

## PC23 - Whisper Creek Residential

### Submitter Details

**Submission Date:** 26/11/2025

**First name:** David Matthew Holden

**Last name:** Tipple

#### Preferred method of contact

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**Resident or Ratepayer \***

**Which Area is your property in? \***

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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:**

Approve the proposed private plan change.

**Reason for Decision Requested:**

#### Specific Provisions

The rezoning of land at 144 Turners Road and 161 Lower Styx Road

#### Reasons

1. Housing need and choice – in particular limited greenfield options for people who want a new home that isn't a townhouse in an inner suburb; 2. Better use of land than a golf resort/ better to deliver more housing than tourist accommodation; 3. Great location that's closer to town than many other greenfield locations in Selwyn and Waimak, with an existing primary school and proximity to a wide range of recreational opportunities and links into Spencerville and Prestons 4. Great opportunity to help facilitate public access to a long section of the Styx River and associated ecological restoration; 5. Not highly productive land, with existing lifestyle blocks not efficient for productive farming; 6. Carefully considered Outline Plan that provides good linkages and plan change boundary interfaces.