

Operative Queenstown Town Centre Site and Zone Standards vs Isle Street sub zone Site and Zone Standards

SS – site standard – if an activity fails to comply = Discretionary Activity

ZS – zone standard – if an activity fails to comply = Non Complying Activity

QTCZ	ISSZ
CA - Visitor accommodation rule	CA – Visitor Accommodation Additional matters of control: Location of buildings; Location, nature and scale of activities; Location of parking and buses and access; Noise
Residential Flat - not provided for	Provided for as a permitted activity
SS – Building coverage 80%	70%
SS –No yard setback requirements	<i>Maximum</i> setback of 1.5m from road frontages (but no setback from Brecon Street and 6m rear yard). No other yard setbacks.
No equivalent	No parking in front yards
SS - Residential activities – require outdoor living area	Residential activities requires acoustic insulation, no outdoor living area required
SS – recession plane for street frontage at 10m high, 45°	In the Isle Street sub-zone, on the south and south western side boundaries of a site adjoining a building used for residential activities which had building consent issued on or before 17 September 2014: No part of any building exceeding 8m in height shall be within 3.2m from the relevant boundary; and the roof bonus set out in (f) shall not apply within this 3.2m set back. This setback control does not apply where any building on an adjoining site has been issued building consent for a new building after 17 September 2014, in which case no side yard setback is required.
SS –no height limit site standard	SS - 12m height limit + roof bonus
No equivalent	SS - Premises for sale of liquor achieve noise limits nighttime 50dba + Max 70dBA
No equivalent	SS – visitor accommodation to provide acoustic insulation.
ZS – max building height 12m + 45 degrees at 10m recession plane from streets.	No ZS for height or recession plane.
ZS noise – in other zones: daytime 60; nighttime 50, Lmax 70	ZS noise: same as QTC except for licensed premises which are provided for above.
	ZS – retail limited to 400m ²