

Appendix B – Recommended Decisions on Submissions – Camp Columba Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S61.001	Camp Columba Charitable Trust	CCZ - Camp Columba Zone	CCZ - General	Support	Request the land parcels both retain the proposed Special Zoning	The zoning generally supports camps activities and operational needs and is supported by the Trust	Accept
S124.300	Fire and Emergency NZ	CCZ - Camp Columba Zone	CCZ-Additional provisions sought	Not Stated	CCZ-S3 Servicing 1. Where available any residential unit and buildings for non-residential activities shall be connected to a Council reticulated water supply. 2. Where available any residential unit and buildings for non-residential activities shall be connected to a Council reticulated wastewater network. 3. Where Council reticulated water supply is unavailable, any residential unit and buildings for non-residential activities must: (a) be connected to a community drinking water supply; or (b) be connected to a private drinking water supply; or (c) store 45,000 litres of potable water on-site from another source. 4. Where Council reticulated wastewater is unavailable, any residential unit and buildings for non-residential activities must: (a) be provided with an on-site wastewater treatment and disposal system. 5.All developments must have an independent water supply for firefighting that is compliant with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice'.	Fire and Emergency consider that new buildings located in the CCZ should be required to provide a firefighting water supply in order to manage fire risk.	Reject
FS5.191	Hamish Weir			Oppose	Disallow		Accept
S77.017	New Zealand Heavy Haulage Association	CCZ - Camp Columba Zone	CCZ-Additional provisions sought	Support	Permitted activity performance standards and criteria for relocation of second hand buildings: a. Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling. b. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. c. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site. d. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. Without limiting (c) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations. e. The proposed owner of the relocated building must certify to the Council that the reinstatement work will be completed within the 12-month period. Restricted Discretionary activity status for relocated buildings that do not meet the permitted activity status standards. OR The inclusion of the words "new or relocated buildings " to the activity rules for residential activities/units.	"Residential Activity and Residential Units" is provided for as a permitted activity where compliance with standards is achieved. However, standards within the PGDP only refer to buildings that are "new". The approach used is supported on the basis of the decision of Environment Court - New Zealand Heavy Haulage Association Inc v The Central Otago District Council.	Accept in part
FS14.053	NZ Transport Agency Waka Kotahi			Oppose	Disallow	Relocated second-hand dwellings may be used for a noise sensitive activity. The permitted activity performance standards and criteria listed by NZHHA in its submission does not give any certainty that a relocated second-hand dwelling will be able to comply with the requirements of NOISE-S3,	Accept in part

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						whereby that standard seeks to manage noise impacts on the noise sensitive activity. The New Zealand Transport Agency is concerned that the proposed provision by NZHHA would enable second hand dwellings, that do not have acoustic treatment that complies with NOISE-S3 requirements, to be relocated to within a proximity of the state highway network where noise sensitive activities undertaken within that dwelling would be adversely impacted by noise arising from the operation of the highway. We suggest that the performance standards proposed by NZHHA either include measures to ensure compliance with NOISE-S3, otherwise we consider that noise effects may not be appropriately managed. In its original submission, the New Zealand Transport Agency sought amendments to rule NOISE-R7 to expressly include relocated buildings used for noise sensitive activities to manage noise impacts on activities relocating to within a proximity of the road network where they could be adversely impacted by noise generated from the use of the existing state highway network.	
S85.064	Environment Southland	Zone map layers	CCZ-MAP	Support in part	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps	Intensifying development in flood prone (or hazard) areas will put communities at risk	Reject
FS5.194	Hamish Weir			Oppose	Disallow		Accept
S61.004	Camp Columba Charitable Trust	CCZ - Camp Columba Zone	CCZ-Structure Plan	Amend	Structure plan needs to be updated. See attached	Minor changes have occurred since 2021 and the attached markup sketch of the plan indicates the changes proposed and a formalized replacement version will be provided for the hearing process.	Accept in part
S125.090	Ministry of Education	CCZ - Camp Columba Zone	CCZ-P1	Support	Retain as proposed.	The submitter supports CCZ-P1 provides for educational activities, where they serve a functional need within the camp where these provide for the needs of the wider southern community. This policy would enable the establishment of educational activities, such as health schools, if these were sought in the zone.	Accept
S125.091	Ministry of Education	CCZ - Camp Columba Zone	CCZ-R1	Support	Retain as proposed.	The submitter supports CCZ-R1 as it permits educational facilities within the Camp Columba zone when undertaken in accordance with the Camp Columba structure plan and comply with the relevant provisions. The matters of discretion are appropriate.	Accept
S124.292	Fire and Emergency NZ	CCZ - Camp Columba Zone	CCZ-R1	Support in part	Amend as follows: Any new or extended building or structure complies with standards... and CCZ-S3	Fire and Emergency support in part CCZ-R1-R6 subject to the inclusion of a servicing standard which includes firefighting water supply - CCZ-S3 - Servicing. It is noted that there will be cases that developments will not require subdivision, and	Reject

Appendix B – Recommended Decisions on Submissions – Camp Columba Zone

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						therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
S124.293	Fire and Emergency NZ	CCZ - Camp Columba Zone	CCZ-R2	Support in part	Amend as follows: Any new or extended building or structure complies with standards... and CCZ-S3	Fire and Emergency support in part CCZ-R1-R6 subject to the inclusion of a servicing standard which includes firefighting water supply - CCZ-S3 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S124.294	Fire and Emergency NZ	CCZ - Camp Columba Zone	CCZ-R3	Support in part	Amend as follows: Any new or extended building or structure complies with standards... and CCZ-S3	Fire and Emergency support in part CCZ-R1-R6 subject to the inclusion of a servicing standard which includes firefighting water supply - CCZ-S3 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject

Appendix B – Recommended Decisions on Submissions – Camp Columba Zone

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S124.295	Fire and Emergency NZ	CCZ - Camp Columba Zone	CCZ-R4	Support in part	Amend as follows: Any new or extended building or structure complies with standards... and CCZ-S3	Fire and Emergency support in part CCZ-R1-R6 subject to the inclusion of a servicing standard which includes firefighting water supply - CCZ-S3 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S124.297	Fire and Emergency NZ	CCZ - Camp Columba Zone	CCZ-R5	Support in part	Amend as follows: Any new or extended building or structure complies with standards... and CCZ-S3	Fire and Emergency support in part CCZ-R1-R6 subject to the inclusion of a servicing standard which includes firefighting water supply - CCZ-S3 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Reject
S61.002	Camp Columba Charitable Trust	CCZ - Camp Columba Zone	CCZ-R6	Oppose	Request CCZ-R6-3 be removed from the plan.	The third residential unit is used on a short term basis by staff but this activity often overlaps by staff members. It would be difficult to determine the application of the three month period. The effects are not distinguishable between this residence and the other two and does not see the need to treat this residence differently	Accept
S74.026	Hamish Weir	CCZ - Camp Columba Zone	CCZ-R6	Support in part	That the Camp Columba Zone be included in the Plan with the removal of CCZ-R6 3; ~~3. One residential unit is only occupied on a short term basis (no more than 3 months at a time) by a person employed at Camp Columba.~~	Existing residences at Camp Columba should be permitted for the same usage. This rule adds unnecessary complexity and removes flexibility, if for example the camp managers residence is being substantially renovated then he/she would logically relocate to another.	Accept
S124.296	Fire and Emergency NZ	CCZ - Camp	CCZ-R6	Support in part	Amend as follows: Any new or extended building or structure complies with standards... and CCZ-S3	Fire and Emergency support in part CCZ-R1-R6 subject to the inclusion of a servicing standard which includes firefighting	Reject

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		Columba Zone				water supply - CCZ-S3 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
S124.298	Fire and Emergency NZ	CCZ - Camp Columba Zone	CCZ-R7	Support in part	Amend as follows: Activity Status: Permitted Where: ~~1. The activity is ancillary to an activity permitted by CCZ-R1 to CCZ-R5.~~ Any new of extended building or structure complies with CCZ-S1-CCz-S3. Activity Status where compliance is not achieved: Restricted Discretionary Matters of discretion: The matters of discretion of the infringed standard(s).	Emergency service facilities are provided for in this Zone as a permitted activity in the Camp Columba Zone. Fire and Emergency seek the removal of Condition 1 as new fire stations in the CCZ may be necessary in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. The permitted activity status should not be subject to emergency service facilities being an ancillary activity, rather it would be more appropriate to be subject to the zone standards. Fire and Emergency also seek a restricted discretionary status where there is not compliance with these standards. This will ensure that Council have discretion over what activities are deemed acceptable to be located in the CCZ based on the performance standard infringed.	Accept in part
S61.003	Camp Columba Charitable Trust	CCZ - Camp Columba Zone	CCZ-R8	Oppose	Status of an activity under Rule CCZ-R8- All other activities be assigned Discretionary status.	Many instances where minor deviations from the rules and structure plan may occur. A consent process could determine and apply mitigation to manage any unexpected and significant effects. Submitter believes it would be more appropriate for councils' discretion to be applied.	Reject
S124.299	Fire and Emergency NZ	CCZ - Camp Columba Zone	CCZ-S1	Support in part	Amend as follows: Excluding communication towers and poles for emergency service facilities.	Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in a district plan. However, as part of Fire and Emergency fire station operational requirements many stations include a multipurpose tower or pole between 12-15m in height. Fire and Emergency towers are typically either lattice towers that can support a siren, aerials and hose drying or are platform towers that can support all the above plus be used for firefighter training. Similarly, poles can support sirens, aerials and hose drying activities. Examples of these structures are attached as Appendix B. The frequency of towers or poles being required at stations is generally dependent on locational and	Reject

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						operational requirements of each station. Some existing fire station sites across the country have aerial and sirens mounted on the roof of the building which is not ideal, and Fire and Emergency are slowly rectifying this with the construction of towers and poles. Ideally all stations would have a tower or structure. Fire and Emergency therefore seek an exemption from the height standard for communication towers and poles	