



**Operative
District Plan**
for the
South Taranaki District Council

December 2004

HOW TO USE THIS DOCUMENT

1. Find the property you are interested in on the planning maps (refer to the A3 sized maps contained in a separate volume).
2. Identify by the shading on these maps, the "Zone" covering the property (Zones are geographical areas which are used to segregate conflicting types of land uses while encouraging compatible land uses to locate together). Check also in Sections 11-15 whether the activity is affected by the categories of activities, rules and performance standards relating to Hazardous Substances, Natural Hazards, Designations, Utilities & Services, and Heritage Protection.
3. Turn to the section on "Permitted Activities" for the Zone that applies (Section __.01.1 of Sections 3 to 7 of the Plan. For example Section 3.01.1 for the Rural Zone).
4. If the activity falls into the "Permitted Activity" category, read through the performance standards listed or referred to in each Section. Performance standards are controls on the effects of activities. The level of conformance with relevant performance standards determines the way Council will deal with a resource consent application.
5. Also read the "Prohibited Activities" listed in each Section of each Zone. If the activity is identified as "prohibited", it is so undesirable that the people of South Taranaki have said they do not want it in the Zone under any circumstances.
6. If the property has no specially identified feature on the planning maps (such as a Heritage Item) and the activity you want to use the land for is able to comply with all of the rules and performance standards listed (including those referred to in other Sections), that is the end of the matter. It is an activity permitted "As of Right" and does not need a resource consent.

NOTE however, that the activity may still require other consents, such as a "building permit" where the activity involves constructing or remodelling a building.

7. If the property has a specially identified feature on the planning maps, refer to the Section of the Plan which deals with it (such as Section 11 for "Natural Hazards"). If the activity for which you want to use the land for can also comply with the performance standards listed there, that is again the end of the matter. It is still an activity permitted "As of Right" and does not need a resource consent.
8. If the proposed activity cannot comply with the performance standards and is not listed as a "Prohibited Activity", read through the Sections of the Zone and Sections 10-14 referring to "Controlled Activities", "Limited Discretionary Activities", "Discretionary Activities" and "Non-Complying Activities".
9. These Sections refer to various ways Council may deal with a resource consent application that does not comply with "standard" requirements, and may have an impact on the environment that is not desired. At this point you will need to read through the Introductory Section of the Plan (Section 1). It explains in detail how the Plan works and why. You will need to know this before you make a resource consent application to Council.
10. All words which are written in italics are repeated from sections of the Resource Management Act 1991.
11. If you need assistance, planning staff at the Council will be happy to help. Call 0800 111 323 or (06) 278 0555 during work hours.

SOUTH TARANAKI DISTRICT COUNCIL
OPERATIVE SOUTH TARANAKI DISTRICT PLAN

The December 2004 print of the South Taranaki District Plan is contained herein.

This document supersedes the July 2004 print of the South Taranaki District Plan. The South Taranaki District Plan replaces the 11 Planning Schemes for the district which comprise:

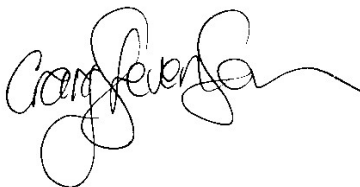
- Hawera District Scheme (March 1985)
- Waverley Town Council District Planning Scheme (First Review 1980)
- Borough of Patea District Scheme (1980)
- Patea County Council District Planning Scheme (First Review 1980)
- Eltham Borough Council Approved District Scheme (1978)
- Eltham County Council Review Number 1 District Planning Scheme (1988)
- Waimate Plains District Council District Scheme (1988)
- County of Egmont District Planning Scheme
- Borough of Patea District Scheme (1980)
- Waitotara County Council Second Review District Scheme (1984)
- North Taranaki District Scheme (1989)

As provided for pursuant to the Resource Management Act 1991 the South Taranaki District Council approved this District Plan at its meeting on 13th December 2004 declaring it to be operative on 17th December 2004.

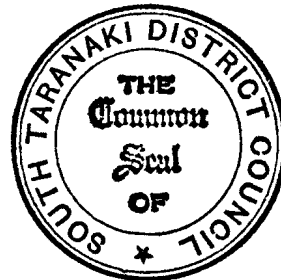
DATED AT HAWERA THIS 13TH DAY OF DECEMBER 2004.



.....
Mary K Bourke
MAYOR



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Craig Stevenson
CHIEF EXECUTIVE OFFICER





South Taranaki District Plan Schedule of Plan Changes

The following is a schedule of Plan Changes that have been made to the South Taranaki District Plan since it became operative in December 2004.

Plan Change	Description	Effective Date
1	Review of Subdivision Provisions	August 2006
2	Addition of Five Heritage Items	December 2005
3	Amendments to Performance Standards in the Residential Zone	December 2005
4	Redefinition of Commercial Activity	December 2005
5	Stock loading and unloading facilities	December 2005
6	Discretion over transformers and lines for conveying electricity and pipes for the transmission of natural or manufactured gas	Withdrawn
7	Rezoning of Lots 1 and 2 DP 308724	July 2006
8	Urban Growth	September 2008