

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 the current classification as a Golf Course would be a great use for a flood prone area like this. Failing this reverting back to agricultural land.

Reason for Decision Requested:

Specific Provisions

#Recreational walkers in the area already have very little room with no clear/ flat areas to use of the narrow Spencerville road #No pathway between 240 Spencerville road and Chaney's corner, Ouruhia school or Spencerville #The road to the west of the proposed subdivision is very skinny between 240 Spencerville road and turners road intersection #Site 1 access directly onto Spencerville road is in a dangerous spot. This is the spot in 2013 that a driver lost control before rolling his vehicle and dying at the scene. #Biking on the road is dangerous due to blind corners #Chaney's crossing is dangerous for large or slow vehicles especially in peak times increased traffic from the proposed subdivision will increase this risk # Chaney's rail crossing is uncontrolled by barriers and increases in traffic increases the risk #Spencerville road bridge is one lane and in low sunlight conditions at each end of the day is hard to identify vehicles approaching the bridge from the opposite direction - increase in traffic will increase the risk of accident #Road realignment and widening at our front gate will decrease our driveway by 2.5meters this will make our driveway very steep to the existing driveway level and make manoeuvring large and towing vehicles difficult #Our driveway is directly opposite the proposed entrance to the subdivision - the line of sight is not as long as it should be each way and means when leaving the driveway you need to accelerate hard to clear unseen potential traffic Concerns on the proposed subdivision itself # Water draining into spencer drain will overwhelm the available capacity of the drain particularly in winter. Water sits in the paddock across the road at the head of the drain for weeks/ months over winter already without adding all of the hard surfaces in a subdivision. # Where will the farming access be for the remaining land? #Will this change the land zoning on areas around the property # Will this process

allows for the rest of the same title to be rezoned allowing no notification of the future expansion of the subdivision regardless of the flood zone encroachment? Concerns in general 1. The area is historically rural with larger properties outside of the townships of Spencerville and Brooklands. 2. Rural activities happen all around the proposed subdivision and happen at all hours of the day - especially in summer when certain crops require being harvested in evening/night 3. There are no public transport options on Spencerville road 4. We moved to this location to have some space with the ability to make some noise in the shed without upsetting any neighbours 5. The applicant has made no effort to come and see us to talk through the plan and alleviate out concerns and I feel now we have to go through this process and assume worst case scenario to get a gauge on what happening with the application. The Applicant has done this without the permission of all of the landowners who I believe are against it - it is outrageous that in 2025 someone who has no stake in a property can change its status and show a huge number of buildings as it's plan. The applicant also has not said whether they have any funding in place for this - it seems like do not, and once they have what they need from this consent, it is possible/probable that they will sell the project on and any promises made in this process will disappear along with the current owners.

Reasons

outlined above but it is fundamentally not in keeping with The area and will Make the area around the community inherently more dangerous than it now.
