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 Mataura 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~~ Activities and development within the Camp Columba Zone are required to be undertaken in accordance with ~~this plan~~ the Camp Columba Structure Plan.

Objectives

CCZ-O1 The significant contribution made by Camp Columba to the social, cultural and health ~~wellbeing~~ well-being of people and communities within and beyond the Gore District is recognised.

CCZ-O2 The existing and potential future compatible activities at Camp Columba are recognised and provided for.

CCZ-O3 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~~[1]

~~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	***Educational 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 *building* or *structure* is located and used in accordance with the Camp Columba Structure Plan. 3. Any new, relocated or extended *building or structure* complies with Camp Columba Zone Standards CCZ-S1 and CCZ-S2.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effect* of the non-compliance on the character and amenity of the adjoining *sites*. 2. The potential for *reverse sensitivity effects*. 3. The ability to impose *conditions* to mitigate adverse *effects*. 4. The matters of discretion for the infringed standard(s).
CCZ-R6	***Residential Activity***	

[1] Decision 9, paragraph 4.1.1

All areas	**Activity status:** Permitted Where: 1. There are no more than three *residential units* within the Zone. 2. The *residential units* are occupied exclusively by a Camp Columba caretaker, manager or staff member. ~~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.~~ [2] ~~4~~3 Any new relocated or extended *building or structure* complies with Camp Columba Zone Standards CCZ-S1 and CCZ-S2.	**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:** 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.~~ Any new, relocated or extended *building* or *structure* complies with Camp Columba Zone Standards CCZ-S1 and CCZ-S2.[3] 2. The activity is undertaken in accordance with the Camp Columba Structure Plan.[4]	**Activity status where compliance is not achieved:** Discretionary
CCZ-R8	**All other activities**	

[2] Decision 4, paragraph 3.3.2
[3] Decision 4, paragraph 3.4.2
[4] Decision 4, paragraph 3.4.2

All areas	**Activity status:** ~~Non-Complying~~ Discretionary[5] 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 *building* or *structure* is 10 metres above *ground level*. Excluding any roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the *height* by more than 1 metre 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 *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape. 3. Whether the *structure* can be more appropriately located or screened with landscaping to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height.*
CCZ-S2	***Setbacks* to *rivers* and *streams***	
All Activities	1. Any *building* or *structure* is *setback* from the top of the closest bank of any ~~*stream or*~~ *river* or *stream* the minimum distance as follows: (a) 20 metres for high order *rivers* or *streams* (order 5 and above)	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:**

[5] Decision 4, paragraph 3.5.3

(b) 10 metres for middle order *rivers* or *streams* (order 3 and 4)

(c) 5 metres for low order *rivers* or *streams* (order 1 and 2).

[6]Except that *fences* of post and wire construction are permitted within the *setback* where these are:

(i) not constructed with wire mesh if located within an area of Actual or Potential Inundation as identified within the *Natural Hazards* layer of the Planning Maps;

(ii) not located within the ~~stream or~~ *river* or *stream bed*;

(iii) not constructed across the ~~stream or~~ *river* or *stream* channel; or

(iv) not constructed across or along a Flood Bank~~; and.~~

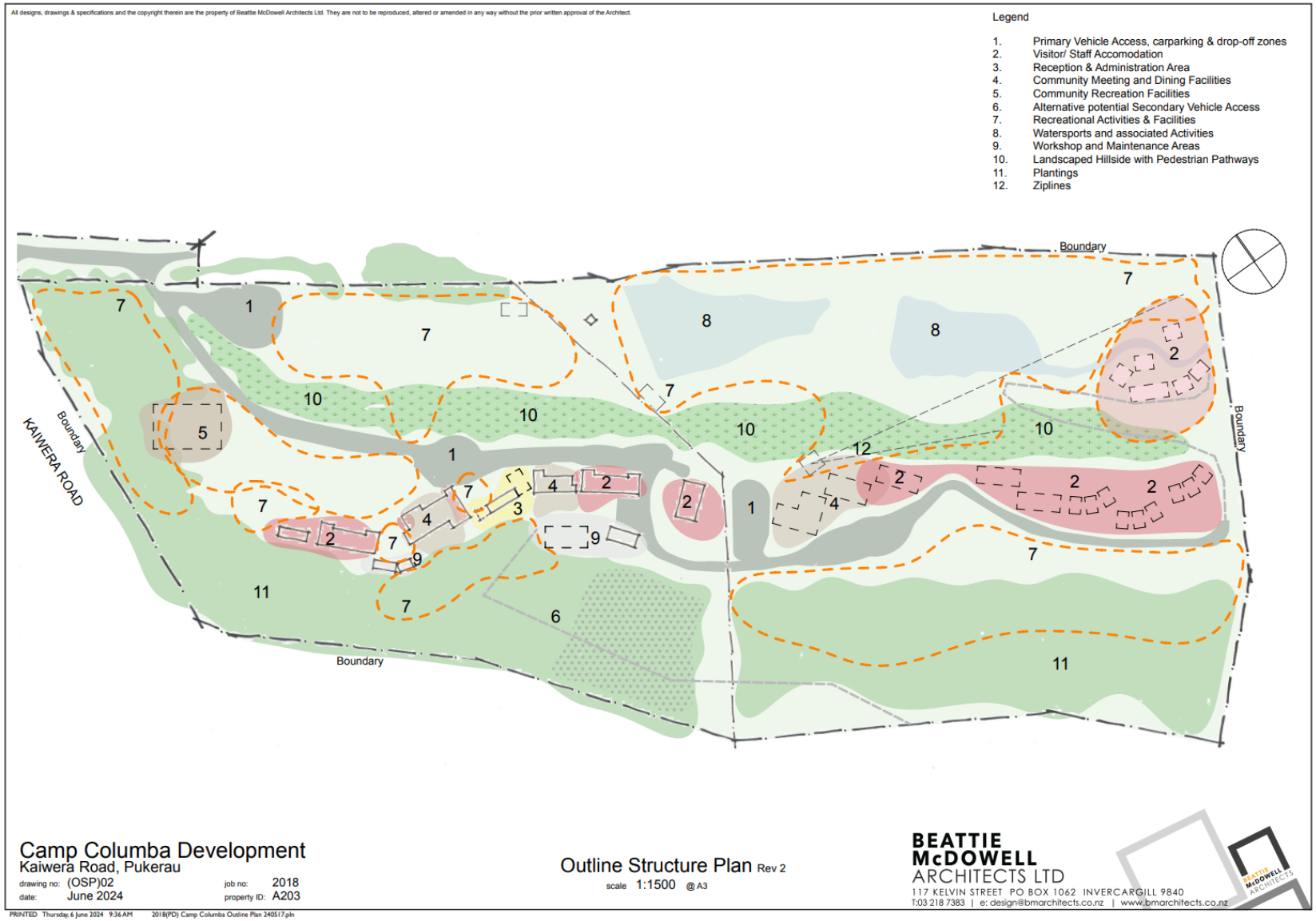
Except that lawfully established crossings and bridges are permitted within the lower order *river* or *stream setback* (order 1 and 2).

Refer to Appendix 3 for river and stream orders and guidance on *river bed* extents and the location of banks for measuring *setbacks*.

1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility
2. The *effects* on *water* quality and the stability and health of the *river* or *stream bed* and banks, including erosion and *sedimentation control measures.*
3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous biodiversity and ~~/or habitats.~~ proposed mitigation measures, including:
   (a) opportunities for enhancement and restoration;
   (b) methods proposed to monitor or inspect the works undertaken;
   (c) the timing of works to minimise adverse *effects* on *threatened or at risk* indigenous species; and
   (d) management of potential adverse *effects*. [7]
3. 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~~.~~; and in regard to the Mataura River, ~~Refer to Natural Features and Landscapes – Appendix 5~~6 – Mataura River Natural Character – NATC APP ~~in regard to the Mataura River~~.
4. Impacts on Ngāi Tahu cultural values ~~including those~~ listed in MW ~~2.3~~1.2[8].

[6] Consequential to Decision 16, paragraph 6.8.7
[7] Consequential to Decision 16, paragraph 6.8.11
[8] Consequential to Decision 14

5. The *effects* on public and customary *access* to the ~~stream or~~ *river* or *stream*.
6. The potential for ~~flooding and~~ *buildings* or *structures* to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.

APPENDIX B - GORE DISTRICT PLAN: CAMP COLUMBA ZONE
INCORPORATING DECISIONS ON SUBMISSIONS

CCZ-Figure 1: Camp Columba Structure Plan