

This entire chapter has been notified using the RMA Part One, Schedule 1 process (P1 Sch1).

Ngā Hononga i Waenga i Ngā Paparanga Mokowā

Relationships Between Spatial Layers

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The District Plan uses a range of spatial layers that are shown on planning maps. The function of each spatial layer is set out in the National Planning Standards, November 2019, as follows:

Spatial Layer	Description
Zones	A zone spatially identifies and manages an area with common environmental characteristics or where environmental outcomes are sought, by bundling compatible activities or effects together, and controlling those that are incompatible.
Overlays	An overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions.
Precincts	A precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone(s).
Specific controls	A specific control spatially identifies where a site or area has provisions that are different from other spatial layers or district-wide provisions that apply to that site or area (for example where verandah requirements apply, or where a different maximum height on a particular site applies).
Development Areas	A development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future land use or development. When the associated development is complete, the development areas spatial layer is generally removed from the plan either through a trigger in the development area provisions or at a later plan change.
Designations	Spatially identifies where a designation is included in a plan under section 168 or section 168A or clause 4 of Schedule 1 of the RMA.

All sites across the City, including roads, will have an underlying zoning. In addition to this, there are areas of the city that are also subject to precincts or overlays. As outlined in the table above, precincts generally apply to a smaller area within a zone(s) where some different rules may apply to the underlying zoning for certain activities. The relationship between precinct rules and zone rules varies and is identified in the relevant chapter. [Where more than one precinct applies to a site, the provisions of both precincts apply unless specified in the relevant chapter.](#)

Overlays are applied to areas which have specific values or risks that need to be managed carefully. An overlay may apply across an area that also has a precinct. The rules that apply in overlay areas are in addition to those of the underlying zone or precinct rules in relation to the specific value or risk that is being managed. The Overlay Chapters only include rules for certain types of activities. If a proposed activity is within a particular overlay area or on land containing an identified feature, but there are no overlay rules that are applicable to your activity, then your activity can be treated as a permitted activity under the relevant Overlay

Chapter, unless stated otherwise. However, resource consent may still be required under other Part 2: District-wide Matters chapters or Part 3: Area-Specific chapters (or both).

Some chapters, such as the Port Zone, contain master plans or requirements to develop a master plan. In these instances, the zone rules will indicate where an activity or new development must be carried out in accordance with the master plan. There are also development plans in relation to identified Development Areas contained within the relevant Development Area chapters. Similarly, the zone rules will indicate where an activity or new development must be carried out in accordance with the master plan.