

Appendix A – Recommended Amendments to the Camp Columba Zone Chapter

KEY

Red Underlined – Additions recommended as part of s42A Report

~~Red Strikethrough~~ – Deletions recommended as part of s42A Report

~~Blue Strikethrough~~ – Deletions recommended in Supplementary Evidence

CAMP COLUMBA ZONE - CCZ

Overview and Purpose

The purpose of the Camp Columba Zone is to enable the existing activity to continue to operate and expand to meet the needs of the District and wider region. Camp Columba offers camps and programmes which include overnight accommodation catering for groups including youth groups, Scouting New Zealand, the Health Foundation, church groups and sports teams. In the future, the camp seeks to engage with other family groups, secondary schools and adult groups.

Camp Columba is located at Kaiwera Road, Pukerau and comprises an area of 10.67 hectares. It was established in 1957 by the Matakura District Bible Class Committee to hold Easter and Labour Weekend Camps for young people from around Southland and this activity continues today. Camp Columba has expanded to also offer camping facilities for school and other community groups. The camp services approximately 40% of schools in the wider Southland/Otago region and offers a wide range of outdoor adventure activities.

The Camp Columba structure plan is included at the bottom of the chapter, activities and development are required to be undertaken in accordance with this plan.

Objectives

- CCZ-01 The significant contribution made by Camp Columba to the social, cultural and health wellbeing of people and communities within and beyond the Gore District is recognised.
- CCZ-02 The existing and potential future compatible activities at Camp Columba are recognised and provided for.
- CCZ-03 Adverse *effects* generated by activities within the Camp Columba zone are effectively managed at the zone *boundaries*.

Policies

- CCZ-P1 Provide for a range of Outdoor adventure, education, accommodation, community engagement activities and *ancillary activities* which serve a *functional need* within the Camp Columba zone where these provide for the needs of the wider southern community.
- CCZ-P2 Provide for the expansion of *buildings* and activities within the Camp Columba zone in accordance with the *Structure* Plan.
- CCZ-P3 Promote and protect Camp Columba as a dark-skies viewing area.
- CCZ-P4 Manage adverse *effects* of activities within the zone to maintain the character and amenity of adjoining zones.

Notes

Note 1 Provisions in Other Chapters

The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Rules

CCZ-R1	Education^{al} Facility	
CCZ-R2	Visitor Accommodation Activity	
CCZ-R3	Community Facility	
CCZ-R4	Sport and Recreation Activity	
CCZ-R5	Healthcare Activity	
All areas	CCZ-R1 to CCZ-R5 Activity status: Permitted Where: 1. The activity and any ancillary activity are undertaken in accordance with the Camp Columba structure plan. 2. Any <i>building or structure</i> is located and used in accordance with the Camp Columba Structure Plan. 3. Any new, <u>relocated</u> or extended <i>building or structure</i> complies with standards CCZ-S1 and CCZ-S2.	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The <i>effect</i> of the non-compliance on the character and amenity of the adjoining <i>sites</i>. 2. The potential for <i>reverse sensitivity effects</i>. 3. The ability to impose <i>conditions</i> to mitigate adverse <i>effects</i>. 4. The matters of discretion for the infringed standard(s).
CCZ-R6	Residential Activity	
All areas	Activity status: Permitted Where: 1. There are no more than three <i>residential units</i> within the zone. 2. The <i>residential units</i> are occupied exclusively by a Camp Columba caretaker, manager or staff member.	Activity status where compliance is not achieved with CCZ-R6(1), CCZ-R6(2) or CCZ-R6(3): Non-Complying. CCZ-R6(4): Restricted Discretionary Matters of discretion:

~~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.~~

4. Any new, relocated or extended *building or structure* complies with standards CCZ-S1 and CCZ-S2.

1. The matters of discretion for the infringed standard(s).

CCZ-R7 *Emergency Service Facilities*

All areas

Activity status: Permitted

Where:

- ~~1. The activity is ancillary to an activity permitted by CCZ-R1 to CCZ-R5.~~
2. Any new, relocated or extended building or structure complies with CCZ-S1 to CCZ-S3.
3. The activity is undertaken in accordance with the Camp Columba Structure Plan.

Activity status where compliance is not achieved:

Discretionary

CCZ-R8 All other activities

All areas

Activity status: Non-Complying

1. Any activities, including associated buildings, not otherwise provided for in the list of rules.

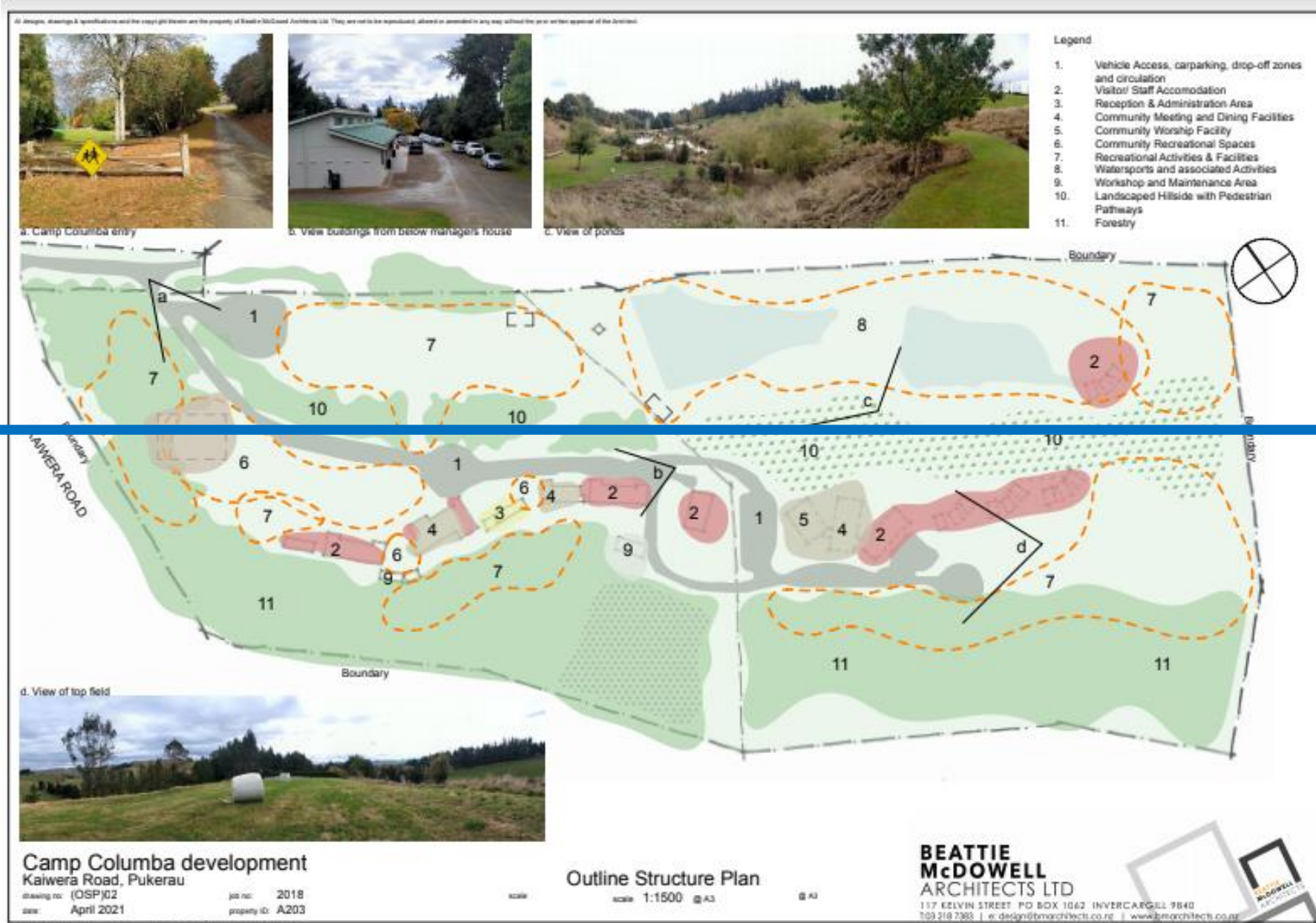
Activity status where compliance not achieved: N/A

Standards

CCZ-S1		Height
All activities	1. The maximum height of any <i>building</i> or <i>structure</i> is 10 metres above <i>ground level</i>. Excluding any roof mounted <i>structures</i> such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the <i>height</i> by more than 1m and is no more than 1 metre in width or length.	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. The adverse <i>effects</i> on the <i>amenity values</i> of adjoining <i>sites</i> including privacy, shading, outlook and dominance. 2. The <i>effects</i> on the character and <i>amenity values</i> of the surrounding <i>environment</i> and streetscape. 3. Whether the <i>structure</i> can be more appropriately located or screened with landscaping to minimise adverse visual amenity <i>effects</i>. 4. The reason for the increase in <i>height</i>.
CCZ-S2		Setbacks to rivers and streams
All Activities	1. Any <i>building</i> or <i>structure</i> is set back from the top of the closest bank of any <i>stream</i> or <i>river</i> the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) (b) 10m for middle order rivers or streams (order 3 and 4) (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Whether there is a <i>functional need</i> for the <i>building</i> or <i>structure</i> to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility 2. The <i>effects</i> on <i>water</i> quality and the stability and health of the stream <i>bed</i> and banks, including erosion and <i>sedimentation control measures</i>.

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3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous biodiversity and /or habitats.
 4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River.
 5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.
 6. The *effects* on public and customary *access* to the stream or *river*.
 7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.

Camp Columba Structure Plan



Camp Columba Structure Plan

