

Queenstown Lakes District Council

District Plan Hearing (Stage 3)

Reference 3379

1. My name is Rod Macleod. I am a retired civil engineer. I have lived in Albert Town since 2011.
2. My submission addresses the need for better control of rural residential development in the Upper Clutha region.
3. The Upper Clutha region contains many outstanding rural landscapes appreciated by residents and visitors alike. The popularity of the Mt Roy walking track is but one indication of this attraction.
4. The Proposed District Plan's Strategic Direction Objectives 3.3.2 and 3.3.5 state that the District's rural landscapes should be protected from sporadic and sprawling development.
5. Rural residential development is currently resulting in cumulative and permanent changes to our rural landscape, in contradiction of those objectives.
6. The Wakatipu basin has been subject to intense urban and rural residential development for many decades and is now subject to a 1 hectare / 80 hectare rule intended to better constrain rural residential development there.
7. It is high time the Upper Clutha region received the same level of protection.
8. Rural residential development may in the short- term increase Council's rating base but long term imposes on all ratepayers the burden of rural road maintenance.
9. Increased travel distances associated with rural residential occupation impose a significant additional carbon footprint on this region, of particular concern when climate change has become such a great challenge. I estimate every vehicle owner living rurally will consume an additional one tonne of transport fuel per annum compared with their town dwelling cousins.
10. The reported (T Avery, June 2020) \$1 million predicted future cost of tighter controls over rural residential development should not deter Council from adequately mitigating the impact of sporadic and sprawling development.
11. I implore Council to better protect the Upper Clutha from the type of progressive urbanisation so clearly seen in the Wakatipu Basin in recent decades.

Submission by Rod Macleod, August 2020