

PC23 - Whisper Creek Residential

Submitter Details

Submission Date: 26/11/2025

First name: Gary

Last name: Altenburg

Organisation: Gracmo Limited

Preferred method of contact

Email: claire@inovo.nz

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:

Support

Decision Requested:

The submitter generally supports the Whisper Creek Residential Plan Change (PC23) in its current form on a conditional basis to include: 1. It is zoned so that the area of 176 Turners Road has a minimum of 75% residential zoned land whilst the remaining land (25% of the site) is for stormwater management area. 2. The stormwater management area is appropriately sized to collect the stormwater runoff from the future impervious area on 176 Turners Road. The submitter considers that the Christchurch City Council accept and approved PC 23 as notified.

Reason for Decision Requested:

Specific Provisions

The submitter generally supports the Whisper Creek Residential Plan Change (PC23) in its current form on a conditional basis, as detailed in the provided submission memo.

Reasons

1. Efficient use of land. 2. Alignment with strategic planning documents. 3. Positive urban design and community outcomes. 4. Positive environmental, social, and economic effects. 5. Consistency with the purpose of the RMA (Section 5).

MEMORANDUM

176 Turners Road, Ouruhia

Prepared for Gracmo Limited

PROJECT	176 Turners Road	November 2025
SUBJECT	Submission on the Whisper Creek Residential Plan Change (PC 23)	
ISSUED BY	Claire Deng	Senior RM Planner
ISSUED TO	Gary Altenburg, Gracmo Limited	
FILE / REF No.	16331	

13 November 2025

Christchurch City Council
PO Box 73013
Christchurch 8154

Via online submission: <https://letstalk.ccc.govt.nz/PC23>

Submitter Details

Name: Gracmo Limited
Submitter address: 176 Turners Road, Ouruhia, Christchurch (Lot 3 DP 76333)

Agent Contact Details

Contact name: Claire Deng
Contact organisation: Inovo Projects Ltd
Contact address: Level 1, 93 Manchester Street, Christchurch 8011
Email address: claire@inovo.nz
Phone number: 022 384 0036

Trade Competition Declaration:

Gracmo Limited (herein known as the Submitter), does not have the ability to gain trade competition advantage through this submission.

Hearing Options:

The submitter reserves the right to be heard in support of their submission.

Submission

The submitter generally supports Plan Change 23 in its current form, although it is conditional on the basis to include:

- It is zoned so that the area of 176 Turners Road has a minimum of 75% residential zoned land whilst the remaining land (25% of the site) is for stormwater management area.
- The stormwater management area is appropriately sized to collect the stormwater runoff from the future impervious area on 176 Turners Road.

1 Submitter – Background

The Submitter is the owner of 176 Turners Road (“The Submitter’s Property”), Ouruhia. Plan Change 23 proposes to rezone the Submitter’s Property from Rural Urban Fringe Zone to Residential New Neighbourhood Zone. As shown in Figure 1, approximately 75% of the Submitter’s Property includes 52 residential lots and associated roads, and the remaining 25% of land at the south-eastern section will be subject to a stormwater management area (Basins C in Figure 1).

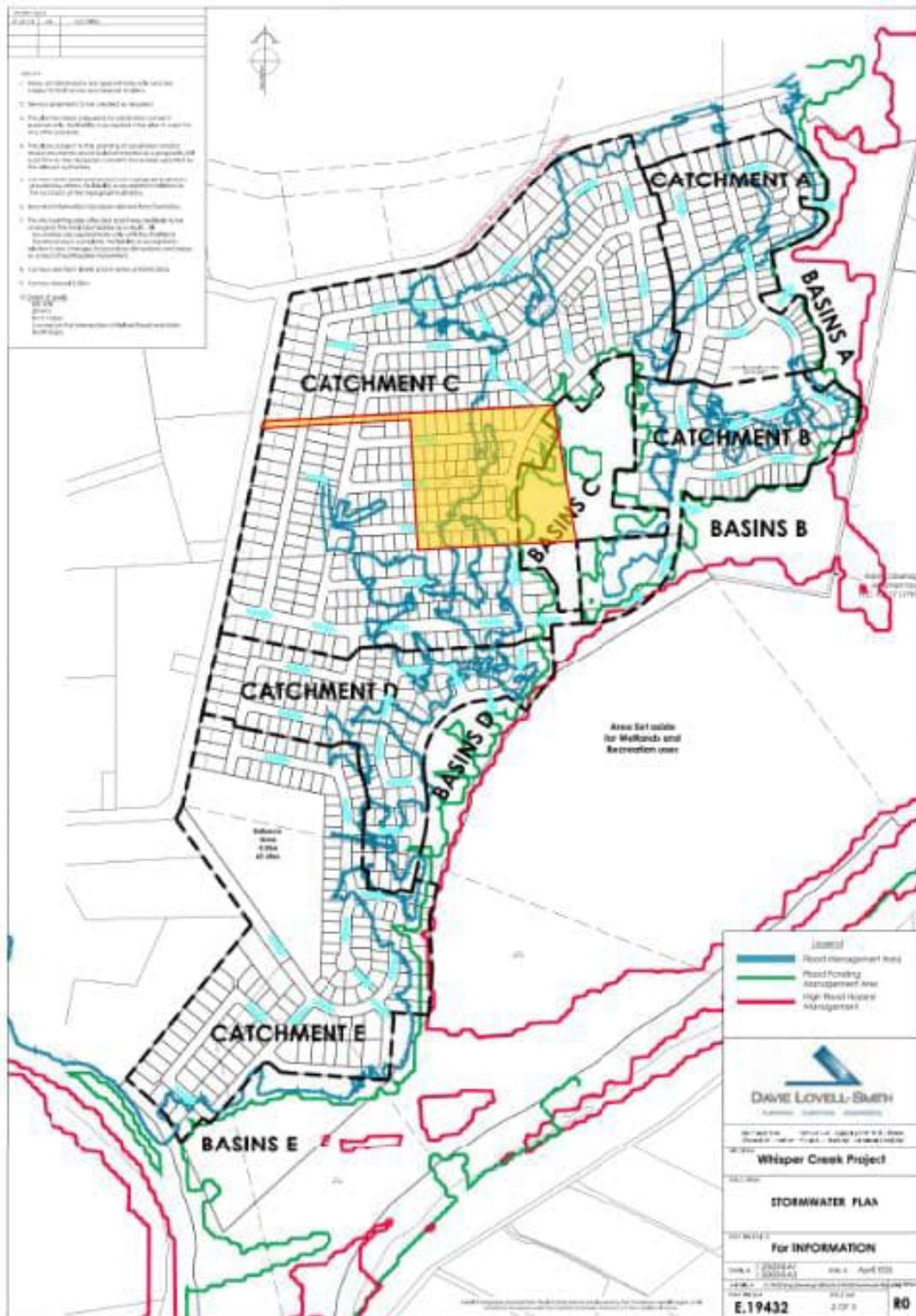


Figure 1. The Location of 176 Turners Road (yellow) in Relation to the Proposed Master Plan under Plan Change 23.

2 Reasons for Submission

The Submitter supports the plan change due to the following reasons:

<p>Efficient use of land</p>	<p>The proposed rezoning will enable well-planned residential development in an area adjacent (2km) to the metropolitan area of Christchurch. This supports efficient use of land and existing roading and servicing infrastructure at Spencerville, which is consistent with the intent of the Residential New Neighbourhood Zone (Chapter 14 Residential of the Christchurch District Plan).</p>
<p>Alignment with strategic planning documents</p>	<p>Plan Change 23 gives effect to the Canterbury Regional Policy Statement and the Greater Christchurch Spatial Plan by providing additional housing capacity in a logical growth location that aligns with infrastructure investment and the city's long-term urban form.</p> <p>It is also considered to contribute to the well-functioning environment of Christchurch City through creating additional dwellings in close proximity to established residential neighbourhood. This is consistent with the national direction under National Policy Statement on Urban Development 2020.</p>
<p>Urban design and community outcomes</p>	<p>The proposed Outline Development Plan (ODP) provides an integrated approach to stormwater management, flood mitigation, transport access, and servicing.</p> <p>The retention of the Open Space Waterway and Margins Zone along the Styx River appropriately manages flood risk and maintains ecological and amenity values.</p>
<p>Positive environmental, social, and economic effects</p>	<p>Plan Change 23 provides new housing supply (approximately 800 dwellings) contributing to the city's growth needs. It enables the provision for a community hub and commercial hub which supports local employment and investment opportunities. In addition, it maintains and enhances natural features and open spaces adjacent to the Styx River corridor.</p>
<p>Consistency with the purpose of the RMA (section 5)</p>	<p>The plan change promotes the sustainable management of natural and physical resources by enabling people and communities to provide for their social, economic, and cultural wellbeing while safeguarding the life-supporting capacity of air, water, soil, and ecosystems. It is consistent with the outcome sought by the RMA.</p>

3 Summary

The Submitter generally supports the Whisper Creek Residential Plan Change (PC 23) in its current form on a conditional basis and considers that the Christchurch City Council **accept and approve Plan Change 23 as notified**.



Claire Deng

Senior RM Planner
022 384 0036
claire@inovo.nz



Jono Begg

Planning Manager
020 4000 0294
jono@inovo.nz