

PC23 - Whisper Creek Residential

Submitter Details

Submission Date: 26/11/2025

First name: Zhongyu

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Preferred method of contact

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Resident or Ratepayer *

Which Area is your property in? *

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Consultation Document Submissions

Provision:

Neutral

Decision Requested:

A Transport Impact Assessment must be submitted and approved. Where impacts exceed the defined thresholds, the developer must fund and deliver intersection upgrades, pedestrian and cycle separated paths, and traffic calming measures. All development must include on-site stormwater detention sized to ensure no net increase in 10-year and 100-year peak flows to downstream receiving environments, use water-sensitive urban design for first-flush treatment, and include an approved framework to prevent groundwater contamination. A groundwater protection and monitoring plan is required prior to subdivision consent, including baseline monitoring, restrictions on contaminant-generating land uses within defined zones, and five years of post-construction monitoring funded by the developer. Minimum riparian buffer of [suggest 10–20 m depending on location] from the top of bank, native planting for habitat connectivity, and construction timing restrictions to avoid native fauna breeding seasons.

Reason for Decision Requested:

Specific Provisions

I neither support nor oppose the plan change in principle but have the following specific concerns that I seek to be addressed.

Traffic and road network management — Concerned about increased vehicle movements, safety for pedestrians and cyclists, and intersection capacity on Turners Road and Spencerville Road. Request that the Outline Development Plan requires a Traffic Impact Assessment; thresholds for when intersection upgrades, signalisation, or roundabouts are triggered; safe separated walking and cycling routes linking the neighbourhood to the Neighbourhood Centre and existing network; and vehicle access standards that minimise local street through-traffic.

Stormwater management and groundwater protection — Concerned that increased impervious surfaces will increase runoff and risk to the Styx River and local groundwater. Request that the Outline Development Plan require on-site stormwater detention and treatment, low-impact design (rain gardens, permeable pavements), and a contaminant management plan to protect groundwater and the Styx catchment.

Underground (ground) water pollution — Concerned about long-term contamination risks from construction, road runoff, and any commercial uses in the Neighbourhood Centre. Request explicit

groundwater protection measures: limits on contaminant-generating land uses near the catchment, mandatory separation distances from sensitive recharge areas, monitoring wells and a long-term groundwater quality monitoring programme funded by the developer. Wildlife and animal welfare (ecology) — Concerned for fauna using waterways, riparian margins and adjacent open space. Request increased native riparian buffer widths in the Outline Development Plan; mandatory planting of native species that provide habitat connectivity; construction timing restrictions to avoid breeding seasons; and specific measures for humane relocation / mitigation where wild animals are affected by earthworks.

Reasons

I live in this zoning
