

PC23 - Whisper Creek Residential

Submitter Details

Submission Date: 26/11/2025

First name: Rowena Anne

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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:

1. I would like this application for the plan change to be turned down & the land zoning remain unchanged. 2. In the worst case that the plan is approved I would like to see the subdivision to be no more than 165 houses, as was approved for the golf course, with greater green space & more extensive setbacks from the road & boundaries. 3. I note the cultural report was completed in 2022 & the author had no knowledge of the significance of the "pathway to the sea". This needs to be explored by Ngāi Tahu, along with an archeological report prior to the commencement of any work in this area. 4. I would like to see the bridge reinstated to Lower Styx Road into the traffic plan, so traffic does not flow onto Turners Road 5. Pathways along Turners Road will be necessary to ensure safe egress for walking 6. Low level lighting needs also to be factored into the plan

Reason for Decision Requested:

Specific Provisions

1. The cultural values of the area 2. Transport/traffic assessment: increased traffic movements each day 3. Lack of rural amenity 4. Housing intensification of proposed 800 houses in Ouruhia represents an increase of 1333% based on the census for 2022

Reasons

This will affect many things for me Cultural The decimation of the cultural values & taonga & history will be enormous, as this whole area where the subdivision is planned holds a pathway between Ngāi Tūāhuriri Pā & the sea. The site of my family farm was on Lower Styx Road which is the other side of the river from the proposed subdivision. There were & probably still are middens on our sandhills & we found adzes & other artifacts which are held in the Canterbury museum. This pathway stretched across the loop where the subdivision is planned and goes through both my family farm at 143 Lower Styx road & the former Treleaven farm across the road again. No formal archeological research has been done on this site. It is important that this be completed by senior Ngāi Tahu archeologists prior to the development & we have notified Ngāi Tahu of this matter. Transport & Traffic The subdivision will

increase traffic along Turners Road from its current level of 600-800 vehicles per day to over 3,500 including heavy traffic. This will affect the foundations of my home because Turners Road is a minor road & not built for this volume & type of traffic Rural Amenity I have chosen a rural location to live quietly in, as this is important to my enjoyment of life. This is a beautiful little enclave that I love. There is a danger when walking along the rural road (because many of us walk daily with our pets) when there are no footpaths. The road is already dangerous; this will only increase with such a large group of houses & a huge number of extra cars. The golf course had agreed that all traffic would go out over a new bridge on lower Styx Road which is a much larger road. In addition, the increased number of households will increase significantly the light pollution with no planning for low level lighting, so we can still enjoy the dark sky. It is noted the golf course had low level lighting included in its application. Housing intensification There is only a 5-metre setback from the road in the application. The golf course had agreed to a 50-100 metre setback which would be much more appropriate for a rural area with a grassed/planted area at the front to blend into the green setting.
