

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 [000048]
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) All buildings and structures must comply with the following standards: <ul style="list-style-type: none"> (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. (ii) The maximum building coverage of any individual building must not exceed 150m². (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. (iv) A building must be setback a minimum of: <ul style="list-style-type: none"> (I) 12m from the boundary of a road (except East Mine Road where it is located within the KLZ – Kimihia Lakes zone); 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on amenity values; (b) Building location, bulk and design; (c) Proximity to the road and Waikato Expressway; (d) Effects on landscape character; and (e) Flooding effects.

<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>	
<p>KLZ-R2</p>	<p>Construction of structures in and/or over the lake, including (but not limited to) jetties, piers, pontoons and walkways</p>
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>KLZ-R3</p>	<p>Up to two residential units {000048}</p>
<p>(1) Activity status: PER Activity-specific standards:</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>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matter:</p> <p>(a) Effects on amenity values.</p>
<p>KLZ-R4</p>	<p>Operational facilities</p>
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>KLZ-R5</p>	<p>Recreation activity and facilities</p>
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

Part 3: Area-specific matters / Zones / Special purpose zones / KLZ – Kimihia Lakes zone

KLZ-R6	Outdoor education	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
KLZ-R7	Farming {000043}	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
KLZ-R8	Conservation activities	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
KLZ-R9	Bee keeping	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
KLZ-R10	Construction or alteration of a building for a sensitive land use [000074] {000044, 000048}	
(1) Activity status: PER Activity-specific standards: (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.		(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (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.
KLZ-R11	Any activity that is not listed as permitted, restricted discretionary or discretionary	
Activity status: NC		

Land use – activities for PREC13 – Kimihia Lakes development precinct

PREC13-RI	Any activity that is permitted in the Rules KLZ-RI – KLZ-R10 {000048}	
(1) Activity status: PER Activity-specific standards: (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		(2) Activity status where compliance not achieved: n/a

structures within PREC13 – Kimihia Lakes development precinct.		
PREC13-R2	Buildings and structures	
(1) Activity status: PER Activity-specific standards: (a) All buildings and structures within PREC13 – Kimihia Lakes development precinct must comply with the following standards: (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. (ii) A building must be set back a minimum of 25m from the margin of a lake.		(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Effects on amenity values; (b) Building location, bulk and design; (c) Effects on landscape character; and (d) Flooding effects.
PREC13-R3	Visitor accommodation {000044, 000048}	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
PREC13-R4	Restaurants and cafes	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
PREC13-R5	Ancillary retail	
(1) Activity status: PER Activity-specific standards: (a) Retail activities must: (i) Be ancillary to any permitted activity within the KLZ – Kimihia Lakes zone; and (ii) Not exceed 50m ²		(2) Activity status where compliance not achieved: DIS
PREC13-R6	Community facility	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
PREC13-R7	Museums	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
PREC13-R8	Ancillary office	
(1) Activity status: PER Activity-specific standards: (a) Offices must: (i) Be ancillary to any permitted activity within the KLZ – Kimihia Lakes zone; and		(2) Activity status where compliance not achieved: DIS

(ii) Not exceed 50m ² .	
PREC13-R9	Buildings and structures that do not comply with a standard listed in PREC13-R2 {000048}
<p>(1) Activity status: RDIS</p> <p>Activity-specific standards: Nil.</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on amenity values; (b) Building location, bulk and design; (c) Effects on landscape character; and (d) Flooding effects. 	<p>(2) Activity status where compliance not achieved: n/a</p>
PREC13-R10	Any activity that is not listed as permitted, restricted discretionary or discretionary.
(1) Activity status: NC	