

## Relationship between spatial layers

The District Plan uses a range of spatial layers that are shown on Planning Maps to manage areas of the district appropriately in terms of their expected type and level of activities and development. The function of each spatial layer is set out in the National Planning Standards (November 2019) as follows:

Name	Function
Zone	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. All sites and locations within the district are zoned.
Overlay	An overlay spatially identifies distinctive values, risks, or other factors which require management in a different manner from the underlying zone provisions.
Precinct	A precinct spatially identifies and manages an area where additional place-based provisions apply and modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone(s). For example, a Heritage Precinct could be used to achieve the desired outcome in an area that has high heritage values attached to a group of buildings and which requires additional protection or design restrictions.
Specific Control	Site-specific controls spatially identify 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.
Designation	Designations are used to show areas of land that have been designated for a particular purpose by a requiring authority. Designations are generally associated with a public work, a particular project or a utility operation. They can impose rules which supersede zone rules and are typically more permissive in terms of the activity for which the site is designated. Only a requiring authority can give notice of a requirement for a designation.

## Zones

The National Planning Standards provide a suite of zones from which we are able to select a zone type that best reflects an area's environmental characteristics. In the circumstance where one of the zones provided does not reflect the land use, Council may be able to develop a 'Special Purpose Zone' for that area, with the National Planning Standards specifying several criteria to be met to determine if a Special Purpose Zone is appropriate.

The zones selected to be used in the draft District Plan and their intended purpose are as follows:

Name	Function
General Residential Zone	Areas used predominantly for residential activities with a mix of building types, and other compatible activities.
Medium Density Residential Zone	Areas used predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities.
General Rural Zone	Areas used predominantly for primary production activities, including intensive indoor primary production. The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location.
Rural Lifestyle Zone	Areas used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General rural and Rural production zones, while still enabling primary production to occur.
Settlement Zone	Areas used predominantly for a cluster of residential, commercial, light industrial and/or community activities that are located in rural areas or coastal environments.
Town Centre Zone	Areas used predominantly for: <ul style="list-style-type: none"> <li>• in smaller urban areas, a range of commercial, community, recreational and residential activities.</li> <li>• in larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs.</li> </ul>
Local Centre Zone	Areas used predominantly for a range of commercial and community activities that service the needs of the residential catchment.
Mixed Use Zone	Areas used predominantly for a compatible mixture of residential, commercial, light industrial, recreational and/or community activities.
General Industrial Zone	Areas used predominantly for a range of industrial activities. The zone may also be used for activities that are compatible with the adverse effects generated from industrial activities.
Heavy Industrial Zone	Areas used predominantly for industrial activities that generate potentially significant adverse effects. The zone may also be used for associated activities that are compatible with the potentially significant adverse effects generated from industrial activities.
Open Space Zone	Areas used predominantly for a range of passive and active recreational activities, along with limited associated facilities and structures.
Sport and Active Recreation Zone	Areas used predominantly for a range of indoor and outdoor sport and active recreational activities and associated facilities and structures

All sites across the district will have an underlying zone. In addition to this, there are areas of the district that are also subject to precincts or overlays. As outlined previously, 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.

## Overlays

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. Chapters addressing overlays 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).

Overlay Name
Waitaki District Road Classification
National Grid Yard
National Grid Subdivision Corridor
National Grid Substation Buffer
Hydroelectricity Inundation High Hazard Areas
Hydroelectricity Inundation Hazard Areas
Waitaki Power Scheme Core Sites
Waitaki Power Scheme Operating Easements
Otago Flood Assessment Overlay
Canterbury Flood Assessment Overlay
Waitaki River Floodplain Assessment Overlay
Moeraki Land Instability Overlay
Surface Fault Rupture Hazard Overlay
Fault Awareness Overlay
Liquefaction Assessment Overlay
Historic Heritage Item Overlay

Historic Heritage Item Setting
Ōamaru Historic Area
Character-Contributing Building
Notable Tree Overlay
Notable Tree Group Overlay
Site or Area of Significance to Māori
Significant Natural Area
Outstanding Natural Landscape
Rural Scenic Landscape overlay
Outstanding Natural Feature
Significant Natural Feature
Motorised and powered vessel exclusion areas overlay
Coastal Environment
Coastal Areas of Degraded Natural Character
Coastal Protection Areas
Coastal Inundation Hazard Overlay
Coastal Erosion Hazard Overlay
Tsunami Hazard Overlay

## Precincts

Name/Code	Description
Visitor Accommodation Precinct (Ōmārama and Otematata) - PREC1	The purpose of this precinct is to manage activities to support the role of Ōmārama and Otematata in serving visitors to the district and to provide for visitor accommodation activities.
Oamaru Harbour Precinct - PREC2	The purpose of this precinct is to manage activities to maintain and enhance the heritage, cultural, environmental and amenity values of the area.

The General Approach chapter explains the different spatial layers and their purpose, including how they relate to each other (and how resource consent applications subject to multiple zones or chapters are treated).