

## PC23 - Whisper Creek Residential

### Submitter Details

**Submission Date:** 26/11/2025

**First name:** Alexander

**Last name:** Smirnoff

#### Preferred method of contact

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**Resident or Ratepayer \***

**Which Area is your property in? \***

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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:**

**Oppose**

**Decision Requested:**

The Spencerville Residents Association Committee have decided to put in a submission against the application based on the following: - Increased flooding risk to Spencerville - Increased danger for all residents during Tsunami evacuation - The effect the subdivision will have on the water quality of the Stix River - Huge additional costs to ratepayers to upgrade local roads and bridges.

**Reason for Decision Requested:**

**Specific Provisions**

The typography of the land means current use (as farmland) should continue.

**Reasons**

The land is a flood ponding and management area under the District plan. This could cause serious issues for the area given the land changes due to the earthquakes. There are potentially significant effects on the Stix river catchment in terms of amenity and flooding. There must be access to lower Stix Road as 6.500 traffic movements per day will cause huge congestion if limited to only Turners and Spencerville Road.