

PC23 - Whisper Creek Residential

Submitter Details

Submission Date: 26/11/2025

First name: Reuben

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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:

My family and I request that, Private Plan Change 23 be declined.

Reason for Decision Requested:

Specific Provisions

My submission relates to the proposed rezoning of the Whisper Creek land from Specific Purpose (Golf Resort) to a residential zoning that enables medium to high-density housing. It also relates to the removal of the requirement for a golf course, public recreation areas, and public access, which were key components of the original zoning decision. My submission relates to the provisions allowing increased residential density (up to approximately 15 houses per hectare), as well as the stormwater management provisions and the treatment of the site as a flood ponding and flood management area, especially given land level changes since the Canterbury earthquakes. I am also submitting on the transport provisions of the plan change, including all assumptions regarding traffic distribution, access points, and the capacity of Lower Styx Road, Spencerville Road, Turners Road, and associated intersections. My submission additionally relates to the infrastructure provisions, including wastewater capacity, water supply, and the structural limitations of existing bridges and pipelines. I am submitting on all provisions relating to potential effects on the Styx River catchment, including environmental, ecological, flooding, and amenity impacts. Finally, my submission covers any provisions relating to changes to rural character, landscape values, and the overall amenity of the surrounding area.

Reasons

My family and I are long-term residents on Lower Styx Road. We are concerned that the proposed Whisper Creek development will result in adverse effects on traffic safety, stormwater and flood management, natural environments, and rural character in the Lower Styx and wider Styx River catchment area. 1. Inconsistency with Existing District Plan Zoning The site is zoned Specific Purpose

(Golf Resort), and the existing zoning rules provide for subdivision only in association with a golf course. The current proposal does not include a golf course or the public recreational benefits originally required.

2. Flood Ponding and Land Stability Issues The land is identified as a flood ponding and flood management area. Increasing building intensity on this site creates additional downstream flooding risks. The topography and current rural use are more suitable for long-term flood resilience.
3. Effects on the Styx River Catchment The Styx River catchment is under pressure, particularly since the earthquakes. More hard surfaces and stormwater discharge will increase runoff, sediment, and pollutants, affecting water quality and ecological values.
4. Traffic Safety and Road Capacity Issues The development is expected to generate large volumes of daily vehicle movements. Lower Styx Road is a narrow rural road not designed for this level of traffic. Upgrades would be required for Spencerville Road, Turners Road, and intersections such as Chaney's Corner.
5. Rural Amenity Effects The development would change the rural environment permanently, affecting open space, natural character, and the quiet rural lifestyle currently enjoyed by residents.
6. Public Cost and Ratepayer Burden Infrastructure upgrades required for the subdivision, including roads, bridges, and utilities, will place additional costs on ratepayers.
7. Unsuitable Land for Housing Development There is bare, flat, buildable land in nearly every direction across Canterbury. It is difficult to understand why soggy, marshy, flood-prone land continues to be designated for housing, especially in an earthquake-prone city where soil stability and long-term resilience should be priorities.
