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NZIA PRACTICE

10 June 2025
Planning Department
Queenstown Lakes District Council,
Queenstown.

Land use consent application for additions to dwelling at 20 Wiltshire Street, Arrowtown.

On behalf of the landowner and applicant, Magnus Riddiford, we apply for non-notified land use resource consent under the Resource Management Act for construction of external alterations to the existing residence to upgrade an existing cottage into a permanent home. The lower-level addition is proposed to encroach on the 3-metre setback from an internal boundary. An exterior fire and BBQ as a landscape feature is also encroaching on the 3m internal setback, as shown on the attached drawings, which have the written consent provided by both adjacent landowners.

Information

We attach land use resource consent application form 9, Certificate of Title, Gary Todd Architecture drawing sheets 1252 – R01 to R09 (with the written consent of affected parties), Location Plan, and Photographs of the applicant's property showing the existing residence to be altered.

The Site

The site is located at 20 Wiltshire Street, Arrowtown, legally described as Lot 3, DP 16609, Otago.
The site is within the Arrowtown Residential Historic Management Zone.
The site is 552 square metres in area and of rectangular shape. The site is approximately 27 metres wide x 20 metres deep, and it is flat ground. The site fronts Wiltshire Street on the Southern boundary and consists of an old two-storey cottage with more recent Carport and Entry lean-to roofs on posts.

Proposal

The lower-level proposal is to remove the existing glass conservatory and extend Bedroom 4. An Ensuite is added within the existing dwelling space. The Existing Garage is converted into a Playroom and Laundry. This removes a garage door facing the road and replaces it with a solid wall.
The additions increase the existing site coverage from 33% to 34%, where the site coverage's minor increase of 1% and 4% above that permitted is so minor that it is unable to be perceived as changed.
The lower-level Bedroom addition encroaches 1.7m into the setback adjacent to the northern site boundary and 1.9m into the setback adjacent to the Eastern site boundary, with a plan area of 7.5 sqm. The existing conservatory provided existing use rights for the proposed addition, but it is proposed to be removed as this more recent, fully glazed addition lacks heritage character merit.
The addition is proposed to be clad with metal horizontal weatherboards to match the existing residence in light grey with darker grey colorsteel roofing to match and align with that existing.
The upper-level addition adds an Ensuite and extends the existing roof over as a veranda to align with the exterior wall of the existing Lounge. The existing veranda is proposed to be removed, where a stone path is proposed to be extended to connect with a new timber deck. The proposed Ensuite roof is to match and align with the existing roof profile and slope. A skylight is proposed for this new roof area to replace the existing roof dormer removed to increase the interior amenity.
The proposed additions do not exceed the height of the existing dwelling roof. An exterior Flame BBQ fireplace is proposed to be located within the 3m rear boundary as a Landscape feature separate from the house addition to provide a better outdoor living amenity space.

Consultation

Neighbouring adjacent properties affected by the proposed work have provided their written approval to the proposal. The proposal is designed to be sympathetic and sensitive to other properties, the streetscape and the character of Arrowtown to minimise or mitigate any effects.

Rule Breaches

Land use consent is sought to construct additions to a property in breach of the rules below:

Arrowtown Residential Historic Management Zone Rules:

10.4.6: The construction or external alterations of any buildings:

a. New or altered buildings make a positive contribution to the heritage character of the zone:
An addition of a lower-level Bedroom with an Ensuite extends the existing lean-to-built form to positively contribute to the heritage character of the existing dwelling. An addition of an upper-level Ensuite to an existing bedroom as an extension of the existing gabled form with a skylight to replace a roof dormer to positively contribute to the heritage character of the existing dwelling.

b. Building form, appearance, scale and layout, height to eaves, ridge, roof shape and pitch.
Proposed additions follow the pitch of the existing gabled and lead-to roof building form. The height of the proposed roof eaves matches the existing residence at approximately. 2.5m above ground level. The height of the existing dwelling remains unchanged. The appearance and layout of the dwelling are relatively unchanged and consistent. The scale of this proposed work is significantly reduced from that which was granted consent previously, and valid until December of this year. This proposal is therefore considered more in scale and able to be supported by the Council.

c. Exterior materials and colours:
Exterior materials and colours are to match the existing dwelling. New wall cladding is to match existing horizontal weatherboards in the same light grey colour. New roofing is to match the existing corrugated roofing profile in the same darker grey colour.

d. Landscaping and fencing:
Existing landscaping and fencing are retained and improved by the proposed additions. New paths extend existing paths where a veranda and road fence are removed for better pedestrian access. A new BBQ and Fire structure is added to provide an enhanced outdoor living amenity is scale with a new timber deck at floor level that links the BBQ fire to the existing dwelling's indoor living spaces.

e. Where a site is subject to any natural hazard and the proposed results in an increase in gross floor area.
i I. The nature and degree of risk the hazard poses to people and property.
No hazard risk
ii. Whether the proposal will alter the risk to any site.
No risk is foreseen to any site.
iii. The extent to which such risk can be avoided or sufficiently mitigated.
Not applicable.

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The following additional restriction of discretion also applies within the Arrowtown Town Centre Transition Overlay:

a. **retention and enhancement of pedestrian linkages between Buckingham Street and Romans Lane.** Not applicable.

10.5.3: Building Coverage:
The maximum building site coverage shall be 30% of the net site area.
The existing building coverage is 33%. The proposed building coverage is 34%.
The proposed increase of 4% above that permitted is not considered able to be perceived.

10.5.4: Building Coverage and Impervious Surfaces. The total area covered by building coverage and impervious surfaces on any site shall not exceed 35% of the net site area.
The existing building coverage and impervious surfaces are 48%. The proposed building coverage and impervious surfaces are 49%. This is an increase of 1%, which we consider to be minimal.

10..5.6.1 Side and Rear Setbacks. 3.0m. The proposed lower-level lean-to addition is extended for the increased use of Bedroom 4. The addition breaches the 3m setback to the side and rear boundary, varying from 1.7m to the North boundary to 1.9m to the East boundary over a length of 4.4m to the North boundary and 1.7m to the East boundary. Making an area of 7.5 sqm.
The proposed exterior Flame BBQ fireplace breaches the 3m rear setback by 4.1m long x 0.7m deep with a plan area of 3 sqm.

Assessment of Effects

The scale of the additions to the upper-level roof area is considered no more than minor and is designed as a continuation of the existing roof. The additions are to the rear of the site and do not affect the streetscape. Within the street and the surrounding zone, dwellings consist of a varied mix of single-storey and double-storey buildings. We consider that the proposed addition is designed to be a heritage feature that enhances the character of Arrowtown. Predominantly, houses in this zone have a main building gabled form with sloping roofs and shallower lean-to roofed structures, therefore, the proposed design is considered consistent and in context with historic building form typology and is sensitively located in the centre of the site to mitigate effects. The breaches of the building coverage and boundary setbacks are considered overall to be no more than minor and have approval from the adjacent affected neighbours. The proposal provides a significant increase in amenity value for this property, plus the surrounding property value, with a quality design that respects the environment and follows the policies and objectives for the Arrowtown Residential Historic Management Zone. The proposal is consistent with the zone objectives below.
The form and character of the proposed additions are sympathetic to the receiving environment.
There are no adverse effects involving proposed shading, privacy, sun, noise, or visual amenity.
We trust this application can be granted in general accordance with the documents attached as a non-notified land use resource consent with conditions as deemed appropriate to the scale of work.
If there is further information required, we request that you contact Gary Todd in the first instance.

Yours faithfully,

Gary. J. Todd
NZIA Registered Architect.