

## KLZ – Kimihia Lakes zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### **Purpose**

The KLZ – Kimihia Lakes zone provides for buildings, facilities and infrastructure to support recreational uses.

### **Objectives**

KLZ-O1 Recreational facility.

The KLZ – Kimihia Lakes zone develops into a regionally significant facility, that provides for the recreational needs and well-being of people and communities.

KLZ-O2 Amenity values and landscape character.

Buildings, structures and activities do not adversely affect the amenity values or landscape character of the surrounding environment.

### **Policies**

KLZ-P1 Operation and development.

- (1) Provide for buildings, facilities and infrastructure that will enable the development of the zone.
- (2) Provide for a range of activities that enable the operation of the zone, including recreation, sporting, educational and environmental activities.

KLZ-P2 Development precinct.

- (1) The development precinct is characterised by a cluster of buildings, facilities, associated infrastructure and landscaping which forms an attractive, central lakeside hub for the Kimihia Lakes development.
- (2) The location of compatible activities within the development precinct supports the operational needs of the zone and its visitors.

KLZ-P3 Open space.

Areas of the zone outside of the development precinct are characterised by vegetated areas and open space that are retained for a range of rural, recreation and environmental enhancement activities.

KLZ-P4 Environmental enhancement.

Environmental initiatives are provided within the zone to enable the ongoing enhancement of the lake and surrounding natural environment.

KLZ-P5 Education.

Educational initiatives which provide learning opportunities for students and youth are encouraged.

KLZ-P6 Tourism significance.

The on-going development of the zone as a regionally significant facility is enabled, whilst providing for the general public to use and enjoy the facilities.

KLZ-P7 Management of adverse effects.

- (I) Adverse effects are managed to ensure the operation of the site does not detract from the amenity of surrounding land uses, and in particular by:
- (a) Encouraging development to occur within the development precinct, so that it is located centrally on site and away from neighbouring land uses;
  - (b) Managing the interface of the zone with other zones so that adverse noise and lighting effects on the surrounding zones are minimised; and
  - (c) Managing the adverse traffic effects to ensure the safe and efficient operation and functioning of the adjacent transport network and efficient access to surrounding facilities is maintained at all times; and
  - (d) Ensuring signs that are visible from, or located in close proximity to, a public road are sited to ensure the safe functioning of the public road.

## Rules

### *Land use – activities*

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant standards in Part 2 / District-wide matters / General district-wide matters.

KLZ-RI	Buildings and structures	
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) All buildings and structures must comply with the following standards:                             <ul style="list-style-type: none"> <li>(i) The maximum height of any building or structure must not exceed 10m measured from the natural ground level immediately below that part of the structure.</li> <li>(ii) The maximum building coverage of any individual building must not exceed 150m<sup>2</sup>.</li> <li>(iii) A building or structure must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</li> <li>(iv) A building must be setback a minimum of:                                     <ul style="list-style-type: none"> <li>(I) 12m from the boundary of a road (except East Mine Road where it is located within the KLZ – Kimihia Lakes zone);</li> </ul> </li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on amenity values;</li> <li>(b) Building location, bulk and design;</li> <li>(c) Proximity to the road and Waikato Expressway;</li> <li>(d) Effects on landscape character; and</li> <li>(e) Flooding effects.</li> </ul>	

<p>(2) 25m from the designation of the Waikato Expressway;</p> <p>(3) 12m from the boundary of a site that is within a separate zone;</p> <p>(4) 25m from the margin of any water body.</p> <p>(b) A building or structure intended for occupation by people must:</p> <p>(i) Be set at a floor level that is greater than:</p> <p>(1) 500mm (for a building or structure for Sensitive land uses) clear of RL 9.35m (New Zealand Vertical Datum 2016) at the proposed structure location in a 1% AEP flood event; or</p> <p>(2) 300mm (for a building or structure not for Sensitive land uses) clear of RL 9.35m (New Zealand Vertical Datum 2016) at the proposed structure location in a 1% AEP flood event;</p> <p>(3) Demonstrate at the time of building consent, with suitable stormwater commentary, how the floor level design is set to ensure the building or structure is not subject to a flood hazard (allowing for the projected rainfall effects of climate change).</p>	
<b>KLZ-R2</b>	Construction of structures in and/or over the lake, including (but not limited to) jetties, piers, pontoons and walkways
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>KLZ-R3</b>	Up to two residential units
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The residential units must be only for the use of a manager, caretaker, or other employee on the Kimihia Lakes site, and their household.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matter:</b></p> <p>(a) Effects on amenity values.</p>
<b>KLZ-R4</b>	Operational facilities
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>KLZ-R5</b>	Recreation activity and facilities
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

<b>KLZ-R6</b>	Outdoor education	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>KLZ-R7</b>	Farming	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>KLZ-R8</b>	Conservation activities	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>KLZ-R9</b>	Bee keeping	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>KLZ-R10</b>	Construction or alteration of a building for a sensitive land use	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: (i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or (ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on the amenity values of the site; (b) The risk of electrical hazards affecting the safety of people; (c) The risk of damage to property; and (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.
<b>KLZ-R11</b>	Any activity that is not listed as permitted, restricted discretionary or discretionary	
<b>Activity status: NC</b>		

*Land use – activities for PREC13 – Kimihia Lakes development precinct*

<b>PREC13-RI</b>	Any activity that is permitted in the Rules KLZ-RI – KLZ-R10	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Refer to the activity specific standards as listed in Rules KLZ-RI – KLZ-R10, except that the activity specific standards for KLZ-RI do not apply to buildings and		<b>(2) Activity status where compliance not achieved: n/a</b>

structures within PREC13 – Kimihia Lakes development precinct.		
<b>PREC13-R2</b>	Buildings and structures	
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) All buildings and structures within PREC13 – Kimihia Lakes development precinct must comply with the following standards:</p> <p>(i) The maximum height of any building or structure must not exceed 15m measured from the natural ground level immediately below that part of the structure.</p> <p>(ii) A building must be set back a minimum of 25m from the margin of a lake.</p>		<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Effects on amenity values;</p> <p>(b) Building location, bulk and design;</p> <p>(c) Effects on landscape character; and</p> <p>(d) Flooding effects.</p>
<b>PREC13-R3</b>	Visitor accommodation	
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>		<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>PREC13-R4</b>	Restaurants and cafes	
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>		<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>PREC13-R5</b>	Ancillary retail	
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Retail activities must:</p> <p>(i) Be ancillary to any permitted activity within the KLZ – Kimihia Lakes zone; and</p> <p>(ii) Not exceed 50m<sup>2</sup></p>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>PREC13-R6</b>	Community facility	
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>		<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>PREC13-R7</b>	Museums	
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>		<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>PREC13-R8</b>	Ancillary office	
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Offices must:</p> <p>(i) Be ancillary to any permitted activity within the KLZ – Kimihia Lakes zone; and</p>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

(ii) Not exceed 50m <sup>2</sup> .	
<b>PREC13-R9</b>	Buildings and structures that do not comply with a standard listed in PREC13-R2
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b> Nil.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on amenity values;</li> <li>(b) Building location, bulk and design;</li> <li>(c) Effects on landscape character; and</li> <li>(d) Flooding effects.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>PREC13-R10</b>	Any activity that is not listed as permitted, restricted discretionary or discretionary.
<b>(1) Activity status: NC</b>	