

# How to navigate the Partially Operative Selwyn District ePlan (Decisions Version)



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

A screenshot of the Selwyn District Council ePlan homepage. The browser address bar shows 'selwyn.govt.nz/proposeddeplan'. The page title is 'Proposed Selwyn District Plan'. There is a search bar with the text 'Search for an address...' and a dropdown arrow. Below the search bar are two buttons: 'Read Entire Plan' and 'View Map'. A large banner image shows a landscape with snow-capped mountains. A yellow callout box points to the browser address bar with the text: 'Make sure you open the ePlan in Chrome, Edge, Safari or Firefox browser. It doesn't work in Internet Explorer.' Another yellow callout box points to the search bar with the text: 'On the main homepage you can search for your property, go straight to the Partially Operative Selwyn District Plan (Decisions Version) 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.

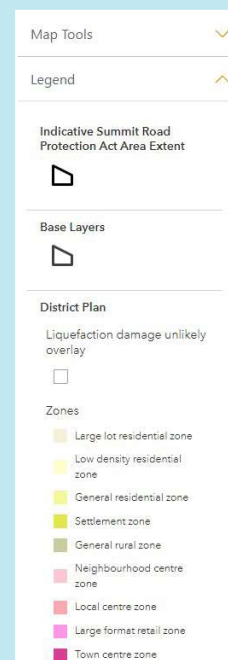
### 2. Read the entire Partially Operative Proposed District Plan like an eBook

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

A screenshot of the 'Full Proposed Selwyn District Plan' table of contents. The page title is 'Proposed Selwyn District Plan'. Below the title, there is a section for 'Full Proposed Selwyn District Plan' with a 'Draft: 26-May-2020' and 'Revision: 26-May-2020' date. A yellow callout box points to the heading 'Full Proposed Selwyn District Plan' with the text: 'Click on the heading to expand or collapse content of the ePlan.' The table of contents lists four parts: 'Part 1 - Introduction and General Provisions', 'Part 2 - District Wide Matters', 'Part 3 - Area Specific Matters', and 'Part 4 - Appendices'. Each part has a dropdown arrow next to it.

# 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.

**1/3 Norman Kirk Drive, Rolleston Rolleston Selwyn District**

Site Size 7,566 m<sup>2</sup>  
Legal Desc Section 4 SO 487640

Property Specific District Plan Chapters  
View Full District Plan  
Zoom to selected property  
Clear selected property

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.

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.

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

**Map Tools**

**Map Layers**

- ☒ Base Layers
- ☐ Variation 1
- ☒ Zones
- ☐ 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**

**Measure**

**Draw**

**Text**

**Sun Angles**

**Legend**

**Help**

**Area Specific**

- ☒ Town centre zone
- ☐ Commercial Precinct

Precinct: null  
Name: KAC Rolleston



# 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) 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 and the potential for harm to people and property

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 of the District Plan natural hazard provisions to gravitate

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 effect

Until the new Plan replaces the existing Plan, both Operative and Proposed District Plans apply. All provisions of the Partially Operative District Plan (Decisions Version) have legal effect from 19 August 2023 and those parts of the Proposed District Plan modified by the Council's Intensification Planning Instrument to incorporate medium density residential standards (Variation 1) are operative from 28 August 2023.

Notes for Plan Users:

1. Some rules in this chapter are highlighted purple to indicate where a rule is not subject to challenge and it is to be treated as operative as per s86F of the RMA. To find out more refer to the s86F Report on Council's website.

2. Some provisions in this chapter have been incorporated into the Plan via Variation 1. These provisions, shown with a yellow highlight, are operative in accordance with Clause 103 of Schedule 1 of the RMA.

## 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. A change from green to orange or red signals a greater degree of scrutiny will be applied and the activity may not be appropriate for the zone and/or property. More information on the traffic light system is explained in the ePlan's 'How the plan works' chapter.

## Step 1

**Search for your property in ePlan.** Once you've located the property on the planning map, **check which planning features** (see text displayed in blue next to the map) **are relevant to your property.** For example, what zone is the property in (eg Town Centre Zone (TCZ)), overlay (eg Plains Flood Management Overlay) or does it have any other features on it (eg a heritage building or a notable tree)?

## Step 2

Once you know which planning features apply to your property, **find the relevant area-specific or district-wide chapters in the ePlan** which will have information on what it means to have such a feature on your property. You can do this by clicking on the relevant feature displayed in the property-specific information next to the map.

## Step 3

Within the relevant chapter of the ePlan **check listed activities (and associated definitions)** under "Rule List" in the Rules section of the chapter to find the one that you're interested in undertaking.

## Step 4

**Use the traffic light system** when checking rules and requirements for the listed activity you're interested in, to determine whether or not you would need a resource consent for your activity under the Proposed District Plan. Green means you don't need a consent, yellow means you do need it and red means that the activity isn't allowed.

Permitted  
(PER)

Controlled  
(CON)

Restricted  
Discretionary  
(RDIS)

Discretionary  
(DIS)

Non-  
complying  
(NC)

Prohibited  
(PR)

## Step 5

If your activity is permitted you can proceed without obtaining a resource consent. You will still have to meet the relevant rule requirements identified in the Proposed District Plan.

If your activity is classified as controlled, restricted discretionary, discretionary, or non-complying you need to apply to the Council for a resource consent once the rule has legal effect. To find out how to apply for a resource consent, visit [www.selwyn.govt.nz](http://www.selwyn.govt.nz).

If your activity is prohibited no resource consent can be granted and the activity cannot be carried out.

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 both of the District Plans. You can find out more about Selwyn District Council building consent requirements at [selwyn.govt.nz](http://selwyn.govt.nz) and on the regional council's consenting requirements at [ecan.govt.nz](http://ecan.govt.nz).

# How can I tell what has changed since the Proposed Plan was notified?

The ePlan has a 'compare' tool which shows amendments to the ePlan as tracked changes.

There is a note at the beginning of each chapter which indicates which Recommendation Reports have resulted in changes to this chapter. You can view these reports on Council's website at [selwyn.govt.nz/districtplanreview](http://selwyn.govt.nz/districtplanreview).

Part 2 - District Wide Matters / Energy, Infrastructure and Transport / EI - Energy and Infrastructure

Download Bookmark Compare Reading mode

**PDP Commissioners Recommendations**  
Changes to this chapter include recommendations from the following Commissioner Recommendations Reports on the PDP:

- Hearing 04 Energy and Infrastructure
- Hearing 08 Notable Trees
- Hearing 09 Natural Hazards
- Hearing 10 Ecosystems and Indigenous Biodiversity
- Hearing 13 Natural Character
- Hearing 14 Public Access, Subdivision and Development Areas
- Hearing 15 Earthworks
- Hearing 19 Natural Features and Landscapes
- Hearing 20 Coastal Environment
- Hearing 24 General Rural Zone
- Hearing 27 Grasmere, Porters Ski and Terrace Downs Zones
- Hearing 30.3 Rezone General Rural
- Hearing 30.9 Rezoning Requests - Malvern
- National Policy Statement on Highly Productive Land

**V1 Commissioners Recommendations**  
Changes to this chapter include recommendations from the following Commissioner Recommendations Reports on Variation 1:

- Hearing 05 District Wide, Area Specific and Qualifying Matters

**Notes for Plan Users:**

1. Some rules in this chapter are **highlighted purple** to indicate where a rule is not subject to challenge and it is to be treated as
2. Some provisions in this chapter have been incorporated into the Plan via Variation 1. These provisions, shown with a **yellow h**

## Energy and Infrastructure

### EI-Overview

This chapter concerns energy and infrastructure, or more specifically renewable electricity, important infrastructure, and network infrastructure and Regionally Significant Infrastructure as well as Strategic Infrastructure (in respect of Greater Christchurch). Access to the community.

Activities must also comply with the rules managing effects, including reverse sensitivity effects on the National Grid and Significant Infrastructure.

The New Zealand Electrical Code of Practice for Electrical Safe Distances (**NZEC 34:2001**) contains restrictions on the location of

Select the 'compare' button and choose a version of the ePlan to compare the provisions with. This will allow you to see what has changed.

Choose a Version

Which version do you want to compare against?

<b>Version:</b> Technical update with Housing Bottom Lines added <b>Effective Date:</b> 05 Oct 2020	Notified
<b>Version:</b> 5 Oct 2020 Proposed Selwyn District Plan for Notification <b>Effective Date:</b> 05 Oct 2020	Notified

Changes will show as red text with a strike through where text has been deleted and green text underlined where text has been added.

the site has been tested for contamination of the soil.

Within Residential Zone, the proposed ~~allotments~~sites sizes, number of houses per ~~allotment~~site.

to what standard the area shall be supplied with: water; effluent treatment and disposal; stormwater disposal; and solid waste. If an upgrade is required to the public reticulated water, sewerage or stormwater disposal system, the work which is required to install a public or community water supply bore is installed, the protection zone required around the bore and the method to be used to protect the protection zone.

If effluent treatment and disposal is being used, whether a specialist designed system is likely to be required to comply with the code, and if so whether the proposed ~~allotments~~sites are large enough to accommodate these systems.

Active of whether resource consents are required from the Regional Council for taking water, treating, and disposing of effluent. These services will be supplied and the effects of any such method. The reason is so the Council is satisfied that the land is suitable for the use from which ~~allotments~~sites will obtain access.

and the proposed rezoning and associated vehicle movements will have on roads both within the township; and the assessment should be quantitative, not a qualitative statement. It should consider: physical effects on the road network; effect on amenity values of residents when the traffic movements on local roads increase.

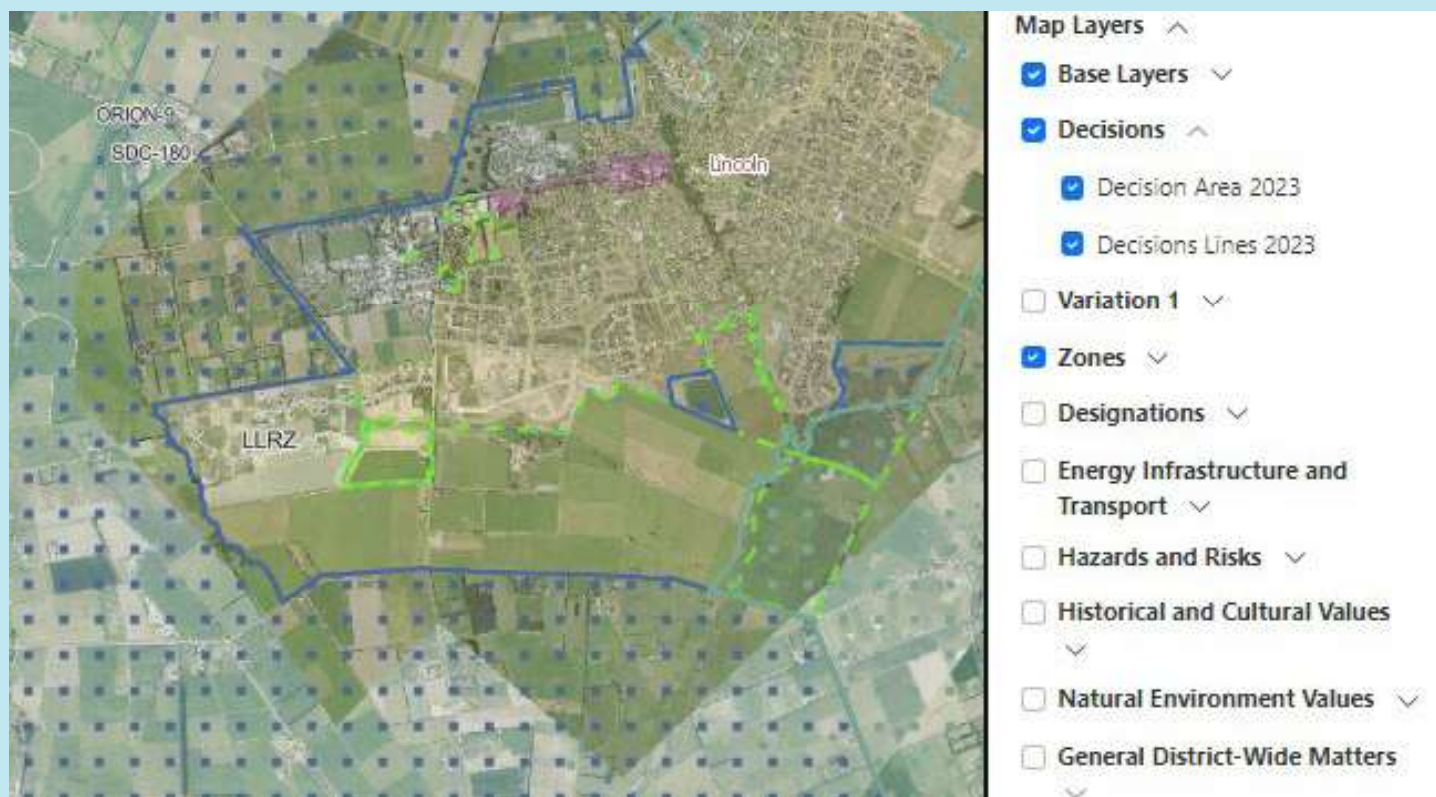
ding of the road network required as a result of the rezoning and a suggested method(s) for how this upgrading may be intended to provide cycle ways or walk ways, which are separate from the road. If so, the streets or facilities that these are finalised, along with roads and reserves, when the subdivision plan is approved.



# New Layers in the Decisions Version

While exploring the Planning Map, you may notice areas highlighted with green lines or polygons. As part of the Decisions Version of the ePlan, any accepted spatial amendments have been highlighted to show where a mapping change has occurred from the notified 2020 Proposed Plan version.

These include properties that have been rezoned, or overlays and scheduled items that have been added, amended, or removed. By clicking on the property, the Decisions layer on the left hand panel will briefly indicate what kind of mapping change has been made as a result of a decision, and the corresponding Decision Report and Submitter ID. You can read more details on the Council's website.



## Appeals

Submitters who do not agree with the decision(s) made on their submission to the Proposed District Plan may appeal to the Environment Court. Appeals must be lodged by 5pm on 29 September 2023. Once appeals are lodged and their scope and intent is fully understood, Council will work on updating the ePlan so any provisions subject to appeal can be easily identified.

Appeals lodged against provisions in the plan will be signalled by an orange exclamation icon next to the affected provision. In time, you will be able to click on the icon to find out more about the appeal, and link through to the Environment Court website.

## Variation 1 to the Proposed District Plan

Note that those parts of the Proposed District Plan modified by the Council's Intensification Planning Instrument to incorporate medium density residential standards (Variation 1) are operative from 28 August 2023. There is no right of appeal to the Environment Court on Variation 1.

## 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 [selwyn.govt.nz/districtplanreview](https://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).