Relationships Between Spatial Layers

The District Plan uses a range of spatial layers that are shown on planning maps, including zones, overlays, site-specific controls, development areas and designations. The following table shows the function of each spatial layer, as set out in the National Planning Standards, and their locations in the District Plan:

Spatial Layer	Description	District Plan Location
Zones	A zone spatially identifies and manages areas with common environmental characteristics, or where certain environmental outcomes are sought. This is done by bundling compatible activities or effects, and controlling incompatible activities or effects.	Zone chapters
Overlays	An overlay spatially identifies areas with distinctive values, risks or other factors which require additional provisions to manage subdivision, land use and development in a different manner from the provisions of the underlying zone.	District-wide matters chapters
Precincts	A precinct spatially identifies and manages an area where additional place-based provisions apply. These provisions modify or refine the policy approach or outcomes anticipated within the underlying zone(s).	Associated zone chapter or district-wide matters chapter
Specific controls	A specific control spatial layer identifies sites or areas that have different provisions that apply to the site/area. These provisions are different from other spatial layers or district wide provisions. For example, where verandah requirements apply, or where different maximum height provisions apply on a particular site).	Relevant zone chapter
Designations	The designations spatial layer identifies where a designation is included in a plan under section 168 or section 168A or clause 4 of Schedule 1 of the RMA.	Designation chapter

All sites across Lower Hutt, including roads and rivers, have an underlying zone.

In addition to zones, areas of the city are also subject to precincts or overlays. Precincts are typically smaller areas within a zone (or multiple zones) which have rules that may apply to certain activities. These rules are different from the rules of the underlying zone. 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. An overlay may apply across an area that also has a precinct, and multiple overlays may apply to a particular location. The rules that manage a specific value or risk within an overlay area apply in addition to the rules of the underlying zone and precincts. The rules in overlay chapters only apply to certain types of activities. If a proposed activity is within a particular overlay area, or on land containing an identified feature, and there are no overlay rules that apply, the activity is a permitted activity unless stated otherwise. However, resource consent may still be required under other Part 2: District-wide Matters chapters, Part 3: Area-Specific chapters, or both.