

PC23 - Whisper Creek Residential

Submitter Details

Submission Date: 26/11/2025

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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:

Private Plan Change 23 poses unacceptable risks to environmental safety, community wellbeing, emergency management, equity for existing homeowners, and infrastructure capacity. The developer's proposed services are substandard, unsafe, and unrealistic, and the process has not been fair or transparent, failing to properly consult, disclose, or address critical issues. For these reasons I would like the council to reject the proposed private plan change.

Reason for Decision Requested:

Specific Provisions

1. Current Zoning vs Proposed Rezoning 2. Environmental Concerns 3. Social and Community Impacts 4. Emergency Management and Evacuation Risks 5. Equity and Fairness for Existing Homeowners 6. Services and Infrastructure – Current vs Proposed 7. Ecology 8. Community Amenity 9. Other Adverse Effects 10. Fairness and Transparency of Process

Reasons

1. Current Zoning vs Proposed Rezoning The site is currently zoned Special Purpose (Golf Resort) and Rural Urban Fringe, reflecting hazard avoidance, ecological sensitivity, and rural character. The proposal seeks rezoning to Residential New Neighbourhood, enabling up to 800 houses and a commercial centre. This rezoning contradicts the Christchurch District Plan, undermines strategic planning, and sets a precedent for urban sprawl into hazard-prone rural land. 2. Environmental Concerns Flood risk: Adjacent to Styx River, within High Flood Management Area. Sea level rise & tsunami risk: Only 1.3 km from the coast and Brooklands Lagoon; vulnerable to climate change. Liquefaction & lateral spread: URS NZ engineering reports highlighted susceptibility, especially if wetlands/lakes are excavated. Water quality impacts: Styx River already showing zinc contamination and sedimentation. Loss of biodiversity: Habitat fragmentation threatens native species. Climate resilience undermined: Rezoning

removes green buffers critical for flood and heat mitigation.) 3. Social and Community Impacts Traffic congestion: 800 households will generate >6,500 daily vehicle movements; modelling underestimates demand. Pressure on infrastructure: Schools, healthcare, and recreational facilities are limited. Loss of rural character: Current zoning requires 1000 m² lots; proposed subdivision introduces dense urban housing. Community cohesion weakened: Rapid urbanisation risks eroding the close-knit fabric of Spencerville and Ouruhia. Amenity loss: Increased noise, dust, lighting, and traffic will reduce quality of life. 4. Emergency Management and Evacuation Risks Tsunami vulnerability: Site lies within tsunami hazard zone. Brooklands route unsafe: Waimakariri River surge could cut off access. Limited alternatives: Lower Styx Road and one-lane Spencerville bridge inadequate for mass evacuation. Public safety compromised: Emergency services cannot manage evacuation of thousands with current infrastructure. 5. Equity and Fairness for Existing Homeowners Pressure on unwilling sellers: Landowners who refuse to sell face rezoning that will make their large plots unaffordable. Bullying tactics: Developers are using rezoning as leverage to force sales. Mismatch with existing zoning: Current 1000 m² minimum lot size preserves rural character; smaller lots undermine this. Loss of affordability: Long-standing residents penalised financially while developers profit. 6. Services and Infrastructure – Current vs Proposed Roading & Transport: Current roads are rural-scale, unsafe, and unfit for high traffic. Proposal excludes Lower Styx Road bridge, breaching CDP rules. Water Supply: Limited potable water; developer proposes bores and treatment plant, risking over-allocation. Wastewater: Existing Kainga/Spencerville network lacks capacity; developer assumes pump efficiency can be restored without evidence. Stormwater: Retention basins undersized; Styx River floodgates/pumps ignored. Community Facilities: Proposal offers only a small commercial centre, with no medical, library, or transport provision. Additional Note: The developer's own fast-track application claims that "three-waters servicing design solutions are readily available" and that rezoning "will not place any additional demand on network infrastructure." This assertion is misleading, as independent evidence shows the local water supply is insufficient, the wastewater network is already under capacity stress, and stormwater systems are highly vulnerable. 7. Ecology Styx River corridor: Home to endangered species; no relocation or protection plan provided. Degraded river: Boffa Miskell 2023 survey shows worsening contamination and sedimentation; development will accelerate decline. 8. Community Amenity Urbanisation: Dwelling density will increase by 1330% in Ouruhia, destroying rural outlook. Reverse sensitivity: Farming activities will conflict with urban residents. Commercial area risks: No controls on permitted activities (e.g., liquor stores, vape shops). 9. Other Adverse Effects Economic benefits overstated: Unlike the golf resort, this is a one-off build with no ongoing employment. Radio mast hazard: 137 m transmitter at 143 Lower Styx Road poses potential health risks. Construction impacts: Noise, dust, truck movements, fill contamination risks; no adequate mitigation plan. Demand unproven: CCC long-term plan already identifies sufficient zoned land for 30 years. Cultural values: Ngāi Tahu pathways and archaeological sites not properly assessed. Contamination: Historic horticultural use raises soil contamination risks; independent testing required. Consultation lacking: Developer controls only 63.79 ha of 170 ha proposed; community consultation minimal. 10. Fairness and Transparency of Process Limited consultation: Unlike the earlier Golf Resort proposal, which consulted widely, the current developer has engaged minimally with the community. Incomplete land control: The applicant controls only ~63.79 ha of the 170 ha proposed rezoned land, raising questions about how 800 houses will be achieved. Information gaps: Reports omit key hazard data (liquefaction, tsunami evacuation, Styx River flooding) and underestimate traffic volumes. Infrastructure assumptions: The developer's own fast-track application response claims that "three-waters servicing design solutions are readily available" and that rezoning "will not place any additional demand on network infrastructure." This statement is misleading, as independent evidence shows the local water supply is insufficient, the wastewater network is already under capacity stress, and stormwater systems are highly vulnerable. By downplaying these issues, the developer has failed to provide transparent and accurate information to the public and Council. Equity concerns: Some landowners feel pressured to sell, with rezoning used as leverage to increase rates and force them out. Transparency failure: The developer has not provided clear evidence of demand, nor realistic plans for infrastructure upgrades, leaving the community uninformed and disadvantaged.
