

PC23 - Whisper Creek Residential

Submitter Details

Submission Date: 26/11/2025

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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:

Keep land zoning as is or revert to rural

Reason for Decision Requested:

Specific Provisions

It relates to the entire proposal

Reasons

• Increased flooding risk to Spencerville • Increased danger for all residents during Tsunami evacuation • The effect the subdivision will have on the water quality of the Styx River • Huge additional costs to ratepayers to upgrade local roads and bridges • How the subdivision will change the character of our community from rural to urban • Loss of the green space that surrounds us • The application goes against the current zoning rules -the District Plan provides for subdivision Specific Purpose (Golf Resort) at Whisper Creek. This proposal does not include a golf course • The Whisper Creek (Golf Resort) - was granted based on the golf course providing substantial public recreation and further public access and flood mitigation areas. This application takes this away • It is understood that new intensification legislation will allow 15 house to the hectare on this land which is not fitting with the surrounding area • The land is a flood ponding and management area under the District Plan. This could cause serious issues for the area given the land changes due to the earthquakes • The typography of the land means current use (as farmland) should continue • There are potentially significant effects on the Styx river catchment in terms of amenity and flooding • Styx River catchment currently under huge pressure to carry the volume of water since the earthquakes this development will further impact this situation • Potential traffic effects: o Need for traffic lights at Chaney's corner o Both Spencerville Road and Turners Road would need substantial realignment and widening o There is no access planned for a new bridge over the Styx River to Lower Styx Road.

Lower Styx Road is already a better road than Spencerville or Turners • There must be access to Lower Styx Road as 6,500 traffic movements per day will cause huge congestion and damage to roads that are already falling apart if limited to only Turners and Spencerville Road • The limited carrying capacity of the bridge for the water and sewage pipes on Spencerville Road • Two lane bridge would need to be built on Spencerville Road • Significant cost of maintaining the reserve area for rate payers • With sea level rising why is a new subdivision so close to the coast being considered • The precedent that will be set for other rural land in our community if a subdivision without a golf course proceeds
