

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:

We are not against subdivision but the application is far removed from the gold course development which would have been in keeping with the existing rural outlook. If approval is granted, the following amendments are requested: 1. A requirement that the main access way is off Lower Styx Road. If access is possible off Spencerville Road, this along with Turners Road will require upgrades given the roads are not coping with existing traffic volume. 2. That potable water be supplied by CCC to ensure existing wells in the region remain viable. 3. Stipulations on housing design to be of a high standard and the requirements for open spaces similar to the golf course proposal.

Reason for Decision Requested:

Specific Provisions

Transport Three Waters Urbanisation

Reasons

The Whisper Creek golf course development consent stipulated that the accessways would be via a major entrance off Lower Styx Road, and an entrance off Spencerville Road (with a service road off Teapes Road). The application does not include the Lower Styx Road access and this will push significant traffic (estimated at 1,600 car movements per day) on to Spencerville and Turners Road - these are narrow country roads requiring significant upgrades and have associated traffic issues to major arterial routes. We have concerns over the future viability of water supply given the Christchurch City Council (CCC) has insufficient fresh water supply and the proposal relies on new bores - this has potential to impact on existing wells in the region. The area is zoned rural3 and the development proposal has no controls over the visual aspects of the design and construction of homes, unlike the golf proposal

