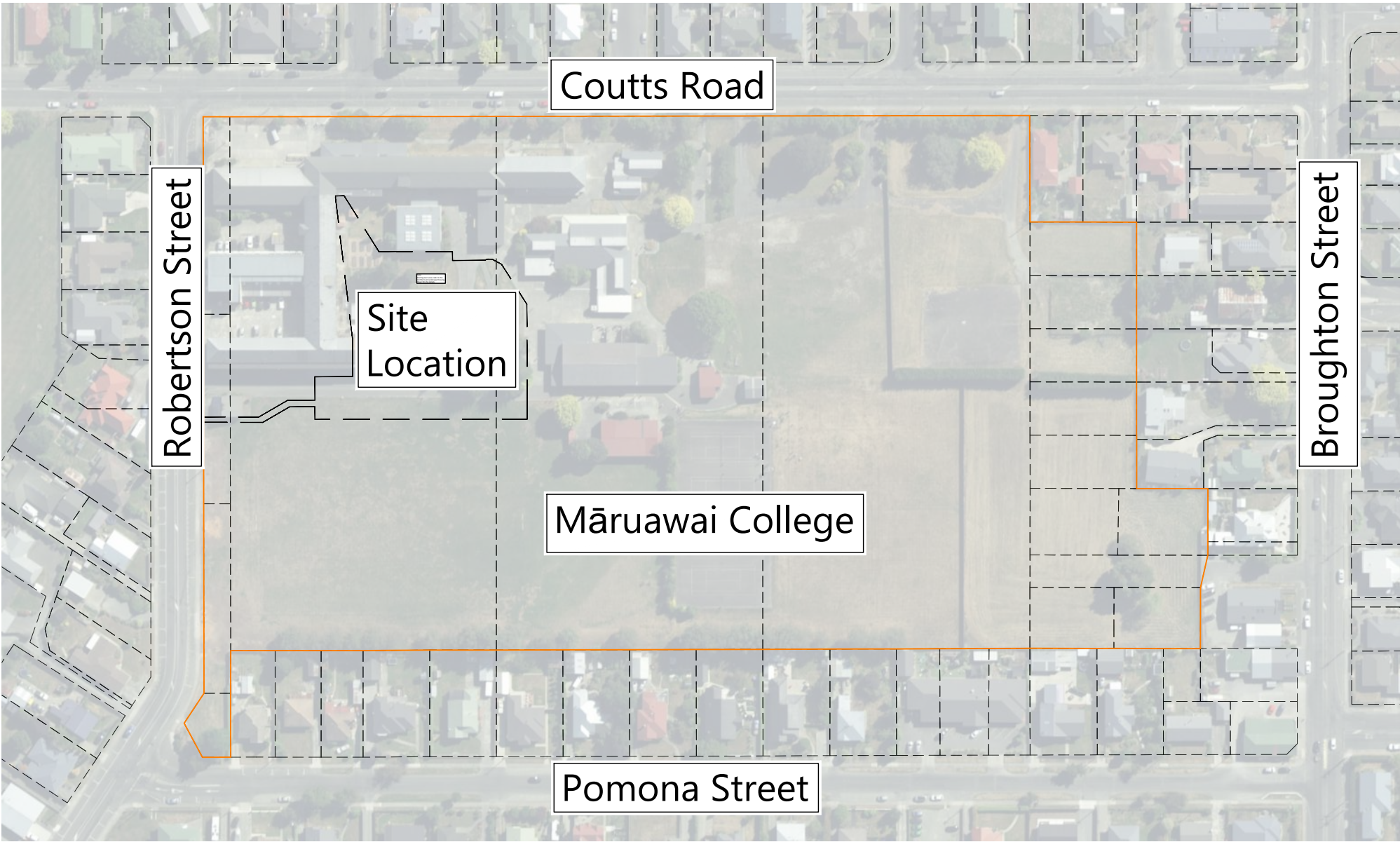
23-06-26

SAFETY IN DESIGN

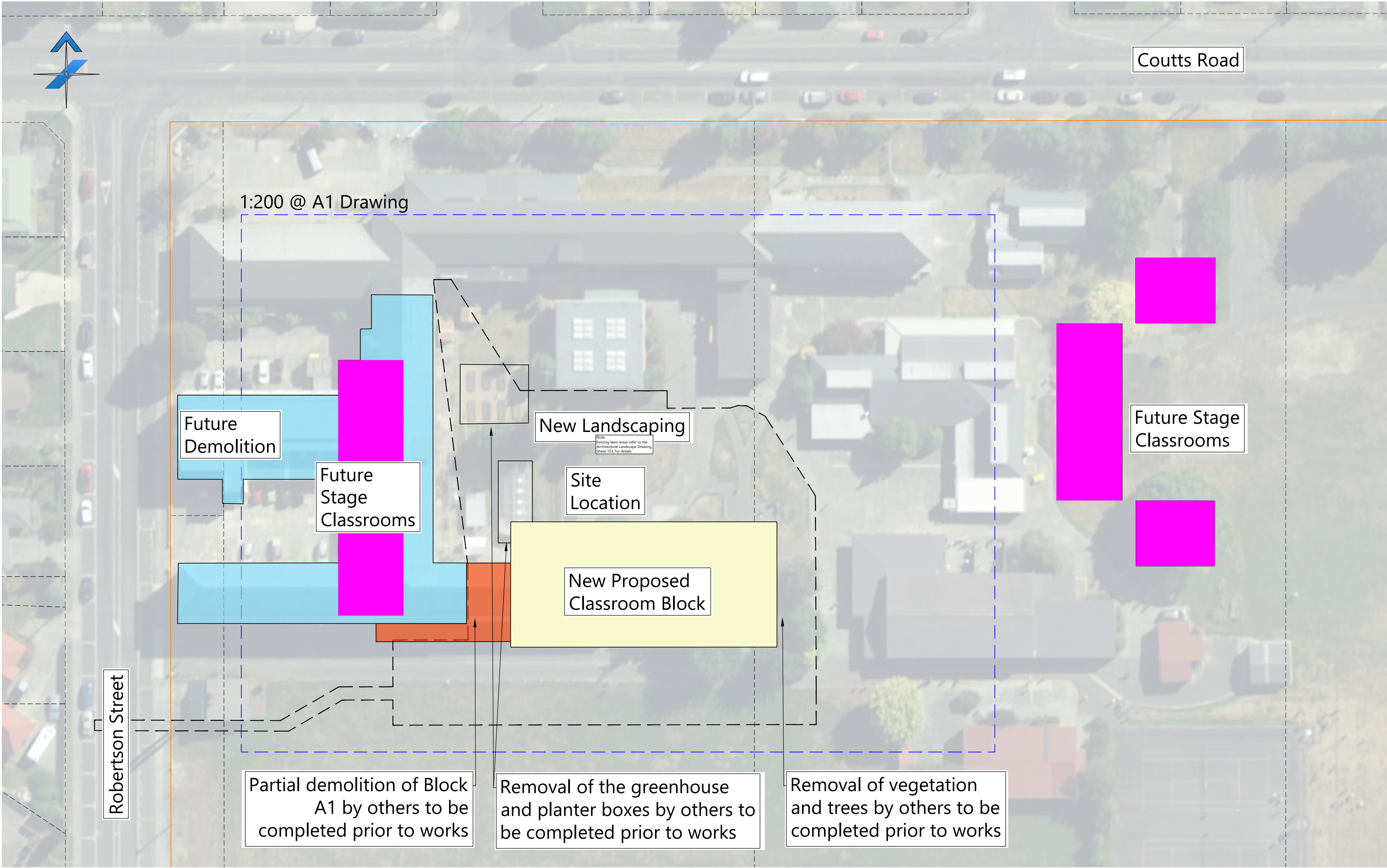
ALL REASONABLY PRACTICABLE STEPS HAVE BEEN TAKEN TO ENSURE SAFETY IN DESIGN HAS BEEN CONSIDERED WITHIN COSGROVES SCOPE OF WORK FOR THIS DESIGN IN ACCORDANCE WITH IPENZ PRACTICE NOTE 07 'DESIGN FOR SAFETY IN BUILDINGS AND OTHER STRUCTURES' (JULY 2006). IT REMAINS THE RESPONSIBILITY OF THE OWNER AND/OR OPERATOR TO ENSURE APPROPRIATE PRACTICES ARE IN PLACE TO PROTECT THE SAFETY OF WORKERS AND THE PUBLIC IN THE OPERATION OF THE FACILITY.

All drawings have been created in electronic format with the intention of printing relevant 'layouts' sheets. It is a condition under which this electronic data is supplied that you are responsible for verifying its' correctness and completeness. You are strongly advised to check this electronic data against all relevant documents and by confirming dimensions on site. Our Company cannot be held responsible for the accuracy of the electronic data within your CAD system after translation. You are advised to use the translated drawings only as background data. We accept no responsibility for any loss or damage suffered by your company as a result of use or misuse of this data.

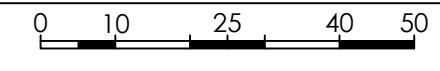
THE CONTRACTOR IS TO BE AWARE OF ALL INSPECTIONS TO BE MADE BY THE ENGINEER, AS A REQUIREMENT OF THE PRODUCER STATEMENT P34 CONSTRUCTION REVIEW DOCUMENTATION, & NOTIFY THE ENGINEER WHEN ALL STRUCTURAL ELEMENTS ARE READY TO BE INSPECTED.



Site Location Plan
1:2000@a1 1:4000@a3

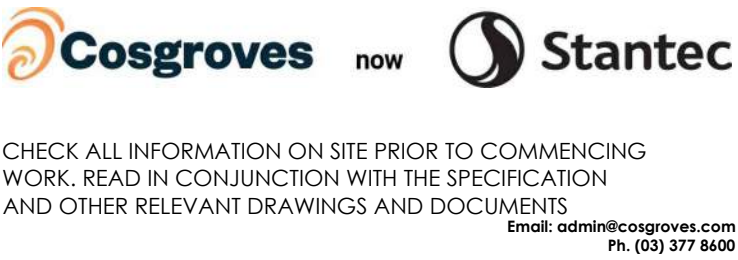


General Arrangement Plan
1:500@a1 1:1000@a3



SAFETY IN DESIGN				
All reasonably practicable steps have been taken to ensure safety in design has been considered within Cosgroves scope of work for this design in accordance with IPENZ practice note 07 "design for safety in buildings and other structures (July 2006)". It remains the responsibility of the owner and/or operator to ensure appropriate practices are in place to protect the safety of the workers and the public in the operation of the facility.				
E	consent issue	23.6.26	JA	
D	consent issue	5.6.26	JA	
C	100% detailed design	15.5.26	JA	
B	50% detailed design	20.4.26	JA	
A	draft developed design	19.3.26	JA	
REV	REASON FOR ISSUE	DATE	BY	

The Contractor is to be aware of all inspections to be made by the Engineer as a requirement of the Producer Statement - PS4 construction review documentation. The Engineer will require 24 hours prior notification for any inspection is to be made.



CLIENT:

Naylor Love

PROJECT:

Māruawai College
28 Coutts Road,
Gore

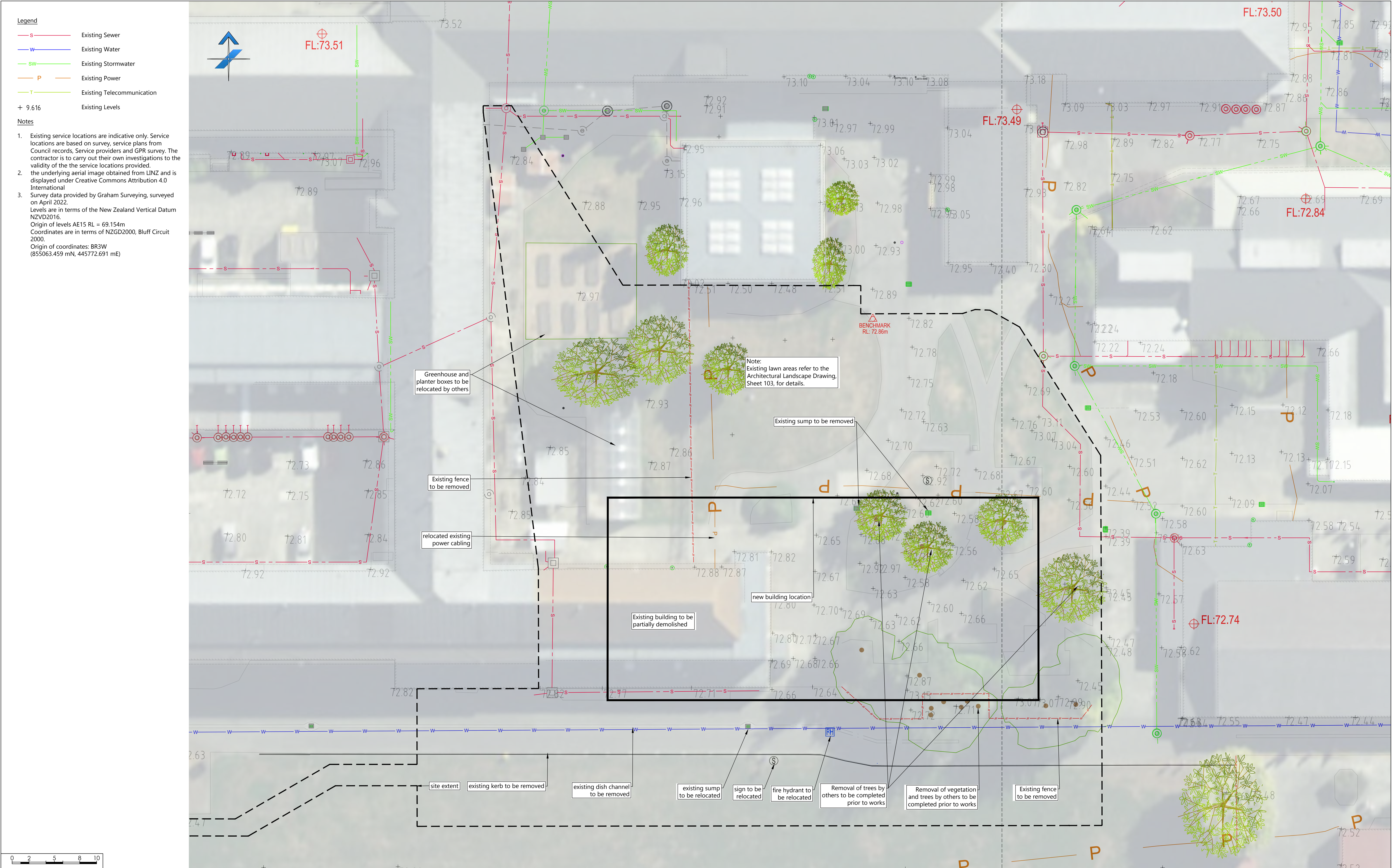
TITLE:

Site Location Plan &
General Arrangement

This drawing and its contents are the property of Cosgroves. Any unauthorized employment or reproduction in full or part is forbidden.

Designed	JA	A1 Scale	
Drawn	JA	As Shown	
Checked	CW	A3 Scale	
Date	23 June 2026	As Shown	
Project No.	310701083	Sheet	001
		Revision	E

for consent



Legend

- S Existing Sewer
- W Existing Water
- SW Existing Stormwater
- P Existing Power
- T Existing Telecommunication
- + 9.616 Existing Levels

Notes

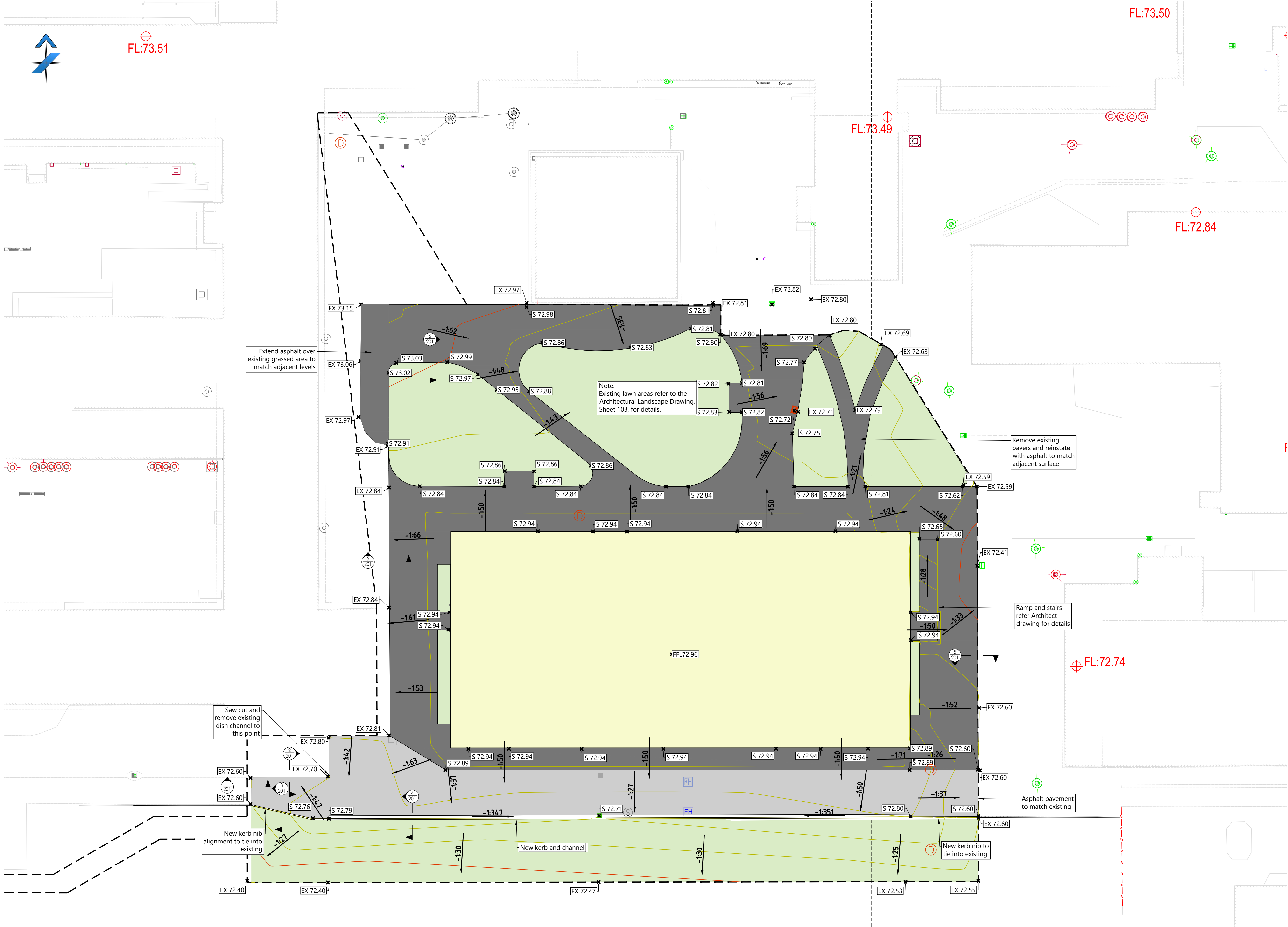
- Existing service locations are indicative only. Service locations are based on survey, service plans from Council records, Service providers and GPR survey. The contractor is to carry out their own investigations to the validity of the the service locations provided.
- the underlying aerial image obtained from LINZ and is displayed under Creative Commons Attribution 4.0 International
- Survey data provided by Graham Surveying, surveyed on April 2022.
Levels are in terms of the New Zealand Vertical Datum NZVD2016.
Origin of levels AE15 RL = 69.154m
Coordinates are in terms of NZGD2000, Bluff Circuit 2000.
Origin of coordinates: BR3W
(855063.459 mN, 445772.691 mE)

SAFETY IN DESIGN				DESIGN				CLIENT				PROJECT				TITLE				REVISION							
All reasonably practicable steps have been taken to ensure safety in design has been considered within Cosgroves scope of work for this design in accordance with IPENZ practice note 07 "design for safety in buildings and other structures (July 2006)". It remains the responsibility of the owner and/or operator to ensure appropriate practices are in place to protect the safety of the workers and the public in the operation of the facility.				The Contractor is to be aware of all inspections to be made by the Engineer as a requirement of the Producer Statement - PS4 construction review documentation. The Engineer will require 24 hours prior notification for any inspection is to be made.				CHECK ALL INFORMATION ON SITE PRIOR TO COMMENCING WORK. READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER RELEVANT DRAWINGS AND DOCUMENTS				CLIENT: Naylor Love				PROJECT: Māruawai College 28 Coutts Road, Gore				TITLE: Existing Site Plan				This drawing and its contents are the property of Cosgroves. Any unauthorized employment or reproduction in full or part is forbidden.			
								 now 																			
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- Legend
- Site extent
 - Building
 - Accessway surface asphalt
 - Footpath surface asphalt
 - Landscape
 - Proposed surface level
 - Proposed finished floor level
 - Proposed surface grade
 - Existing surface level

Note:

- Survey data provided by Graham Surveying, surveyed on April 2022.
Levels are in terms of the New Zealand Vertical Datum NZVD2016.
Origin of levels AE15 RL = 69.154m
Coordinates are in terms of NZGD2000, Bluff Circuit 2000.
Origin of coordinates: BR3W
(855063.459 mN, 445772.691 mE)
- All construction within the boundary to comply with the New Zealand building code.



SAFETY IN DESIGN				
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REV	REASON FOR ISSUE	DATE	BY
E	consent issue	23.6.26	JA
D	consent issue	5.6.26	JA
C	100% detailed design	15.5.26	JA
B	50% detailed design	20.4.26	JA
A	draft developed design	19.3.26	JA

The Contractor is to be aware of all inspections to be made by the Engineer as a requirement of the Producer Statement - PS4 construction review documentation. The Engineer will require 24 hours prior notification for any inspection is to be made.

Cosgroves now **Stantec**

CHECK ALL INFORMATION ON SITE PRIOR TO COMMENCING WORK. READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER RELEVANT DRAWINGS AND DOCUMENTS

Email: admin@cosgroves.com
Ph: (03) 377 8400

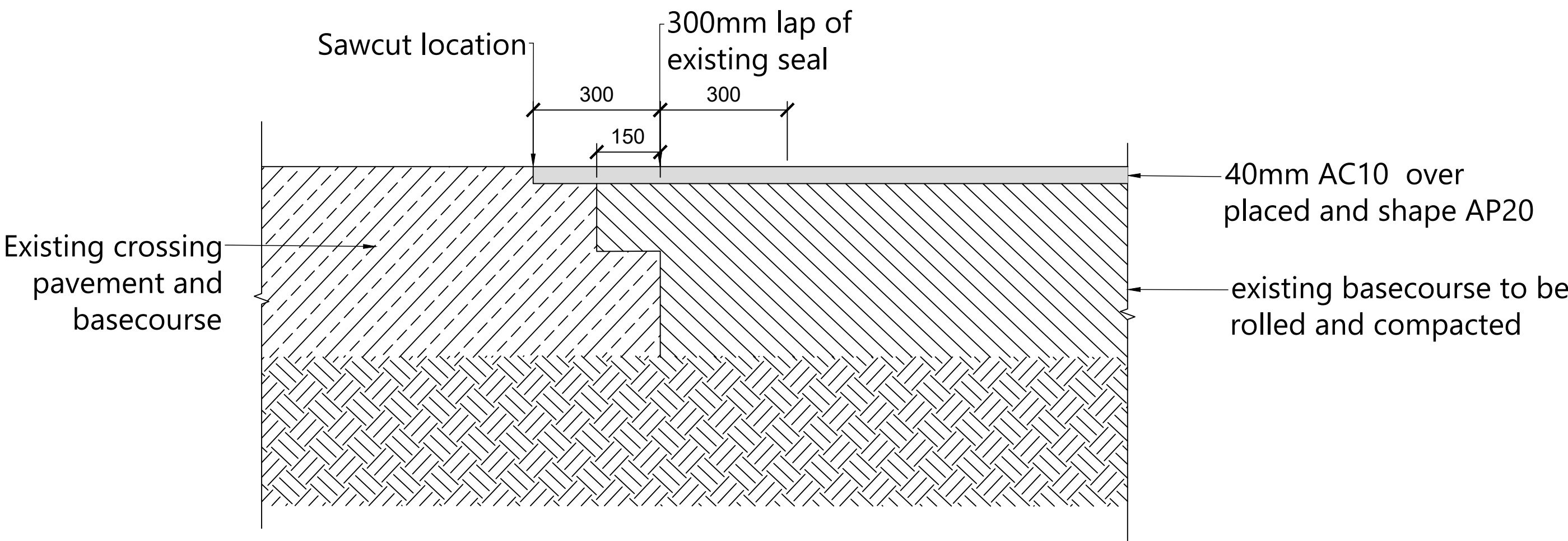
CLIENT:
Naylor Love

PROJECT:
**Māruawai College
28 Coutts Road,
Gore**

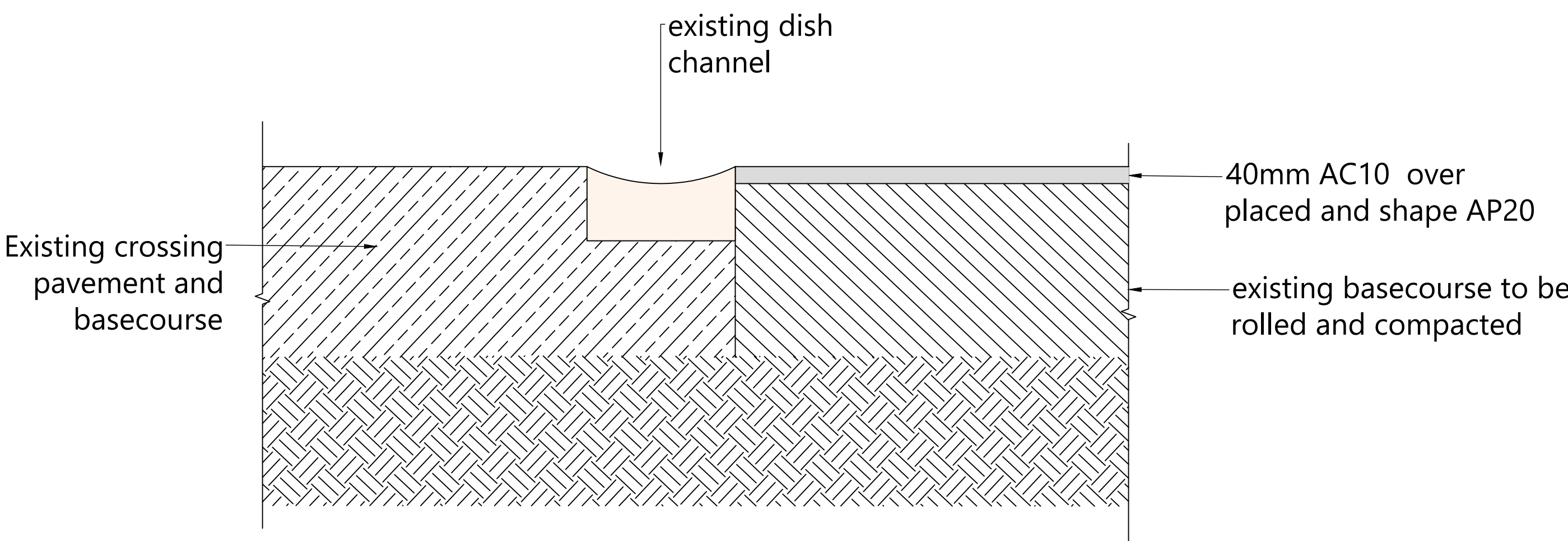
TITLE:
Civil Works & Site Levels

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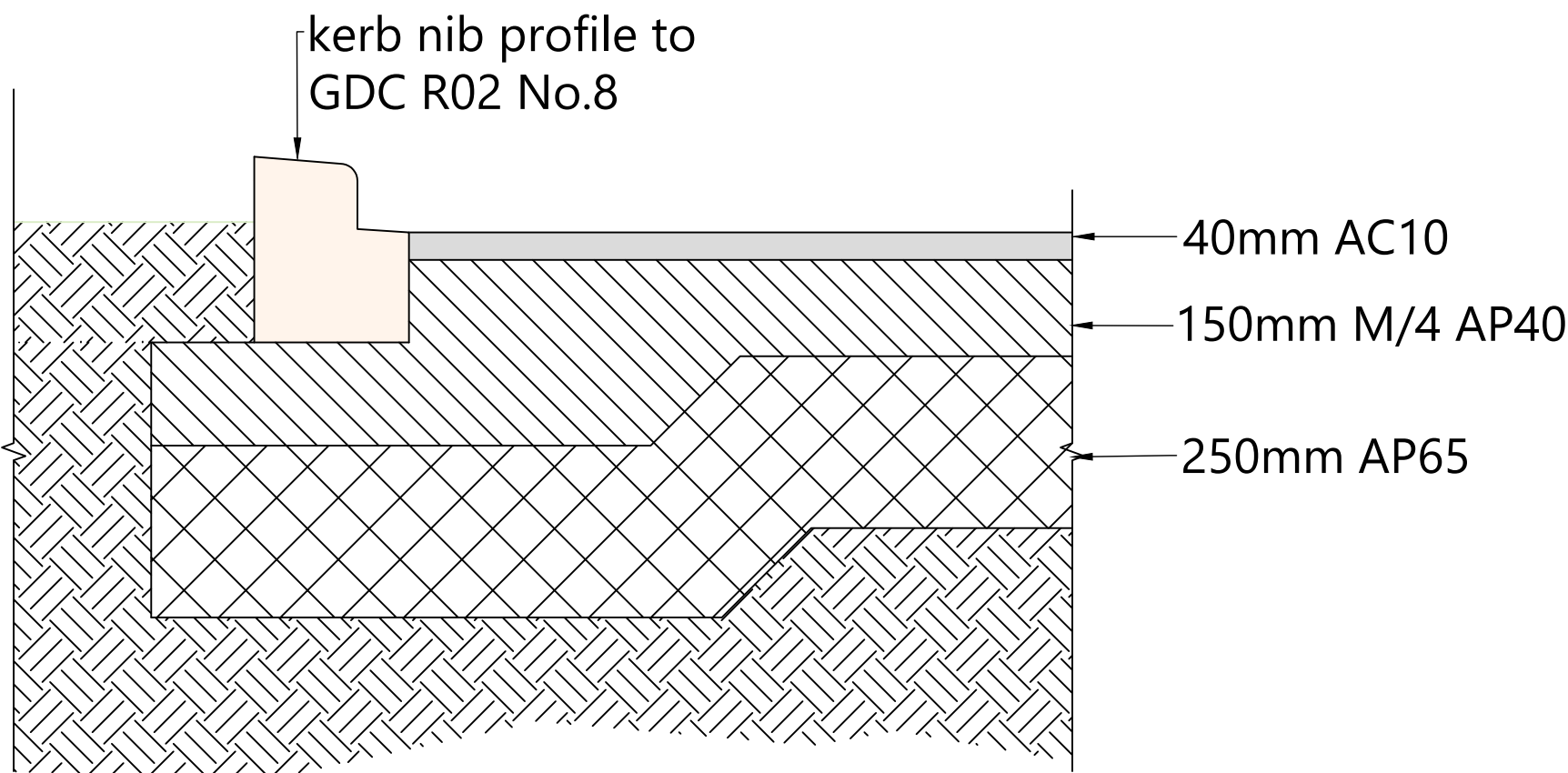
Designed	JA	A1 Scale	
Drawn	JA	1:200	
Checked	CW	A3 Scale	
Date	23 June 2026	1:400	
Project No.	310701083	Sheet	101
for consent		Revision	E



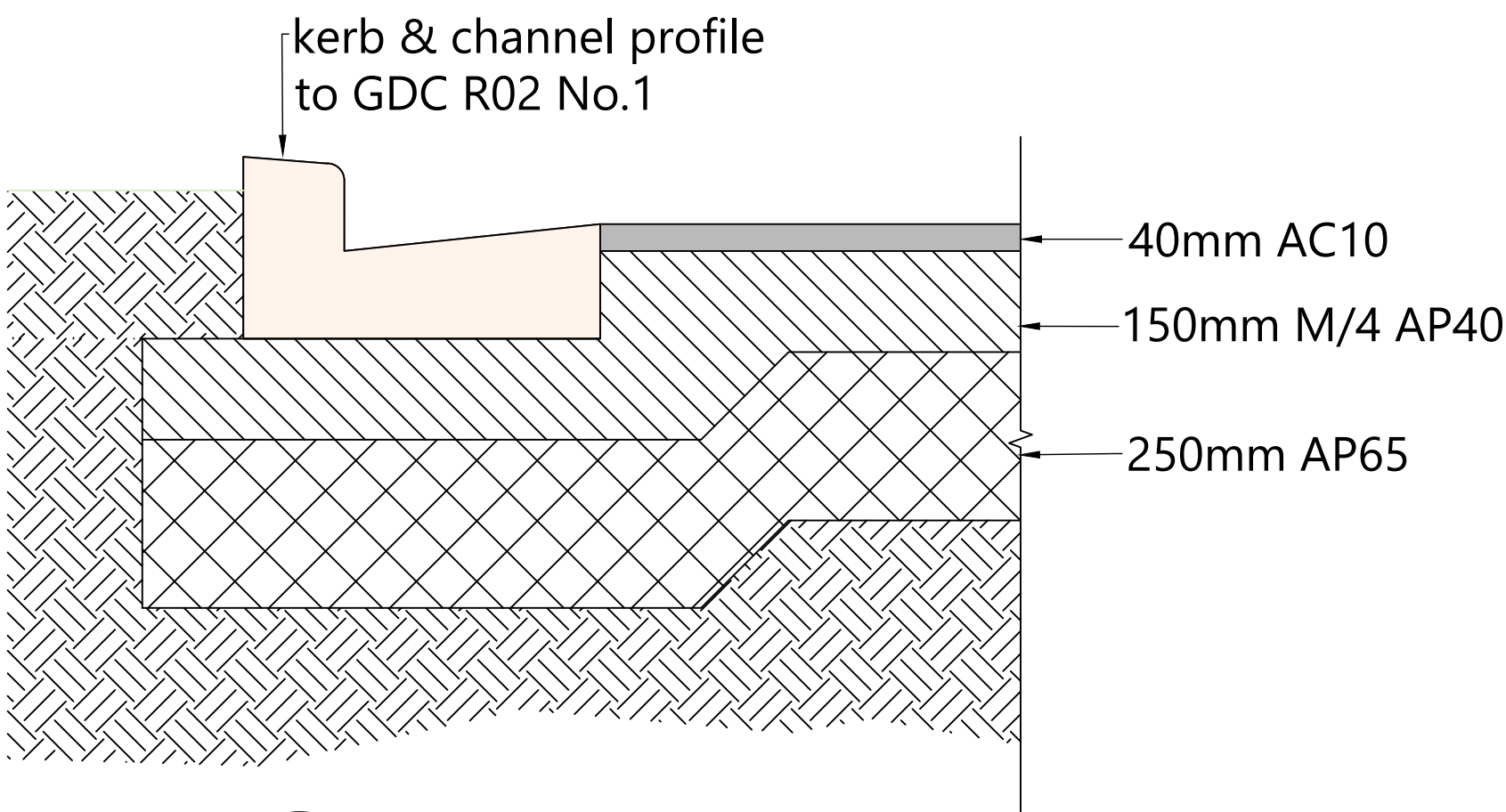
1 Connection to Existing Asphalt
101 1:10@a1 1:20@a3



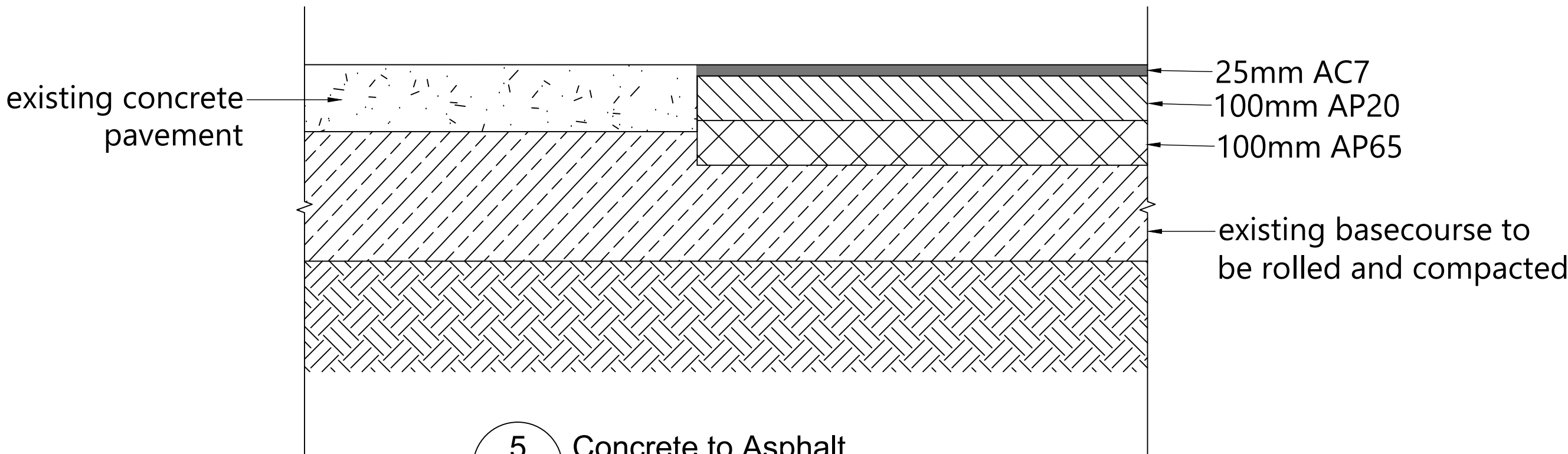
2 Connection to Existing Dish Channel
101 1:10@a1 1:20@a3



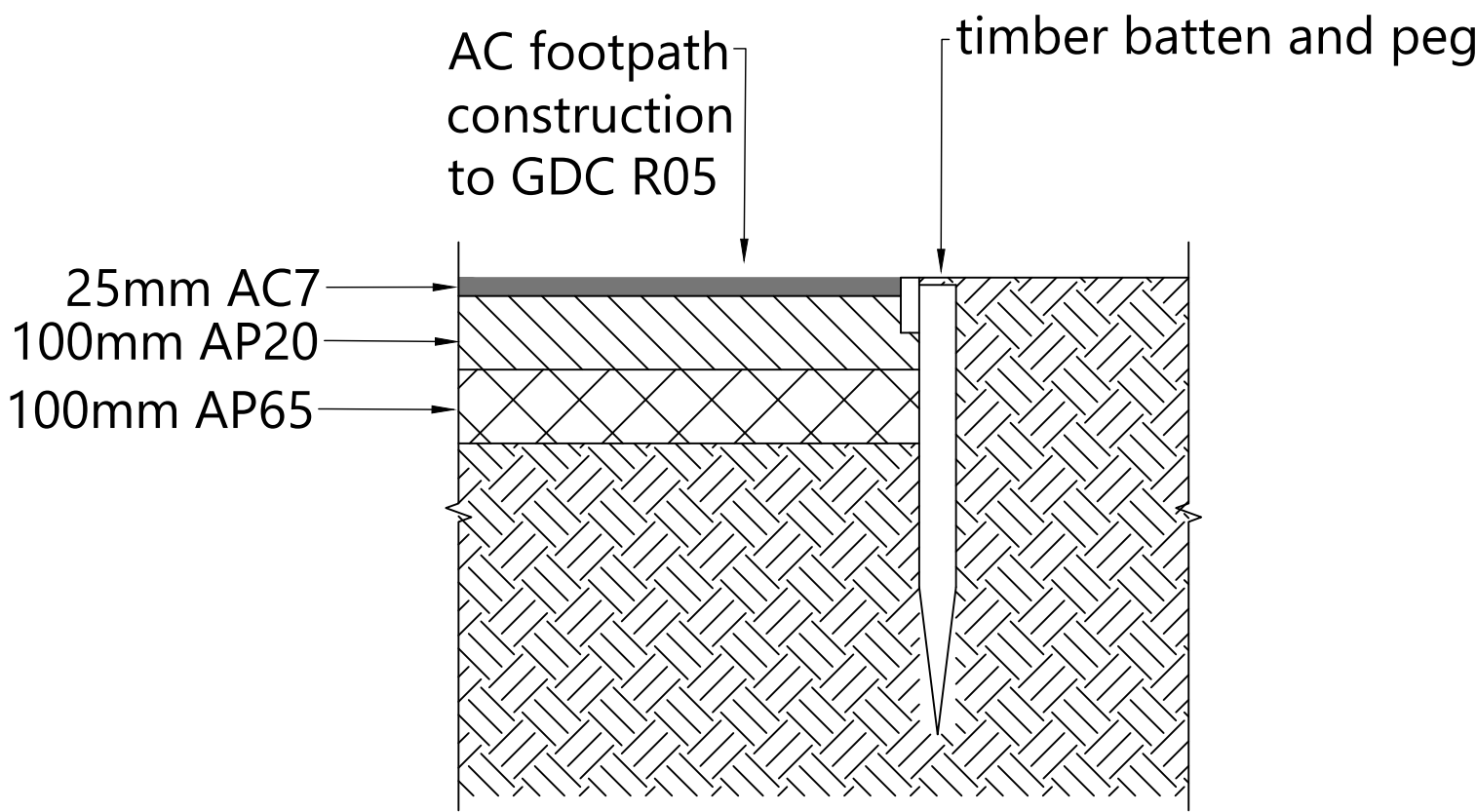
3 Kerb Nib to Asphalt
101 1:10@a1 1:20@a3



4 Kerb & Channel to Asphalt
101 1:10@a1 1:20@a3



5 Concrete to Asphalt
101 1:10@a1 1:20@a3



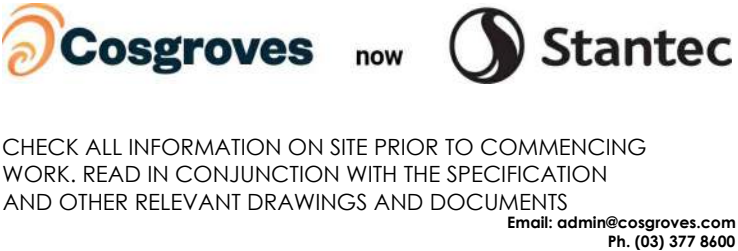
6 Asphalt footpath & Timber Batten Edge
101 1:10@a1 1:20@a3

SAFETY IN DESIGN

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REV	REASON FOR ISSUE	DATE	BY
D	consent issue	23.6.26	JA
C	consent issue	5.6.26	JA
B	100% detailed design	15.5.26	JA
A	50% detailed design	20.4.26	JA

The Contractor is to be aware of all inspections to be made by the Engineer as a requirement of the Producer Statement - PS4 construction review documentation. The Engineer will require 24 hours prior notification for any inspection is to be made.



CLIENT:

Naylor Love

PROJECT:

Māruawai College
28 Coultts Road,
Gore

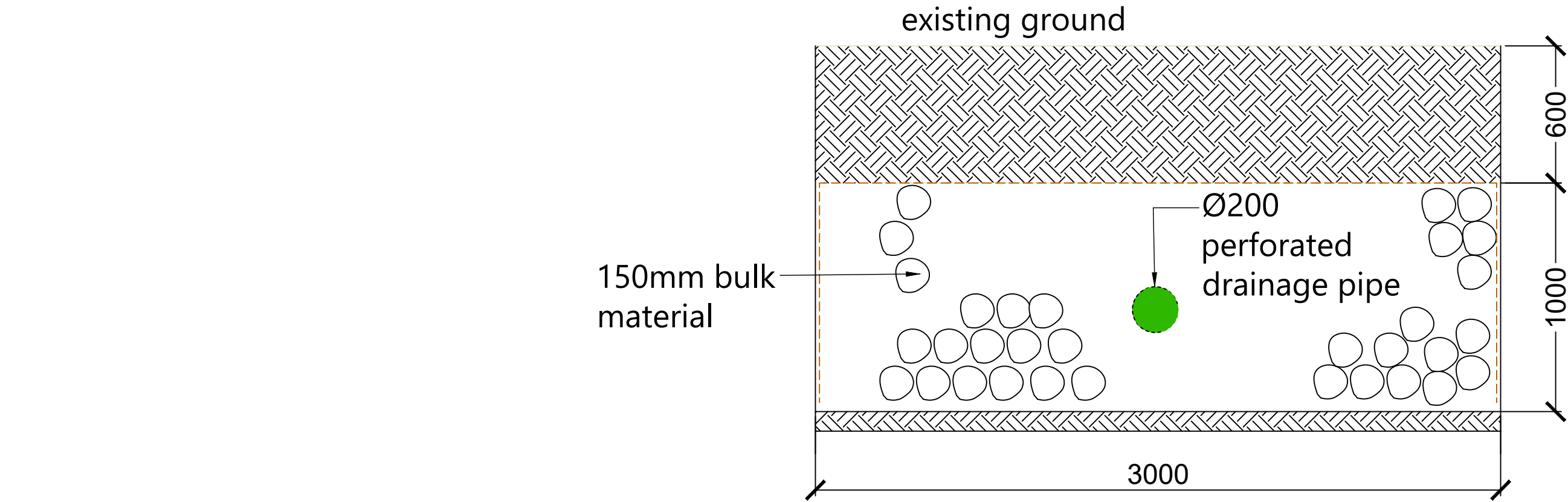
TITLE:

Pavement Details

Designed	JA	A1 Scale
Drawn	JA	As Shown
Checked	CW	A3 Scale
Date	23 June 2026	As Shown
Project No.	310701083	Sheet 201 Revision D

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for consent



DN225 uPVC SN8 pipe drilled with 50mm holes at 300mm crs, 4 holes all around or Euroflo preformed slotted pipe

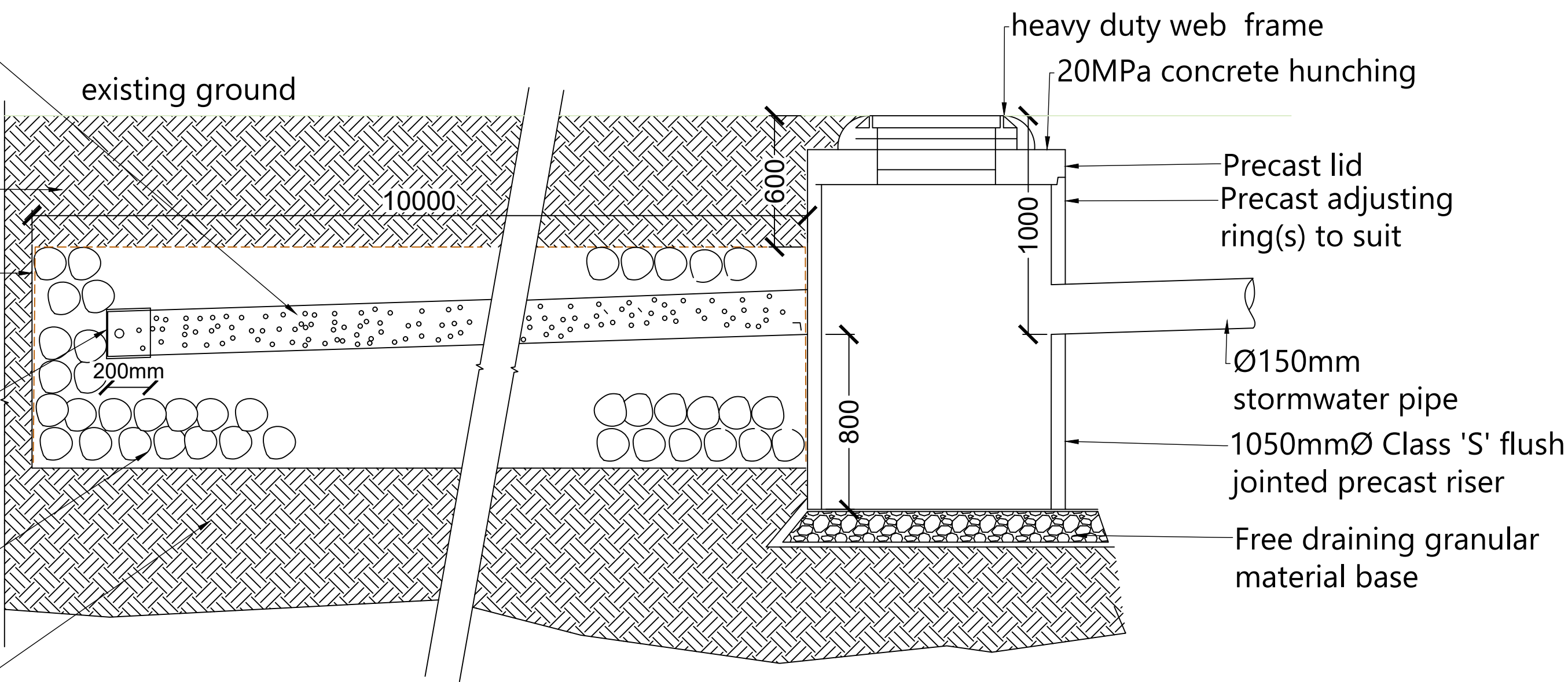
approved backfill

Filter fabric, Bidim A14 or similar. Line top and 1m down sides. Lap 300mm at joints

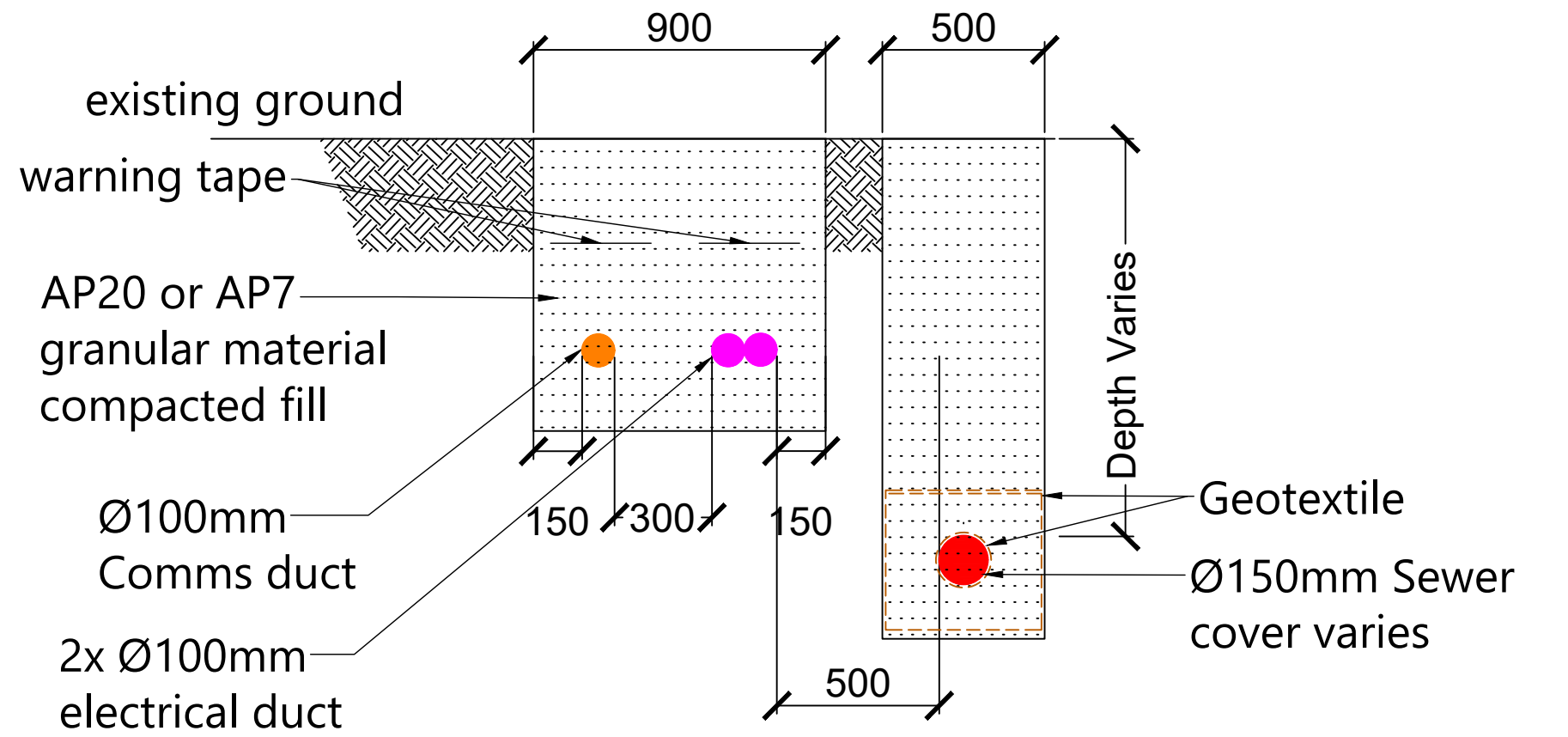
Filter fabric cloth wrapped around end of perforated pipe

Minimum > 150mm bulk fill material to be used for soak pit construction. No material to be smaller.

Free draining granular material base

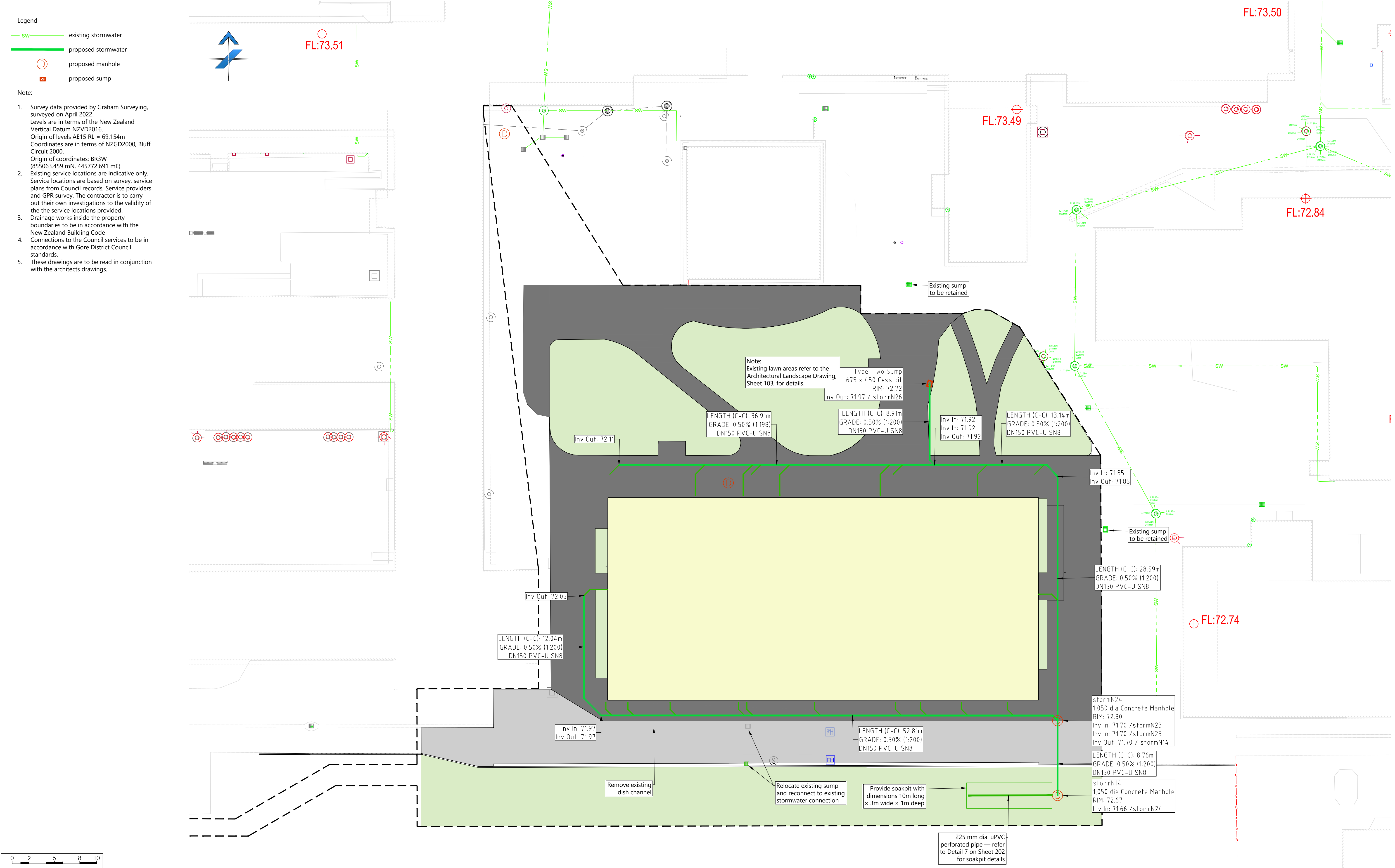


7 Soak Pit Details
301 1:20@a1 1:40@a3

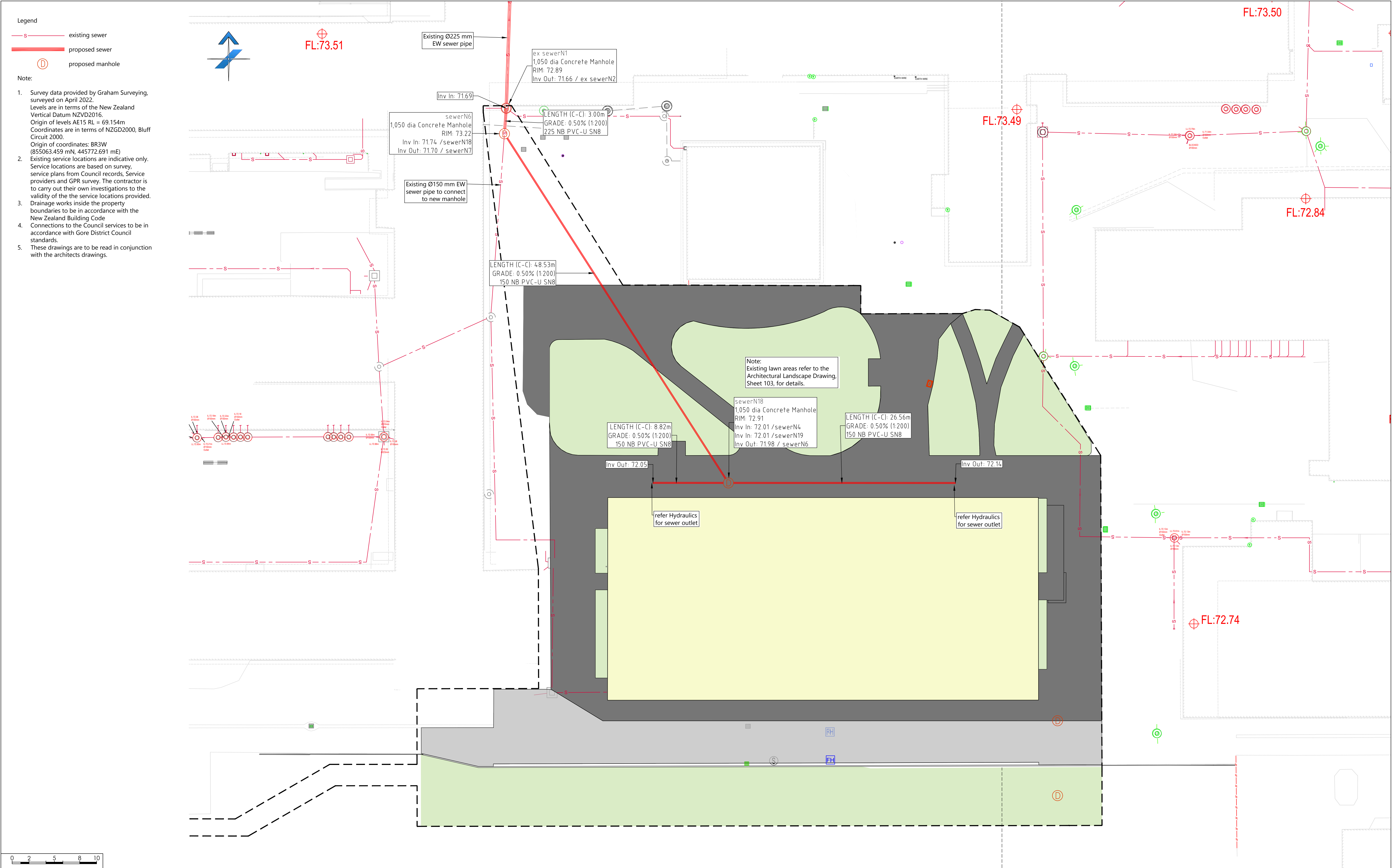


8 Combined Services Trench Details
601 1:20@a1 1:40@a3

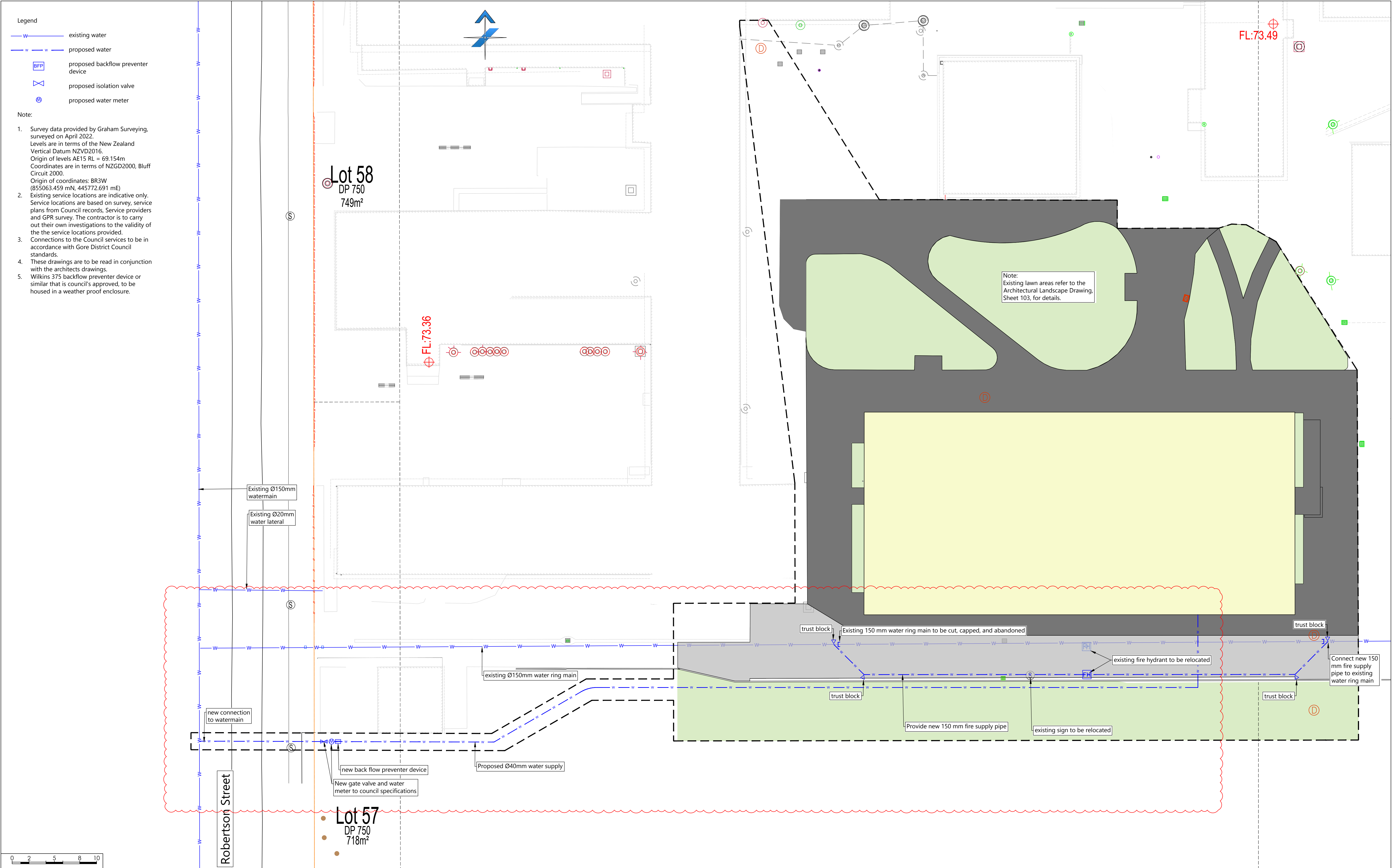
SAFETY IN DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</
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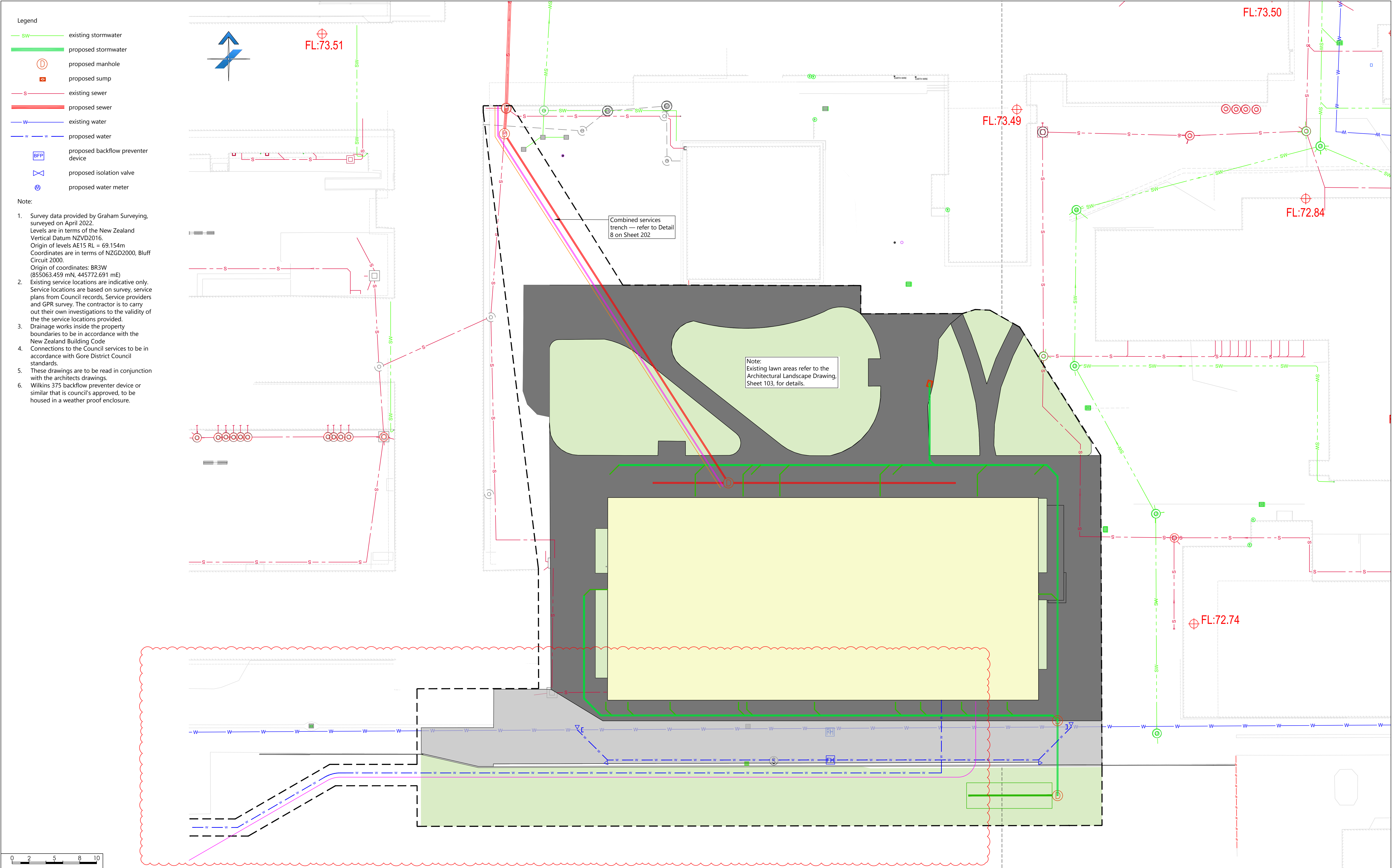
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E	consent issue	23.6.26	JA		CHECK ALL INFORMATION ON SITE PRIOR TO COMMENCING WORK. READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER RELEVANT DRAWINGS AND DOCUMENTS		Email: admin@cosgroves.com Ph. (03) 377 8400				This drawing and its contents are the property of Cosgroves. Any unauthorized employment or reproduction in full or part is forbidden.		for consent
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SAFETY IN DESIGN				 now  The Contractor is to be aware of all inspections to be made by the Engineer as a requirement of the Producer Statement - PS4 construction review documentation. The Engineer will require 24 hours prior notification for any inspection is to be made. CHECK ALL INFORMATION ON SITE PRIOR TO COMMENCING WORK. READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER RELEVANT DRAWINGS AND DOCUMENTS Email: admin@cosgroves.com Ph: (03) 377 8400	CLIENT: Naylor Love		PROJECT: Māruawai College 28 Coultts Road, Gore		TITLE: Civil Water Supply Plan This drawing and its contents are the property of Cosgroves. Any unauthorized employment or reproduction in full or part is forbidden.		Designed JA		A1 Scale	
Drawn JA		1:200												
Checked CW		A3 Scale												
Date 23 June 2026		1:400												
Project No. 310701083		Sheet 501	Revision E											
for consent														
</														



SAFETY IN DESIGN

All reasonably practicable steps have been taken to ensure safety in design has been considered within Cosgroves scope of work for this design in accordance with IPENZ practice note 07 "design for safety in buildings and other structures (July 2006)". It remains the responsibility of the owner and/or operator to ensure appropriate practices are in place to protect the safety of the workers and the public in the operation of the facility.

E	consent issue	23.6.26	JA
D	consent issue	5.6.26	JA
C	100% detailed design	15.5.26	JA
B	50% detailed design	20.4.26	JA
A	draft developed design	19.3.26	JA
REV	REASON FOR ISSUE	DATE	BY

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CHECK ALL INFORMATION ON SITE PRIOR TO COMMENCING WORK. READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER RELEVANT DRAWINGS AND DOCUMENTS

Email: admin@cosgroves.com
Ph: (03) 377 8400

CLIENT:

Naylor Love

PROJECT:

Māruawai College
28 Coultts Road,
Gore

TITLE:

Civil Three Waters Plan

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Digned	JA	A1 Scale
Drawn	JA	1:200
Checked	CW	A3 Scale
Date	23 June 2026	1:400
Project No.	310701083	Sheet 601
Revision	E	

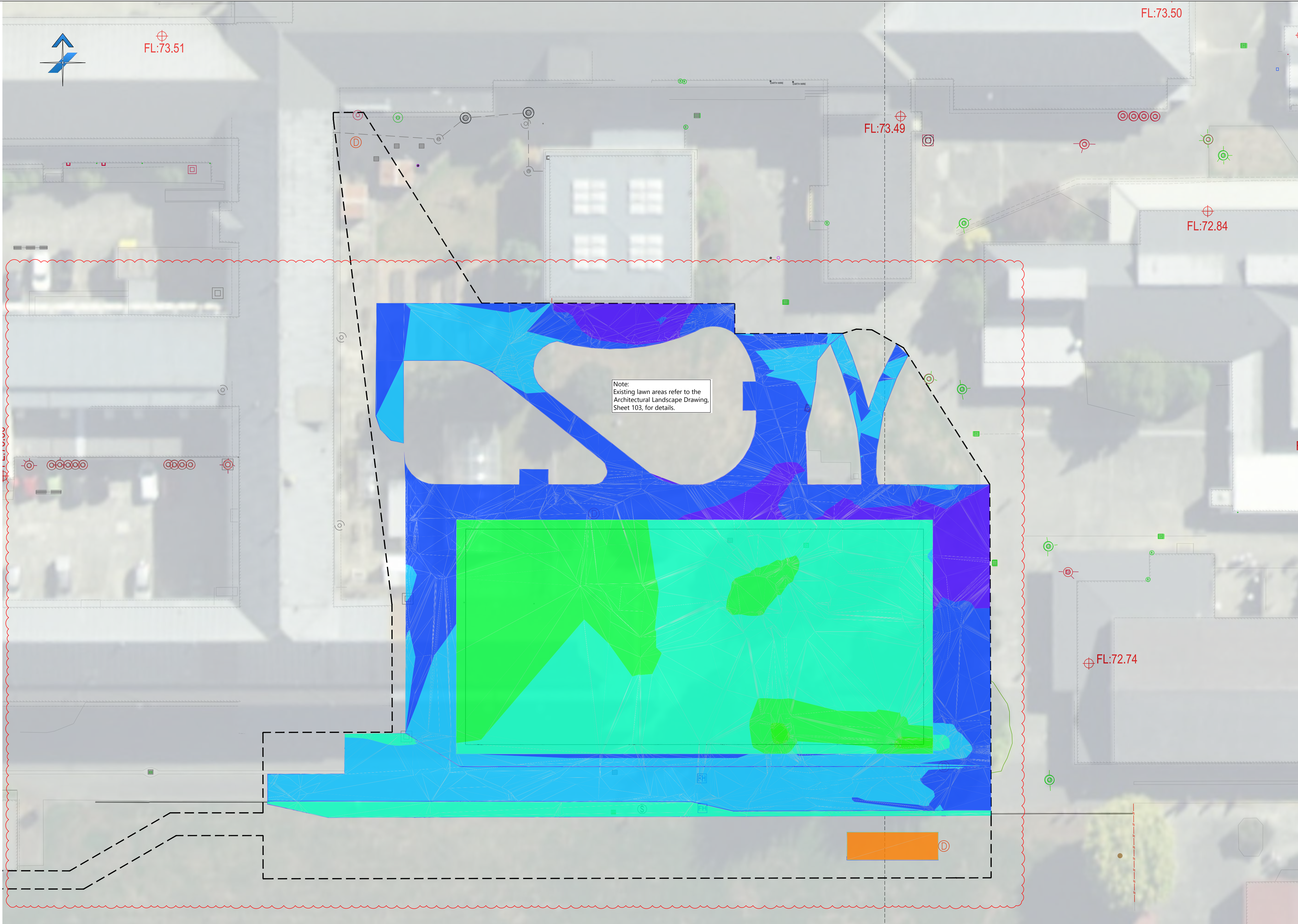
for consent

- Notes
1. Earthwork levels and quantities are based on a comparison between the existing ground surface and the anticipated excavation depth to foundation level, soakpit and underside of pavement.
 2. A foundation depth of 0.4 m below finished floor level (FFL), with a 0.4 m gravel raft extending 1.0 m beyond the foundation edge, as detailed in the structural drawings.
 3. The existing driveway surface is to be stripped and replaced with new asphalt to suit the proposed layout and design levels.
 4. No bulk earth fill is proposed as part of this scope.
 5. Pavement engineered fill and asphalt surfacing are excluded.
 6. Gravel raft and foundation structures are excluded from the earthworks quantities.
 7. Pipe trenching and manhole excavation are excluded from the cut volume.

Approximate Area: 4,200 m²
Approximate Cut Volume: 1,100 m³

Surface Analysis: Elevation Ranges

Number	Color	Minimum Elevation (m)	Maximum Elevation (m)
1	Red	-2.000	-1.800
2	Red	-1.800	-1.600
3	Orange	-1.600	-1.400
4	Yellow	-1.400	-1.200
5	Light Green	-1.200	-1.000
6	Green	-1.000	-0.800
7	Green	-0.800	-0.600
8	Cyan	-0.600	-0.400
9	Blue	-0.400	-0.200
10	Blue	-0.200	0.000
11	Purple	0.000	0.200
12	Purple	0.200	0.400

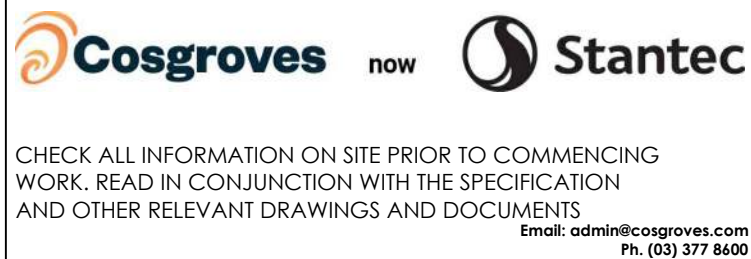


SAFETY IN DESIGN

All reasonably practicable steps have been taken to ensure safety in design has been considered within Cosgroves scope of work for this design in accordance with IPENZ practice note 07 "design for safety in buildings and other structures (July 2006)". It remains the responsibility of the owner and/or operator to ensure appropriate practices are in place to protect the safety of the workers and the public in the operation of the facility.

D	consent issue	23.6.26	JA
C	consent issue	5.6.26	JA
B	100% detailed design	15.5.26	JA
A	50% detailed design	20.4.26	JA
REV	REASON FOR ISSUE	DATE	BY

The Contractor is to be aware of all inspections to be made by the Engineer as a requirement of the Producer Statement - PS4 construction review documentation. The Engineer will require 24 hours prior notification for any inspection is to be made.



CLIENT:

Naylor Love

PROJECT:

Māruawai College
28 Coutts Road,
Gore

TITLE:

Earthworks Cut & Fill Plan

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Designed	JA	A1 Scale
Drawn	JA	1:200
Checked	CW	A3 Scale
Date	23 June 2026	1:400
Project No.	310701083	Sheet 701 Revision D

for consent

Legend

- Stabilised Works Access
Site fence
Silt sock
Nominated stockpile/storage area

Notes

- All erosion and sediment control measures must be operational prior to any other works commencing on site
- A copy of the Erosion management plan shall be available on the site during work hours and all personnel involved in earthwork activities on the site (inclusive of sub-contractors) shall be familiar with the consent and plan requirements as they relate to erosion and sediment control.
- Further sediment control works may be required by the Contractor who, as the project advances will be required to monitor its performance and make any specific adjustments to its detail to respond to specific conditions on site and changes to those conditions.
- The Contractor is solely responsible for ensuring that the site has effective silt detention facilities operating at all times.

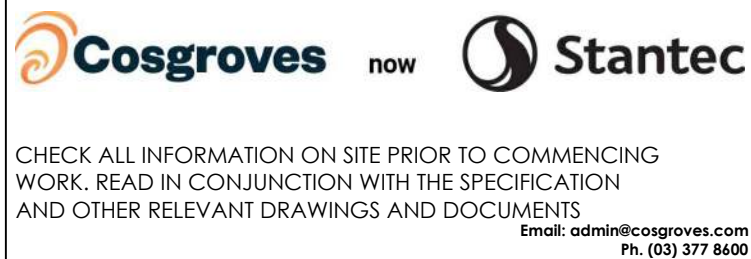


SAFETY IN DESIGN

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REV	REASON FOR ISSUE	DATE	BY
D	consent issue	23.6.26	JA
C	consent issue	5.6.26	JA
B	100% detailed design	15.5.26	JA
A	50% detailed design	20.4.26	JA

The Contractor is to be aware of all inspections to be made by the Engineer as a requirement of the Producer Statement - PS4 construction review documentation. The Engineer will require 24 hours prior notification for any inspection is to be made.



CLIENT:

Naylor Love

PROJECT:

Māruawai College
28 Coultts Road,
Gore

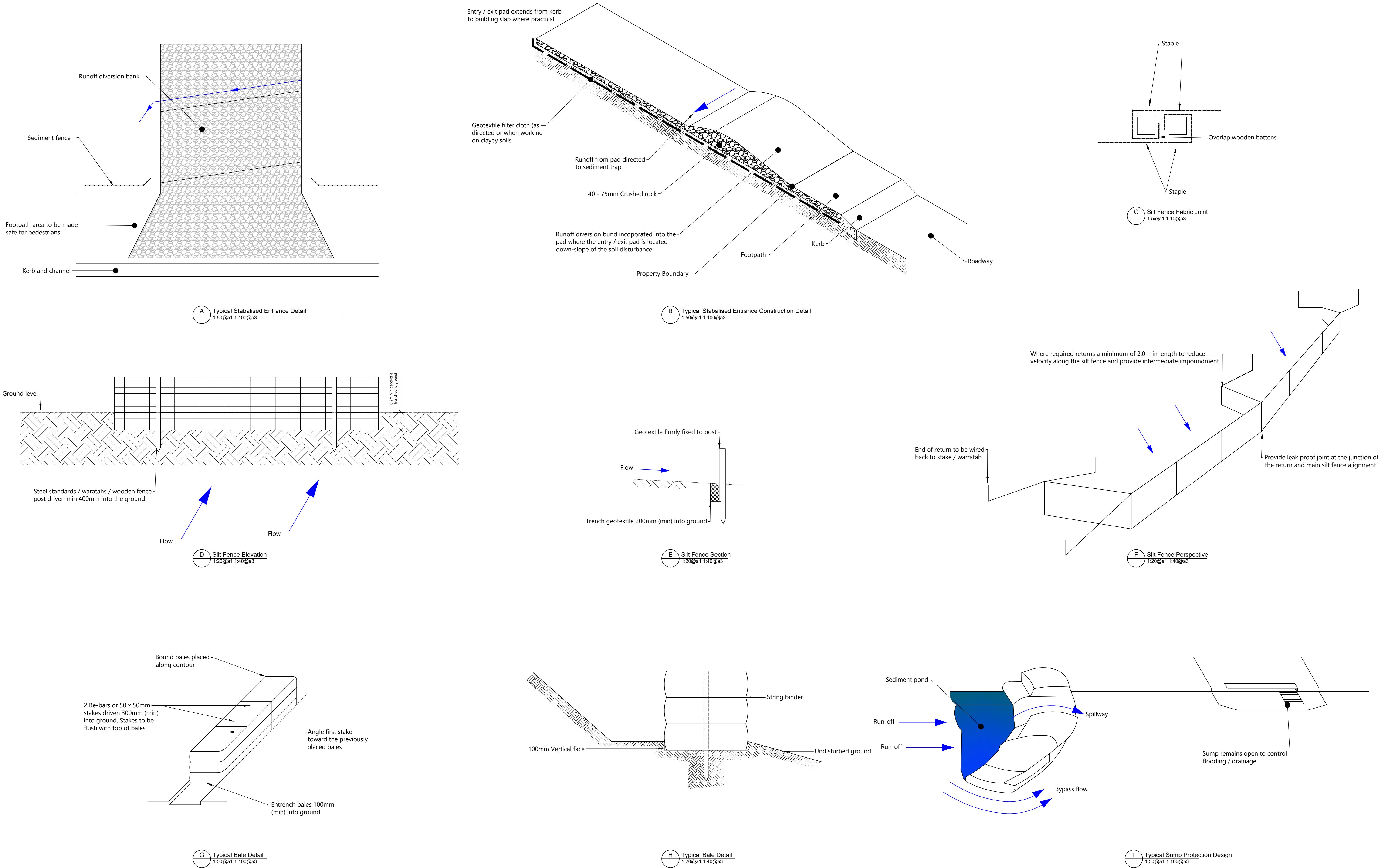
TITLE:

Erosion & Sediment
Control Plan

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Designed	JA	A1 Scale
Drawn	JA	1:200
Checked	CW	A3 Scale
Date	23 June 2026	1:400
Project No.	310701083	Sheet 702 Revision D

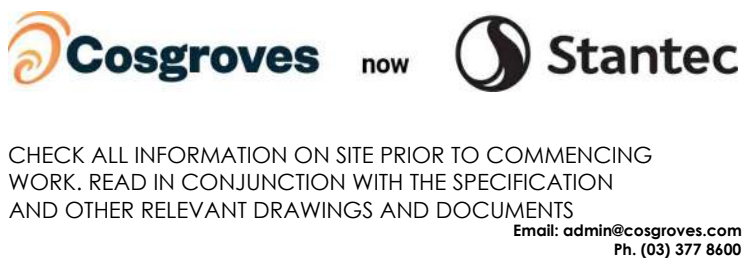
for consent



SAFETY IN DESIGN

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D	consent issue	23.6.26	JA	
C	consent issue	5.6.26	JA	
B	100% detailed design	15.5.26	JA	
A	50% detailed design	20.4.26	JA	
REV	REASON FOR ISSUE	DATE	BY	

The Contractor is to be aware of all inspections to be made by the Engineer as a requirement of the Producer Statement PS4 construction review documentation. The Engineer will require 24 hours prior notification for any inspection is to be made.



CLIENT:

Naylor Love

PROJECT:

Māruawai College
28 Coutts Road,
Gore

TITLE:

Erosion & Sediment
Control Details

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Designed	JA	A1 Scale	
Drawn	JA	As Shown	
Checked	CW	A3 Scale	
Date	23 June 2026	As Shown	
Project No.	310701083	Sheet	703
		Revision	D

for consent