

QLDC Upper Clutha Landscape Schedules Variation, 21.23.16 Crosshill.

1. My name is Rod Macleod. My wife, Heather, and I have lived in Albert Town for more than 10 years.
2. My submission relates to the area identified as Crosshill and specifically to the landscape north of Dublin Bay Road.
3. This landscape can be seen from many properties in elevated parts of Albert Town, Hikuwai, Northlake and Little Mount Iron.
4. Views from this residentially developed south side of the river are typically framed in the foreground by the (Mata-au) Clutha River and Deans Bank, and in the background by Mount Gold, Mount Maude and Little Mount Maude.
5. This landscape may also be seen from Dublin Bay Road, the Deans Bank walking and cycle tracks, the Hawea River track and the top of Little Mount Iron.
6. The Crosshill landscape north of Dublin Bay Road includes a series of gently rolling terraces and escarpments of complex glacial and fluvial origin.
7. A number of the terraces are cultivated seasonally as part of active farming operations. Escarpments are grassed or planted in woodlots. There are numerous shelter belt trees providing autumn colour.
8. The east-west orientation of these terraces is such that early morning and early evening light throughout the year enhances the visual impact of this landscape. On occasion river mist encroaches, adding further interest to this beautiful landscape.
9. The land north of Dublin Bay Road is occupied by a few farm dwellings and utility buildings. This contrasts with the scene south of the river where intense residential

development and associated infrastructure occurs in Albert Town, Hikuwai and Northlake.

10. Should rural residential or more intense development be permitted within Crosshill, I would be particularly concerned at the loss of the beautiful terraced landscape situated north of Dublin Bay Road.
11. Earthworks for access roads, for building platforms, and for screening earth bunds would diminish this unique landscape. Night-time domestic lighting would impinge upon the existing dark sky outlook from Albert Town.
12. Council's summary of landscape values (ref.21.23.16, May 2024) rates three landscape attributes as "moderate" for Crosshill. My own assessment, having lived in Albert Town for over a decade is that the land north of Dublin Bay Road should have a significantly higher rating. It should be protected from rural residential development.

Appendix 1 Photographs: Photo 1 Crosshill from Little Mount Iron, Photo 2 Crosshill from Deans Bank.

Appendix 2 Proposed site visit location: Roundabout at Aubrey Road / Gunn Road intersection.





Rod Macleod, August 2026