

PC23 - Whisper Creek Residential

Submitter Details

Submission Date: 26/11/2025

First name: Angela

Last name: User

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:

Oppose

Decision Requested:

This development does not meet zoning requirements, lacks infrastructure, threatens the environment, and undermines the rural character of Ouruhia that we have come to love and admire. We respectfully ask the Council to decline this proposal.

Reason for Decision Requested:

Specific Provisions

My submission relates to the entire plan change.

Reasons

We are writing to oppose the proposed residential development in Ouruhia by Nova Group Limited. We believe this development is unsuitable for our area and will negatively impact the environment, infrastructure, and community character. My family and I have lived in the area for over 20 years and we have happily raised our three children here. They attended local pre-schools, the local Ouruhia Primary School (which we fought to keep open following Ministry suggestions to close) and they have become attuned to the area preferring rural pastimes, such as horse riding, chicken rearing and calf raising. Growing their own fruits and vegetables and generally thriving in the rural setting. This was a conscious decision for us as a desirable place to raise our family and we all continue to enjoy the area all year round. Our concerns about this plan are outlined below: 1. Zoning and Housing Supply The Christchurch City Council has identified suitable land to meet housing demand for the next 30 years without the need for developing to this extent in Ouruhia. This proposal does not align with the District Plan, which requires new developments to be connected to existing urban areas and supported by infrastructure like water, sewage, and public transport. None of these are present in Ouruhia at this time. Furthermore, the development plans to increase the number of houses in our area by what we consider to be an enormous quantity (we understand more houses than what were initially planned for the Whisper Creek Golf Resort). The setting of

this particular area does not lend itself well to a setting for relatively high density housing to this planned level. Ouruhia is a lovely quiet rural area, loved for its green fields, spacious properties and rural activities for those who enjoy the lifestyle that comes with country living. This proposal threatens that peaceful environment. It lacks footpaths, safe cycling routes, adequate building setbacks, and lighting controls. Construction noise and dust will be extremely disruptive to this peaceful setting upsetting not only the residents but also stock such as cattle, horses, goats and pigs. We all enjoy the country setting and would certainly not enjoy seeing hundreds of metres of residential fencing blocking the open views, which would be set right against the roadside with minimal setbacks. We have lived in the area for 20 years and always owned horses which we love to ride along the wide road verges knowing the only interruption to our horses would be the cattle that come across to say hello. What would this development do for our enjoyment of quiet road riding. Riding to the forest in order to exercise our horses in the forest tracks? I shudder to imagine the noises coming from the 800 properties, 800 vehicle owners and all that comes with that.

2. Appropriate Roading and Safety Turners Road is a local road designed for up to 650 vehicles per day, this is set to rise to over 6,000 vehicles per day. The road is a quiet rural road and certainly not designed for this level of traffic. The verges are plentiful with potholes. When a local horse owner drives their horse float and horse truck along the road, the opposing traffic must slow down and take care often slipping off the side of the road onto the verge. We can only imagine the incidents and accidents awaiting to happen. The development will require hundreds of trucks and loads and machinery to be transported and we already hear the house shaking with large trucks which is rather traumatic post earthquake for the family. This development will worsen pollution, especially during construction, which has a high risk of causing damage to the Styx River where our children love to swim and play in the summer. They enjoy helping out at the annual river clean up and Spencerville Duck Race where they volunteer as members of the Surf Lifesaving Club. We have concerns for water run off, flood plains and the local aquatic life that enjoy it here too, many many locals whitebait in the local river. The proposed site includes flood-prone land. Installing this level of urban density in a rural area is both unsafe and unsuitable. We also understand that the current water infrastructure cannot support this development. The taking of water from underground aquifers will further lower the water table for local residents. The Kainga/Spencerville sewage system lacks capacity for 800 more homes.

3. Lack of Community Benefit The Golf Resort at least included reserves and public access. This proposal offers very little for our community, rather it's a big subdivision more suited to the city, placed in the middle of our peaceful rural environment. These concerns must be considered in conjunction with developing the area to provide enjoyment and peace for everyone including those who have lived in and chose this area for it's peaceful safe and quiet locaiton.
