

RESOURCE MANAGEMENT ACT 1991 CHRISTCHURCH DISTRICT PLAN

PROPOSED PRIVATE PLAN CHANGE 23 WHISPER CREEK – ENABLE RESIDENTIAL DEVELOPMENT AT 144, 156 AND 176 TURNERS ROAD AND 174, 220 AND 240 SPENCERVILLE ROAD

Private Plan Change 23

This proposed Private Plan Change relates to land at 144, 156 and 176 Turners Road and 174, 220 and 240 Spencerville Road and 161 Lower Styx Road. The proposed Private Plan Change seeks to enable residential development at 144, 156 and 176 Turners Road and 174, 220 and 240 Spencerville Road. It is anticipated that 800 households and a neighbourhood commercial centre could be developed. If the rezoning is approved the scope of the private plan change includes:

- To rezone operative Special Purpose Golf Resort Zone and Rural Urban Fringe Zone upper terrace sites to Residential New Neighbourhood Zone; and
- To rezone lower terrace areas subject to the High Flood Management Area from Special Purpose Golf Resort Zone to Rural Urban Fringe Zone;
- To enable a Neighbourhood Centre to be located at the site;
- Retain the existing Open Space Waterway and Margins Zone along the Styx River; and
- Amend provisions in the Christchurch District Plan that are relevant to the site, including inserting a new Outline Development Plan to guide development of the site.

More information

You can view the proposed Private Plan Change and other associated information on the Council website at <https://ccc.govt.nz/pc23>, in hard copy at the Civic Offices on Hereford Street or at any of the Council's service centres and libraries during normal opening hours.

Submissions

Any person may make a submission on this proposed Private Plan Change, either in writing or electronically. Online submissions can be made at <https://letstalk.ccc.govt.nz/PC23>, or by emailing PlanChange@ccc.govt.nz. You can also download a form, or collect a hard copy form from the Civic Offices at 53 Hereford Street, Christchurch or from Council service centres and libraries. For details of your nearest Service centre or library please visit ccc.govt.nz/contact-us or phone 03 941 8999. Paper submissions are to be posted or received at the Civic Offices, 53 Hereford Street, Christchurch.

Submissions must be received before 5pm on Monday, 17 November 2025.

Process for public participation

Once all submissions have been received, they will be made publicly available. Further submissions will then be invited, allowing certain persons and organisations to support or oppose any of the initial submissions.

If submitters wish to speak to their submission a hearing will then be held to consider all submissions, and a decision will be made following this hearing. Anyone who has made a submission has the right to appeal the decision to the Environment Court.

This Private Plan Change will have no legal effect until the Council gives public notice of its decision on the plan change and matters raised in submissions (under Section 9 and Clause 10(5) of the First Schedule of the Resource Management Act).

If you'd like more information, please contact Kirk Lightbody, Senior Policy Planner at (03) 941 6262 or email us at PlanChange@ccc.govt.nz and kirk.lightbody@ccc.govt.nz

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Strategy, Planning and Regulatory