

PC23 - Whisper Creek Residential

Submitter Details

Submission Date: 26/11/2025

First name: Debbie

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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:

Oppose

Decision Requested:

oppose all aspects of the proposal

Reason for Decision Requested:

Reasons

1- The Styx River. The greater Styx River corridor is home to a range of endangered species, including lizards, eels, lampreys and a variety of birds. The application has no comprehensive plan for the protection of species or their relocation, including alternative foraging and nesting sites. Over the past 25 years the quality of the Styx river has declined due to the amount of subdivisions that run into it. High levels of Zinc and sediment have affected animal life. As a child I use to catch Glass shrimp(Palaemon affinis) by the bucket to now never seeing a single one. 1a- Tsunami Concern, With the extra cars on the road leaving the area in an emergency will cause a lot of congestion and lives will be at risk. 1b- Water Table. The addition of run off from 800+ homes will cause issues with the water table, and flooding issues with the Styx River. Currently flooding has been an issue in the area for some years and adding more water to the river will only add to these issues. 2- Boundary line Our property backs onto the proposed subdivision with around 20 houses touching our boundary line Currently a 30+ year old hedge Wind break protects our property and livestock from the predominant eastly wind. With housing going in these trees would likely have to be removed at our cost (300m driveway). With the proposed buildings being on higher ground this would likely cause runoff and excess water to run into our property. 2a- Light Pollution Living on rural lifestyle block the light pollution that will be caused by the subdivision with be substantial and disruptive to those living in the area. 2b- As a hobby farm tractors, excavators, chainsaws and animals etc may breach the noise control limits of urban living. These are all necessary parts of our lifestyle and livelihood. In addition, The added noise from 800 homes their occupiers will disrupt our lifestyle. 2c- Turners road is not up to the standard to support the proposed 1800 vehicles and cause huge congestion to Marshlands Rd, Lower Styx Rd and Spencerville Rd, and the Northern Corridor especially around the school zone on

Turners Rd. 14 Demand The proposal suggests there is a high demand for development in this area, however, no evidence is provided. In fact, because of the red zoning of Brooklands and associated earthquake damage to the area there is a natural caution from potential buyers to commit to this area. The CCC has already made it clear that in its long-term plan it has identified sufficient land zoned for development for the next 30 years. Together these issues negate the submission by LMM regarding potential demand for a subdivision which has many negating factors for approval including transport, flooding and inundation, lack of infrastructure, and poor geological history.
