

PC23 - Whisper Creek Residential

Submitter Details

Submission Date: 26/11/2025

First name: John

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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:

We oppose the application for the reason outlined above

Reason for Decision Requested:

Reasons

• The plan change area is approximately 1 km from Brooklands Lagoon, which is considered to have significant ecological and cultural values. The plan change area within the vicinity have the potential to increase stormwater runoff and alter local hydrology, which may affect the timing, volume, and quality of water entering the lagoon. These changes could lead to erosion, increased sedimentation, or elevated nutrient loads, potentially impacting species that inhabit the area and rely on the lagoon's vegetation. The potential effects on the lagoon from the plan change do not appear to have been fully addressed in the information provided. This is important given the level of change proposed. • The Traffic Assessment prepared by Novo Group does not adequately consider the impact of the proposed development on the Marshlands Road and Prestons Road intersection. This intersection is already congested during peak periods, and additional residential development of the proposed scale is expected to exacerbate pressure on this key route, which serves as a primary access from Christchurch City. The intersection is adjacent to a BP service station, New World, and new commercial developments currently under construction, all of which are likely to affect the functionality of the transport network. Novo Group has acknowledged the increased traffic volumes from the development, citing the need for upgrades at the Marshlands Road and Turners Road intersection. While the assessment anticipates only a one-minute increase in travel time from Guthrie Road to QEII Drive, it does not account for congestion at the State Highway 74 / Marshlands Road intersection or the Briggs Road / Marshlands Road intersection. Many commuters will travel from jobs in Christchurch to this new development area via these intersection routes, leading to additional congestion and queuing at the Marshlands Road and Prestons Road intersection. Currently, right-turning vehicles at the Marshlands Road and Prestons Park intersection can experience

wait times of up to 10 minutes in peak times due to the existing traffic signal configuration, highlighting the current level of congestion. Vehicles frequently queue beyond the designated turning lane, which further restricts the flow of traffic travelling straight through the intersection. There are no dedicated bus lanes in this area either, so the congestion could slow down the use of public transport and increase reliance on independent vehicles in this location.
