

**APPENDIX E**

**COUNCIL'S URBAN DESIGNER'S RESPONSE TO SUBMISSIONS RELATING  
TO URBAN DESIGN**

## North Three Parks

### 1: INTRODUCTION

- 1.1 My name is Tim Williams I hold the Qualifications of Bachelor of Resource Studies from Lincoln University and Masters of Urban Design and Development with Distinction from The University of New South Wales. I have practised in the planning field in the Queenstown Lakes District since 2003 and am currently employed by the Queenstown Lakes District Council as an Urban Designer. I reside in Queenstown.
- 1.2 I have been asked to make comment on the submissions received on the proposed plan change from an urban design perspective.
- 1.3 The summary of submissions identifies the following areas that are currently considered to have urban design implications:
  - The proposed setback from the golf course and linear park
  - The open space proposed around the kame & kettle mound
  - The treatment of streets and setback from the state highway

### 2: GOLF COURSE BOUNDARY & LINEAR PARK

- 2.1 The submissions raise concern with the potential reverse sensitivity issues associated with houses being located adjacent to the golf course boundary and generally seek to increase the setback from this boundary to reduce the potential effects.
- 2.2 The linear park would be 15 -20 m wide and an additional 10 m setback required for development along this park boundary. An indicative cross section provided with the application identifies the relationship between built form and this linear park environment illustrating how a positive interface between development and the park can be achieved.
- 2.3 It is considered important that any further increased width of the park environment should be viewed in the context of the relationship between built form and the overall experience of people utilising this environment. In this regard increasing the width of the park has the potential to degrade the positive relationship the future built form can present to the park by providing for passive surveillance, providing a strong edge to the park and ensuring this park is integrated into the overall development as opposed to simply providing a setback from the golf course.
- 2.4 Therefore from an urban design perspective if additional control is considered necessary to manage potential reverse sensitivity issues, means other than further extending the size of the boundary setback should be adopted. There would be potential negative effects associated with an increased setback in reducing the relationship between the built form and the park and the ability of the park to be successfully integrated into the overall development.

### 3: KAME & KETTLE MOUND OPEN SPACE

- 3.1 The size of this open space is directly related to the extent of the kame and kettle mounding to ensure this geological landform is protected. Therefore, the size of the open space that provides for its protection should be sufficient to protect the integrity of the landform.
- 3.2 Providing for the full extent of the kame & kettle mound is considered important to provide some context to the future development of this residential environment and also the meaningful preservation of the original geological landform. This feature and associated open space can provide a