

# How to navigate the Proposed Selwyn ePlan



This guide aims to help you explore the electronic version of the Proposed Selwyn District Plan (ePlan) and find relevant information about your property.

Make sure you open the ePlan in Chrome, Edge, Safari or Firefox browser. It doesn't work in Internet Explorer.

On the main homepage you can search for your property, go straight to the Proposed District Plan or view the planning map.

## Navigating the ePlan

There are two main ways to navigate the ePlan. You can:

### 1. Search for a property


By using the interactive ePlan, you can search for a property in three ways:

Type the property address or township into search bar and press the 'enter' key.

Search for an address... Address ▾

Locate the property on the map using the zoom (+/-) function. Click on the property to select it. The map will highlight the property boundaries.



Click the symbol  to 'find my location' on the map. The map will return a result based on your IP address location.

### 2. Read the entire Proposed District Plan like an eBook

The structure of the ePlan is directed by the Ministry for the Environment and set out in the National Planning Standards.

Proposed Selwyn District Plan

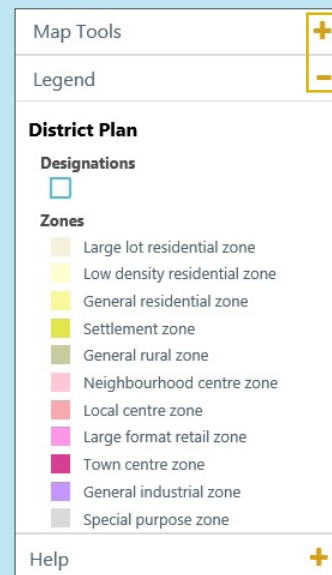
Full Proposed Selwyn District Plan

Click on the heading to expand or collapse content of the ePlan.

- Part 1 - Introduction and General Provisions
- Part 2 - District Wide Matters
- Part 3 - Area Specific Matters
- Part 4 - Appendices

# Handy tips on how to use the map

- On the map, click and hold the mouse button to drag the map and view other areas.
- Select/click on any property to view information about it.
- The information panel on the right-hand side of the screen can be opened or closed by selecting the yellow + or - symbols.
- Map Tools** allow you to select which layers of information are displayed on the map. The following regional information is shown by default: roads, place names, property boundaries, District Plan zones, and designated sites. Use the tick boxes to select the layers of information you want to display. Be sure to select the arrow next to the layer name to select the display settings for the sub-layers.
- Legend** displays the symbols and colour codes for those layers on the map that are ticked in the 'Map Tools' section. So to see all layers on the legend, all boxes in the 'Map Tools' section must be ticked.
- In **Help** section you can find useful information about searching and navigating the map, using the map layers and measuring tools.



## About property search results

After you have selected a property, the map will zoom to the property and an information panel will appear on the left-hand side of your screen. This panel shows a list of the planning features associated with the property that you need to be aware of when considering purchase or development. Note: this does not replace a Land Information Memorandum (LIM) report.

**111 Pacific Drive, Southbridge, Selwyn District**

Valuation #: 24110-31503  
Site Size: 15960m<sup>2</sup>  
Legal Desc: Lot 2 DP 55293

Click on the black arrow to expand or collapse content under each of the planning features that applies to your property.

The planning zones are shown as a coloured layer on the map with a shortcode (eg SETZ for Settlement Zone). For a full list of zone shortcodes and what they stand for check out the "How the Plan works" section of ePlan.

To see where exactly on the property the planning features apply, tick the boxes next to each of the features to turn them on or off on the map.

**Map Tools**

**Proposed Selwyn District Plan**

- ☒ Base Layers
- ☒ Zones
  - ☒ Zone
- ☐ Designations
- ☐ Energy Infrastructure and Transport
- ☒ Hazards and Risks
- ☐ Historical and Cultural Values
- ☐ Natural Environment Values
- ☐ General District-Wide Matters
- ☐ Precincts
- ☐ Specific Control Areas
- ☐ Development Areas

**Transparency**

**Measurement**

**Draw**

**Text**

**Legend**

**Help**

# About property search results cont'd

It is important to note that the information displayed in the left-hand information panel doesn't comprise all of the relevant property-specific information. ePlan users still need to check for any rules that may apply for features adjacent to a property that may not be displayed, for example, setbacks from overhead power lines. To understand all rules that apply to a property, we recommend reading the whole ePlan.

Search for an address...

**111 Pacific Drive, Southbridge, Selwyn District**  
Valuation #: 24110-31503  
Site Size: 15960m<sup>2</sup>  
Legal Desc: Lot 2 DP 55293

How chapters are structured

Chapter heading  
Overview  
Objectives and Policies  
Rules  
Rule requirements  
Matters for control or discretion  
Chapter-specific Schedules (if necessary)

The following information applies to this property

Coastal Erosion Overlay

Coastal Inundation Overlay

Tsunami Policy Overlay

Plains Flood Management Overlay

Viewing Proposed Selwyn District Plan for 111 Pacific Drive, Southbridge, Selwyn District

Part 1 - Introduction and General Provisions

Part 2 - District Wide Matters

Strategic Directions

Energy, Infrastructure and Transport

Hazards and Risks

CL - Contaminated Land

NH - Natural Hazards

NH-Objectives and Policies

NH-Rules

NH-Rule Requirements

NH-Matters for Control or Discretion

HAZS - Hazardous Substances

Historical and Cultural Values

Natural Environment Values

Subdivision

General District Wide Matters

Part 3 - Area Specific Matters

Part 4 - Appendices

Part 2 - District Wide Matters / Hazards and Risks / NH

Print Bookmark Compare Show Property Text

Natural Hazards

NH Overview

A natural hazard is defined in the RMA as "any atmospheric, volcanic and geothermal activity, landslip, subsidence, sea level rise, or other natural phenomenon that may adversely affect human life, property, or other aspects of the environment and the **New Zealand Coastal Policy Statement 2010** (NZCPS) for its management.

Council has defined a risk-based approach as:

- managing risk when there is uncertain or insufficient natural hazard information
- managing risk based on the scale of a particular natural hazard

Council has defined a risk-based approach in this way due to the level of development in some areas, compared with discrete areas the consequences from natural hazards and therefore the District Plan provisions to gravitate towards the natural hazard.

The natural hazards managed by this District Plan are:

- coastal hazards
- flood hazards
- geotechnical hazards

Definitions

Words or phrases with a blue dotted underline are definitions found in the plan. Terms with a grey dotted underline are abbreviations or glossary terms.

Clicking on the underlined text will display a pop-up box containing the definition. A full list of definitions can be found in the Interpretation chapter located in Part 1 of the ePlan.

## Rules with immediate legal effect

Some of the rules in the Proposed District Plan will have to be followed as soon as the Proposed Plan is notified. Until the new Plan replaces the existing Plan, both Operative and Proposed District Plans apply. To alert users to which chapters or particular provisions in the Proposed Plan will have immediate legal effect, a note at the beginning of the chapter and a gavel symbol next to the relevant provision have been added.

This chapter contains provisions that have legal effect. They are identified with a gavel symbol to the right-hand side of the provision.

## Search

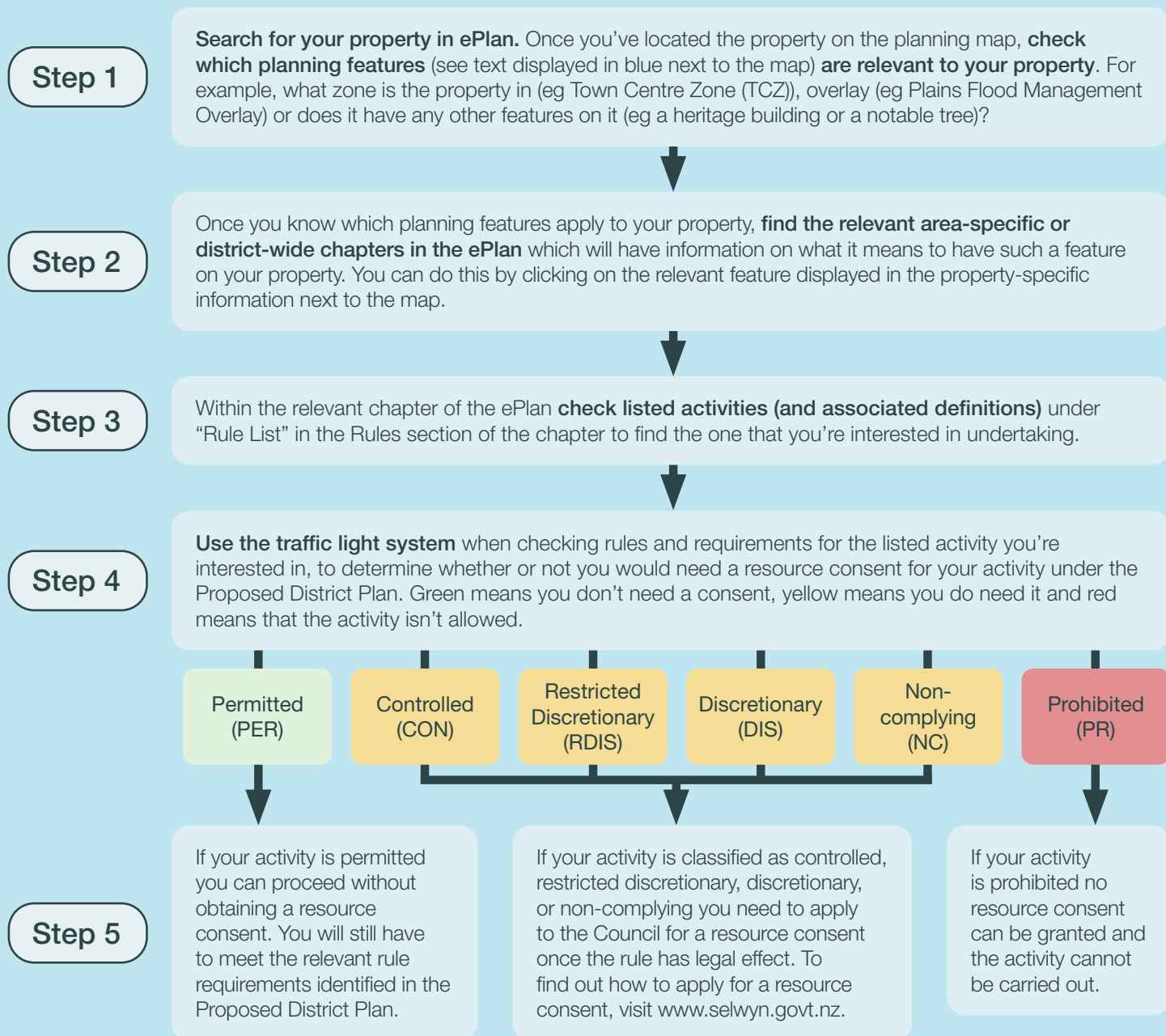
Use the search box to find specific content in the ePlan. The search results list all the chapters that contain your search term and the number of times it occurs in the chapter. If your search term is more than one word and you want to find only parts of the ePlan where those words are used together, make sure you put speech marks around them, eg "high hazard area".

Search for a keyword



# Do I need a resource consent?

The ePlan uses a traffic light system to show which activities are likely to be permitted and which require resource consent. The steps you can take to work out which activity status applies to your proposal are explained below.



Note: Until the new District Plan replaces the existing Plan, both the Operative and Proposed District Plan apply. In addition to a resource consent you may also need a building consent under the Building Act. In some situations another resource consent may also be required from the regional council Environment Canterbury, even if the activity is permitted in the Selwyn District Plan. You can find out more about Selwyn District Council consent requirements at [www.selwyn.govt.nz](http://www.selwyn.govt.nz) and on the regional council's consenting requirements at [www.ecan.govt.nz](http://www.ecan.govt.nz).

More information on the traffic light system is explained in the ePlan's 'How the plan works' chapter.

## Still have questions?

For further information about the Proposed District Plan and how it may affect you or the district you can:

- visit the Council's engagement website Your Say Selwyn at [www.selwyn.govt.nz/districtplanreview](http://www.selwyn.govt.nz/districtplanreview)
- come to one of the 'Talk to a planner' drop-in sessions (check above website for the latest schedule)
- get in touch with us by emailing [contactus@selwyn.govt.nz](mailto:contactus@selwyn.govt.nz) or calling 0800 SELWYN (735 996).