



# Resource consent guide to building in the Stewart Island/Rakiura Transitional Overlay

## Why do we have a transitional overlay?

Stewart Island/Rakiura is one of the many jewels in the Southland district's crown. The island hosts an abundance of precious native flora, fauna and taonga. Stewart Island/Rakiura is also a designated Dark Sky Sanctuary - it is a pretty special place!

The District Plan divides Stewart Island/Rakiura into two zones: the Fiordland/Rakiura Zone and the Urban Zone. Because the Fiordland/Rakiura Zone is so unique and natural, parts are also subject to either an Outstanding Natural Feature and Landscape Overlay (ONFL) or the Stewart Island/Rakiura Transitional Overlay.

The District Plan sets rules for what you can do in each overlay. This brochure outlines what Southland District Council expects from you if you want to develop in the **Stewart Island/Rakiura Transitional Overlay**.

## What is the point of the transitional overlay?

The Stewart Island/Rakiura Transitional Overlay was created to provide for future growth. This overlay acknowledges existing dwellings and infrastructure, such as roads, but also considers the unique natural values within this area that are not necessarily found in the Urban Zone because it is not as intensely developed. As such, not all development you can undertake in the Urban Zone is allowed in the Stewart Island/Rakiura Transitional Overlay.

## So what does this mean for me?

If you want to build in the Stewart Island/Rakiura Transitional Overlay you will need a resource consent. You will need to consider the impact of your proposal on the environment and you may need a professional landscape architect to determine that effect for you.



## When do I need professional help?

If your resource consent is for a controlled activity, Council won't ask you to get a landscape architect involved. You will still need to meet criteria to prove your proposal will not change the surrounding environment too much. The criteria relates to:

- **How much indigenous vegetation you want to remove**
- **How tall your building is**
- **The floor area of your building**
- **What external colours and materials you intend to use on your building.**

You can find the exact criteria by looking at the District Plan.

If your development does not meet the controlled activity criteria above, the next level of resource consent will be a discretionary activity. At this point you may need to get a landscape architect involved who will create a report highlighting the impact of your development on the environment. To determine if you need a landscape architect, Council requires you to outline exactly what you intend to do in your resource consent application so that determination can be made. There are a resource management professionals who can assist you in preparing your resource consent application.

Please note that a non-complying resource consent application will always require a landscape assessment to be included in the application.

## District Plan

The District Plan can be found online at [www.southlanddc.govt.nz](http://www.southlanddc.govt.nz) or in any Southland District Council office or library. Important sections include:

- 3.5 Fiordland/Rakiura Zone,
- 2.2 Biodiversity
- 2.5 Historic Heritage and
- 2.6 Subdivision.

