

PC23 - Whisper Creek Residential

Submitter Details

Submission Date: 26/11/2025
First name: Ross C F and Karen A **Last name:** Winter

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:

Decline the application

Reason for Decision Requested:

Specific Provisions

All

Reasons

We are own the neighbouring land 266 Spencerville Road

We are writing a formal objection to proposed plan changes to the Whisper Creek subdivision. We operate a farming enterprise located at 266 Spencerville Road and 363 Spencerville Road. The proposed subdivision (development) is likely to have significant negative impacts on our agricultural operations, productivity and long-term business viability.

1 INCREASED LAND USE CONFLICT

The increased of residential properties adjacent to active farmland increases the risk of complaints regarding standard farming activities such as machinery noise, dust, early morning operations, livestock movements (i.e. One example being livestock, shipped from the North Island arriving at one o'clock in the morning in stock trucks.) spraying and manure management.

2 BIOSECURITY AND ANIMAL WELFARE

Residential development increases foot traffic, domestic dogs, pests (i.e. Canadian geese, possums, pukeko and domestic cats) and unauthorised access. This poses biosecurity risks, potential crop contamination and disruption to livestock.

3 INCREASED PRESSURE ON WATER RESOURCES

The availability of quality water is essential for our farming practise.

4 DRAINAGE

Predicted flood frequencies are based on statistics from historic events. Climate change will increase the frequency and severity of flooding, meaning today's 1-in-50-year flood will likely become a more frequent flooding event in our future which will impact the Puharakekenui / Styx River and Spencerville Drain

The Spencerville drain is not adequate to safely handle the flow of water from the new 800 houses subdivision and commercial area. The Spencerville drain runs into the Styx River at about 3 KM north from our property. At present it is 5 days to a week when the river/ drain overflows, before the water leaves our property. About 10 hectares are covered with the water. **Untreated, or poorly treated, stormwater** flowing into the Spencerville drain can bring fine sediments and contaminants into the drain, which smother the stream bed and can be directly consumed by freshwater fauna.

The Puharakekenui / Styx River is currently classified with a **D-grading** (the lowest in New Zealand) due to ongoing degradation. The primary cause is the deposition of **silt and sediment** from urban development and land-use intensification, leading to poor water quality and loss of sensitive native species. Minimising this intensive land-use change (e.g., urbanisation) in the catchment may assist in maintaining aquatic ecological health.

We ask that you adopt the concept promoted by Gordon Griffin (Lincoln University 1975) "that low land should not be allocated to residential use" he was referring to lower reaches of the Styx River.

5 Current land use

“The existing use of the site for grazing and very low density rural lifestyle activities is considered to be an inefficient use of the land relative to urban residential use and development. As concluded in the economic assessment (Appendix A), the proposed Plan Change will provide for increased competition and choice in residential land markets and help address declining housing affordability”

We contest this statement, if grazing is an inefficient use of this fertile land relative to urban residential then a change is needed in how you farm. The catchment of the Styx River already is a efficient major horticultural area providing vegetables for Christchurch. We graze and breed stud Hereford cattle and commercial high quality beef cattle on our fertile land in the catchment which is an efficient use of the land. We are confident that the future will provide more opportunities for still more efficient use of this land. Once this land is in housing the next and further generations have lost this opportunity. This fertile land will be irreversibly lost for food production.

Theodore Roosevelt 26th President of the United States 1858-1919 said **“The nation behaves well if it treats the Natural Resources as assets which it must turn over to the next generation increased and not impaired in value”**

6 Transport

We have concerns regarding the one lane bridge on Spencerville Road near Lower Styx Road. This one land bridge has approaches that give poor visibility of approaching traffic for motorists, cyclists. and pedestrians. This will cause risks to life with the increased transport from the subdivision.

Spencerville Road is categorised as a collection road in the district plan. It has no footpaths and no street lighting and with the increased traffic, walking along this road will be very dangerous.

We ask that that these all of these concerns be given full consideration in the assessment of the application.

Name Ross F C Winter and Karen A Winter

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Spencerville

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