



Proposed **District Plan** He Po. He Ao. Ka Awatea.

eplan -How to guide

The ePlan is an interactive electronic version of the District Plan. It aims to make it easier to find information relevant to your property and to have your say on changes to the District Plan.

The ePlan can be found <u>here</u>.

You can use the ePlan in two ways:

- 1. Like a book using the ePlan viewer. Click on <u>'Read Entire Plan'</u> to read the entire plan, objectives, policies and rules.
- 2. Using the interactive map viewer. Click on <u>'View Map'</u>. This will lead you to the district planning map and allows you to search your property and see all the planning map layers on your property. It also helps direct you to the most relevant parts of the District Plan for your property.

Part 1 – Using the ePlan

From the ePlan landing page, type in your address in the search bar and select the address shown up. If you do not know the street address, you can search the street/road name by clicking 'Street' from the drop down box, then enter the street/road name into the search box.



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Once you selected the address, the map viewer will zoom to your property and an information panel will appear on the lefthand side of your screen. This panel shows a list of the mapped planning features associated with your property that you need to be aware of when considering purchasing or developing your property. Note this does not replace a LIM.

You can also find relevant information to a property by clicking the property on the map at any time, without using the search function. Please note this would only work when the bis in dark grey. If it is in white bis, you'll need to zoom in further to select a property.



The map defaults to show the District Plan zones and Roads only. All other District Plan map layers are hidden. If you click the icon next to the mapped feature (where relevant) this will change the map layer to show the hidden layer. These can be toggled on and off by clicking the icon. You can also turn on and off different layers from the 'Map tools' on the righthand panel.



If you would like to know having property in this layer means, you can click 'View section', which will led you to the relevant chapter.



You can navigate back to the map by clicking the map image at the top of the left-hand panel. Note this ePlan view showing only the most relevant chapters to your property only. If you would like to read the entire plan, click 'View Full District Plan', the lefthand property information panel will disappear, on the top of the left hand navigation manual would state 'Full Draft District Plan'.

2 King George Place, Timaru	^	Viewing Proposed District Plan - H	łe	PART 3 – AREA-SPECIFIC MATTERS / ZONES / CMUZ – Commercial and mixed use zones / CCZ – City centre zon				
Valuation No. 250005300	0	Po. He Ao. Ka Awatea. for 2 King George Place Timaru		Lownload * ☆ Bookmark * () Compare Reading mode Search for a keyword				
Area 0.457 Ha Legal Description LOTS 1	-3	Notified: 01 Jul 2022		q:[Make a Submission				
DP 3147 LOTS 1-4 DP 149 RS 4445 CIVIC CHAMBER	10 S-	⊖ Change		CCZ – City centre zone				
CAR PARK-		PART 1 - INTRODUCTION AND GENERAL PROVISIONS	~	Introduction				
		PART 2 - DISTRICT-WIDE MATTERS	~	The City Centre Zone is applied to Timaru's central city area and is the key commercial and				
	F	PART 3 - AREA-SPECIFIC MATTERS	^	civic centre for the Timaru District and wider South Canterbury sub-region. It is the largest commercial area in the District and provides for a diverse range of commercial, retail, beginging entertained and exclanation and infinite as well as compared to the comparison of the pro-				
		Part 3 AREA-SPECIFIC MATTERS		nospitality, encertainment and residential activities, as well as community facticies.				
[]] View Map		ZONES	^	With the relatively recent dispersal of commercial activities out of the City Centre Zone, high vacancy rates, changing retail behavior and the challenges of earthquake prone buildings.				
View Full Draft District Plan		CMUZ - Commercial and mixed use	~	there is a need to enable and focus the districts new retail, commercial and residential				
View Property Report (PDF)	- 1	zones		development in the City Centre Zone. This will help ensure its continued viability and				
r# Test link		CCZ - City centre zone		primacy as the district's key commercial centre. There is also a need to maintain and improve the quality of the City Centre Zones.				
	- 1	DEVELODMENT ADEAC		streetscapes to ensure a high-quality urban environment. This will help improve the				
Clear selected property	- 1	Development Mens		experience of people visiting the City Centre zone and in turn improve the quality of retailing				
The following information applies to this property		DESIGNATIONS		and make it a desirable place to live and work.				
				The City Centre Zone also contains a range of scheduled heritage items and historic heritage areas identified in the Historical Heritage chapter which gives this zone a distinctive identify				
	_	PART 4 – APPENDICES AND	Y	and sense of place.				
Zones	~	SCHEDULES		Accordingly, the provisions within this chapter seek to enable new development in the City				
				Centre Zone, but ensure it is sympathetic to the historic character of the area and provides a				
City Centre Zone				high-quality pedestrian-focused streetscape.				
View section				a transition into the Commercial Mixed Use Zone, with less emphasis on provides more of				
				floor retail and more opportunity for a mix of development, including live and work options,				
Hazards and Risks, Natural	100			where it still maintains the streetscape.				
Hazards								
				Objectives				
Flood Assessment Area				CCZ-01 The purpose of the City centre zone				
View section	-			The City centre zone is the main commercial and civic centre for the District and wider				
				South Canterbury sub-region and the primary destination for retail activity, dining and				
Historical and Cultural Values	~ *			entertainment and				

≡ Pr	ropos	ed Distric	t Plan - He Po. H	le Ao. Ka	Awatea.				
Full Proposed District Plan - He Po He Ao, Ka Awatea.	°.	PART 1 - INTRODU	ICTION AND GENERAL PROVISI	ONS / HOW THE	PLAN WORKS / Gener	ral approach	[
Notified: 01 Jul 2022 Revision: 01 Jul 2022 O Change		. Download ♥	General appro	ach	qC Make a Submission		Search for a keyword		0
PART 1 - INTRODUCTION AND GENERAL PROVISIONS PART 1 - INTRODUCTION AND OTHER	-	General approach							
PROVISIONS									