

Whisper Creek Plan Change – Christchurch District Plan Amendments

Overview of proposed text changes

The proposed amendments to the District Plan seek to remove the site from the Specific Purpose (Golf Resort) Zone provisions, with consequential grammatical amendments so the zone provisions relate only to the Clearwater Resort.

Deletion of references to Whisper Creek golf resort provisos is also necessary in the Subdivision Chapter.

The addition of a replacement Outline Development Plan is proposed to Chapter 8, so that the ODP is located along with other RNN zoned ODPs. The ODP also includes an accompanying narrative that follows the same format and level of detail as other RNN greenfield development ODPs.

For completeness, no amendments are proposed to the Operative RNN zone policies or rules, either in Chapter 14, or where the RNN Zone is referenced in Chapter 8. The operative RNN provisions are considered to provide a robust and effective framework for managing development outcomes for the Whisper Creek site.

Chapter 13 Specific Purpose Zones

13.9 Specific Purpose (Golf Resort) Zone

13.9.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The Specific Purpose (Golf Resort) Zone applies to the existing Clearwater Golf Resort ~~and the proposed Whisper Creek Golf Resort~~ only. ~~Each of these~~ This resorts is subject to a Development Plan which illustrates the extent of the zone, activity areas and other key features.
- c. Within ~~these two~~ this areas, this chapter enables golfing and associated facilities (including resort facilities), other recreational opportunities, and limited residential development. The objectives, policies, rules, standards, matters of discretion and Development Plans provide for these activities, while seeking to ensure there are no significant adverse effects on the natural or adjoining rural environments.
- d. The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

13.9.2 Objectives and Policies

13.9.2.1 Objective – Golf resort development

- a. For the Clearwater Golf Resort and ~~Whisper Creek Golf Resort~~, to provide golfing and associated facilities (including resort facilities) of international standard, bringing economic and social benefits to the City and region, and to provide other recreational opportunities, and limited residential development, within extensive open space and lake or riparian settings, with no significant adverse effects on the natural or adjoining rural environments.

13.9.2.1.1 Policy – Benefits to the community

- a. Recognise the economic and social benefits that the Clearwater Golf Resort provides ~~and Whisper Creek Golf Resort can provide~~ to the City and region, and assist in enabling the potential benefits of ~~these~~ this resorts for ecological restoration, public access to streams and rivers, and recreation for the wider community, including local community, to be realised.

13.9.2.1.2 Policy – Limit on scale of development and types of activity

- a. Limit urban development detached from the remainder of the Christchurch urban area, and for the Clearwater Golf Resort, within the 50 dB L_{dn} noise contour for Christchurch International Airport, by:
 - i. Ensuring that the scale and nature of resort hotel, residential and commercial development associated with the golf resorts is complementary and subsidiary to the primarily recreational function of the resorts;
 - ii. Adopting a clear distinction between resort hotel and residential development, both in terms of the nature of each type of development and its location within the overall site;
 - iii. Ensuring that noise sensitive activities within the 55 dB L_{dn} airport noise contour are acoustically insulated, and that the scale and location of further development within the 50 dB L_{dn} contour is limited to that provided for in the previous City Plan, or authorised by resource consent on or before 6 December 2013.

13.9.2.1.3 Policy – Visual integration and mitigation of effects

- a. Ensure that built development is well integrated visually into the open rural environments within which ~~each~~ the golf resort sits, and that there is adequate separation distance from activities in adjacent zones so as to mitigate potentially adverse effects of the resorts such as noise and traffic.

13.9.2.1.4 Policy – Careful siting

- a. Ensure that earthworks and buildings in the ~~two~~ golf resorts are carefully designed, located and constructed, ~~for the Whisper Creek Golf Resort so as to be resilient to potential liquefaction and to maintain flood storage capacity in the Lower Styx Ponding Area, and for both resorts,~~ to reduce potential flood damage to buildings in a major flood event.

13.9.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Golf Resort) Zone are contained in the following provisions:

- i. For Clearwater Golf Resort:
 - A. activity status tables (including activity specific standards) in Rule 13.9.4.1;
 - B. the built form standards in Rule 13.9.4.2;
 - C. area specific standards in Rule 13.9.4.3.
 - D. the matters of discretion in Rule 13.9.6; and
 - E. the Development Plan in Appendix 13.9.7.1
- ii. ~~For Whisper Creek Golf Resort:~~
 - ~~A. activity status tables (including activity specific standards) in Rule 13.9.5.1;~~
 - ~~B. the built form standards in Rule 13.9.5.2;~~
 - ~~C. area specific standards in Rule 13.9.5.3.~~
 - ~~D. the matters of discretion in Rule 13.9.6; and~~
 - ~~E. the Development Plan in Appendix 13.9.7.2~~

13.9.5 Rules – Specific Purpose (Golf Resort) Zone – Whisper Creek Golf Resort

Delete this entire section – all rules 13.9.5.1.1 – 13.9.5.3.1

13.9.6 Rules – Matters of discretion – Clearwater Golf Resort and Whisper Creek Golf Resort

13.9.6.5 Location of activities outside of areas specified in development plans

- a. The compatibility of the proposed development pattern with the remainder of the zone and with the open space, and rural character of the wider locality;
- b. Any adverse effects on the amenity of the Groynes Recreation area ~~(Clearwater Golf Resort only)~~ and surrounding rural zones ~~(both resorts)~~;
- c. The ability to continue to provide an effective and ecologically sensitive stormwater management system;
- d. The connectivity within the Zone and with adjacent open space zones, where appropriate, in terms of vehicular, cycle and pedestrian access;
- e. The proximity of higher density development to open space for passive and active recreation, while avoiding higher density development being located immediately adjoining rural areas;
- f. The application of the principles of Crime Prevention Through Environmental Design;
- g. The ability to create and preserve view shafts to the golf course and beyond;
- h. Whether the proposed revised location(s) for activities better mitigates risks from natural hazards, including flooding, seismicity and liquefaction; and

- i. Any effect either positive or adverse on tangata whenua values.

13.9.6.8 Construction of the Golf Course – Whisper Creek Golf Resort only

a.—The provisions of a management plan to address the following:

- i.—The biodiversity and enhancement of waterways and wetland areas, as well as measures to mitigate any adverse effects on biodiversity.
- ii.—Details of design, construction and operation of the golf course drainage system and wetlands, including proposed excavation and filling, and potential effects on sediment discharges and water quality.
- iii.—Storage capacity in the Lower Styx Ponding Area and effective management of stormwater and flood discharges in the Zone, with consideration of tidal influences and the effects of sea level rise.
- iv.—Amenity planting around the Zone boundary and its ability to screen and soften built development.
- v.—Appropriate management of any archaeological sites.

13.9.6.9 Concept Plan for Whisper Creek Golf Resort only

a.—The provisions of a concept plan and supporting documentation that shall include the following:

- i.—The indicative subdivision layout including indicative densities and distribution and indicative road layout;
- ii.—The location of sites for built development in relation to golf course and open space areas within the Zone and to the open space and rural character of the wider locality;
- iii.—Any area specific measures for mitigating risks from natural hazards, including flooding, seismicity and liquefaction;
- iv.—Connectivity with other parts of the Zone and with adjacent open space and other zones, in terms of car parking locations, walkways and cycle ways;
- v.—Provisions for stormwater management;
- vi.—The application of the principles of Crime Prevention Through Environmental Design;
- vii.—The ability to create and preserve view shafts to areas across and beyond the site; and
- viii.—An assessment of effects, either positive or negative, on tangata whenua values.

13.9.7 Appendices

Appendix 13.9.7.2 Development Plan for Whisper Creek Golf Resort

Delete Whisper Creek Outline Development Plan

Chapter 8

8.5.1.4 – Discretionary activities

D2	Any subdivision in the Specific Purpose (Golf Resort) Zone – Whisper Creek Golf Resort that does not comply with a concept plan approved by the Council for that activity area in accordance with Rule 13.9.5.1.3 RD6 Concept plans.
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8.6 Activity standards

8.6.1 Minimum net site area and dimension

Table 4. Minimum net site area – specific purpose zones

e.	Specific Purpose (Golf Resort)	<p>a. No minimum net site area in the Specific Purpose (Golf Resort) Zone at Clearwater and at the Whisper Creek Golf Resort.</p> <p>b. Concept Plan</p> <p style="padding-left: 20px;">i. No subdivision shall take place within Academy Activity Areas A, A1 & A2 Whisper Creek Golf Resort shown on the development plan in Appendix 13.9.7.2 to Chapter 13.9; unless a concept plan has been lodged with and approved by the Council for that activity area in accordance with Rule 13.9.5.1.6 RD6 Concept plans.</p> <p>c. Sequencing standards – Whisper Creek Golf Resort</p> <p style="padding-left: 20px;">i. Prior to the Council signing a section 224 certificate under the Act, for the 71st residential allotment in the Resort Community Activity Areas;</p> <p style="padding-left: 40px;">A. The golf course and wetlands within the golf course shall have been constructed and planted in accordance with 13.9.5.1.6 RD6; and</p> <p style="padding-left: 40px;">B. A Management Plan for the adjoining Open Space Margins and Water Zone shall have been lodged with and approved by the Council, which makes provision for indigenous planting (indicating species, layout and density), and which is in accordance with the development plan for the Whisper Creek Golf Resort at Appendix 13.9.7.2 to Chapter 13.9, for a public access track along the River, for a bridleway from the Styx River to Spencerville Road, and for a bridge providing public vehicle access across the Styx River;</p> <p style="padding-left: 40px;">C. 50% of the planting identified in the Management Plan for the Open Space Margins and Water Zone shall have been completed; and</p> <p style="padding-left: 40px;">D. Legal instruments shall have been registered against the head title, securing;</p>
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		<p style="text-align: center;">I.—Public pedestrian access over the access track identified in the Management Plan, and</p> <p style="text-align: center;">II.—Public access for the purpose of a bridleway from the Styx River to Spencerville Road.</p> <p>ii.—Prior to the Council signing a section 224 certificate under the Act, for the 120th residential allotment in the Resort Community Activity Areas;</p> <p style="padding-left: 40px;">A.—All of the planting identified in the concept plan for adjoining Open Space – Margins and Water Zone approved by the Council shall have been completed; and</p> <p style="padding-left: 40px;">B.—The public access track, the bridleway from the Styx River to Spencerville Road and the bridge across the Styx River shall have been constructed.</p> <p>d.—Any subdivision shall only be for the purpose of creating allotments to be used for any activity permitted in the zone or for which resource consent is held, or for conservation purposes; permitted utilities or boundary adjustments.</p> <p>e.—Allotments for residential units, resort apartments or resort hotel bedrooms shall only be subdivided when a building or buildings are still allowable for that allotment within the maximum number limited specified for the zones.</p>
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8.7 Rules as to matters of control – subdivision

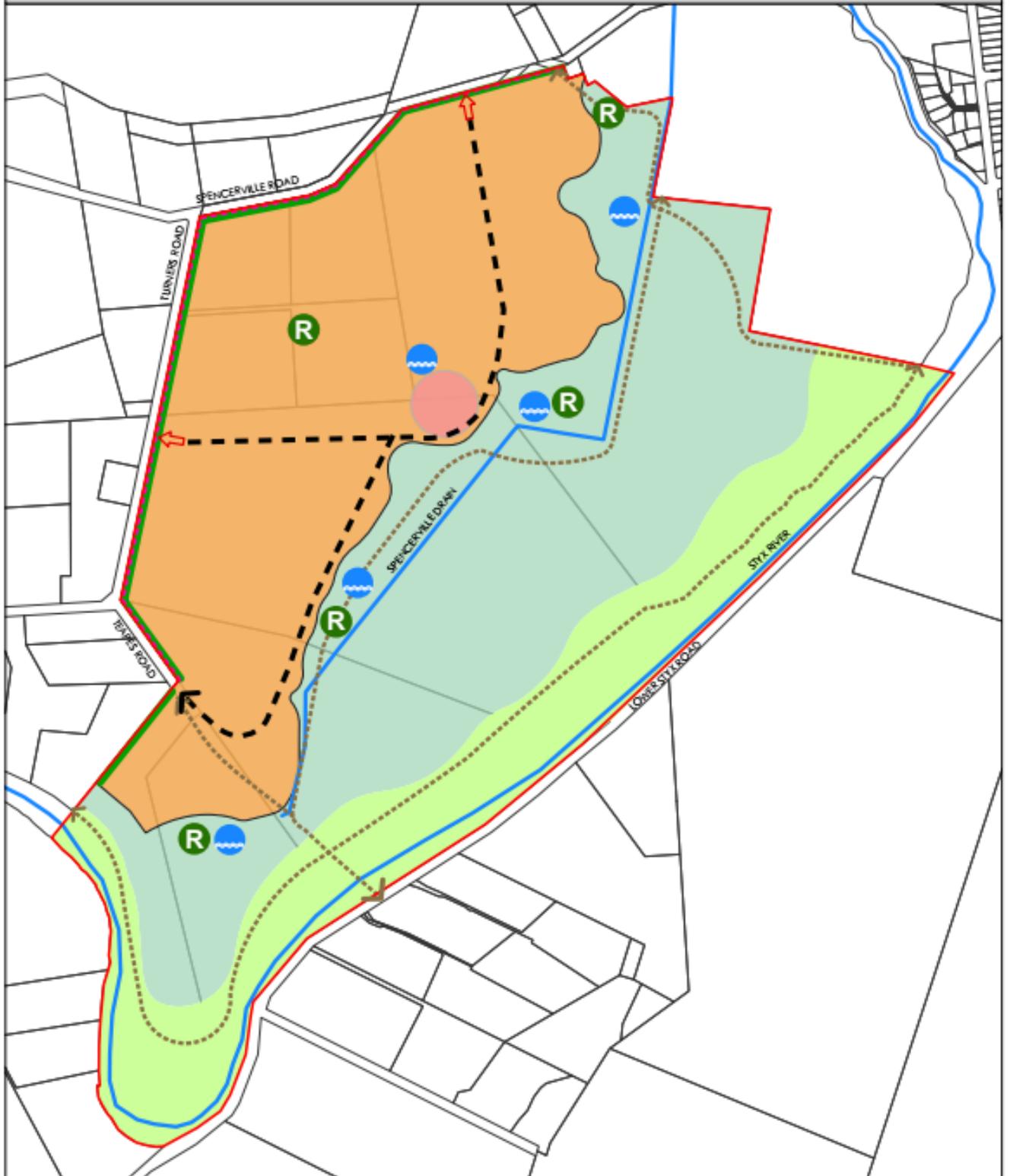
8.7.9 Additional matters – Specific Purpose (Golf Resort) Zone at Christchurch Golf Resort

- a.—Whether the location of an identified building area is fully contained within the boundaries of the Resort Community and Academy Activity Areas:
- b.—Whether it is appropriate to require a legal instrument be registered against the head title securing public pedestrian access over the access track identified in the development plan:
- c.—Whether it is appropriate to require a legal instrument be registered against the head title securing a bridleway from the Styx River to Spencerville Road, as shown on the development plan:

8.10 Appendices

Add a new Outline Development Plan and associated narrative as Appendix 8.10.3X

Whisper Creek Outline Development Plan



Key

— Outline development plan boundary

Development requirements

— Existing waterway or drain to be enhanced in conjunction with urban development. Alignment may vary

↔ Road access point. Location may vary

--- Collector Road. Indicative alignment

--- Pedestrian / cycle link / route
Location and alignment may vary

--- Proposed Rural Interface

--- No dwelling access

Development requirements continued

R Reserve Indicative location. Size to be determined at time of subdivision

Stormwater facility. Indicative location. Size and shape to be determined at time of subdivision

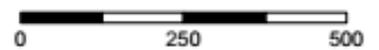
Indicative small scale community and commercial node

Wetland, Recreational, Open Space

Open Space and Margins Zone

Residential development area

Residential Development Area



Scale (m) A3 at 1:7500

Date: 13/05/2025 Rev: D

Whisper Creek
Outline Development Plan

8.10.3X.A CONTEXT

- a. This area to the north east of Christchurch lies to the north of the Styx River, one of the primary natural features of Christchurch. Prior to European settlement, the extensive wetlands and easy access to the sea made the Styx an important area for mahinga kai (food gathering) and for the cultivation and harvesting of flax. The Styx River forms part of the southern and eastern boundary of the neighbourhood. Surrounding areas are utilised for a mix of larger farms and smaller rural lifestyle blocks. Chaney's Forest is to the north, Bottle Lake Forest and Spencerville are to the east, and the existing residential area and associated commercial centre of Prestons is located approximately 2km to the south.

8.10.3X.B GUIDANCE

- a. Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council's Creating New Neighbourhood Design Guide.

8.10.3X.C DEVELOPMENT FORM AND DESIGN

- a. The following design elements and features are relevant considerations in exercising control over the matters in 8.7.1 - 8.7.4 or the matters for discretion in 8.8. They are not requirements for the purposes of Rule 8.6.11(a) or Rule 14.12.2.16.
 1. The main features of this area will be the Styx River and a large open space area located on a lower terrace between the residential development area and the river margins.
 2. Where the RNN abuts or is opposite properties in the Rural Urban Fringe Zone larger section sizes are anticipated, with planting buffers and building setbacks along the area's external road edges with Teapes Road, Turners Road, and Spencerville Road.
 3. Higher densities are appropriate in close proximity to open space areas and/or the proposed neighbourhood centre.
 4. Pedestrian and cycle links are to be provided to link the site to local schools, Prestons, Bottle Lake Forest, and along the Styx River corridor.

8.10.3X.D DEVELOPMENT REQUIREMENTS

- a. The development requirements for the purposes of Rule 8.6.11(a) and Rule 14.12.2.16 are described below and are shown on the accompanying plan.
1. **INTEGRATION**
 - a. There are several landowners within this ODP area and a number of existing properties. Subdivision designs are to demonstrate good connectivity between different land ownership areas through road, open space, and pedestrian and cycle way linkages.
 - b. The development is to provide new road access connections to Teapes Road, Turners Road, and Spencerville Road.

- c. Lots with frontage to Teapes Road, Turners Road, and Spencerville Road are not to obtain individual site access from these roads and shall instead obtain access from new internal roads. Open rural-style fencing is to be provided along these three external road frontages, with a 5m deep landscape strip and a 10m deep building setback. It is anticipated that these outcomes will be delivered via consent notices on the titles.

2. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. Retention of the lower terrace as a large open space area that can be utilised for a combination of recreation, ecological restoration, stormwater management, and farming.
- b. Five neighbourhood parks are to be provided to ensure all residential units are within 500m of a park. Where appropriate, neighbourhood parks are to be co-located with stormwater basins.
- c. Continuation of the Styx River 'Source to Sea' reserve network along the river corridor.
- d. A pedestrian and cycle corridor to connect the site to Ouruhia Model School via the Styx Loop Conservation Park and a short section of Turners Road.
- e. A pedestrian and cycle corridor to connect the site via a bridge to Lower Styx Road and then to the intersection of Lower Styx Road and Te Korari Street at the northern entrance to Prestons. A link to Bottle Lake Forest is also to be provided from this corridor.

3. ACCESS AND TRANSPORT

- a. A collector road looping through the site to provide an internal link between Turners Road and Spencerville Road.
- b. A fully interconnected local road network across the site that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport.
- c. Upgrades to the sealed width of Turners Road. Upgrade of the Turners Road/ Marshland Road intersection to provide a left turn lane from Turners Road when more than 700 residential lots are created.

4. STORMWATER

- a. A sustainable stormwater management solution for the neighbourhood integrated alongside open space reserves.
- b. Enhancement of the habitat and ecological values of the Styx River and its margins in association with stormwater management and provision of reserves.

- c. Restoration and ecological enhancement of Spencerville Drain.

5. WATER AND WASTEWATER

- a. A water supply network and an associated new bore and water treatment plant and potential storage facility.
- b. Sufficient water supply to meet fire-fighting requirements.
- c. A local pressure sewer network, discharging to a rising trunk sewer to be laid along Spencerville Road, over the existing bridge and then along Lower Styx Road to pump station 78 at Heyders Road in Spencerville.

6. STAGING

- a. There are no staging requirements beyond those relating to the provision of infrastructure.