

## PC23 - Whisper Creek Residential

### Submitter Details

**Submission Date:** 26/11/2025  
**First name:** Dr Gabrielle **Last name:** Wall

**Organisation:** Ōuruhia Model School

#### Preferred method of contact

**Email:** gabrielle@dandgconsulting.co.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:

Ōuruhia Model School supports Private Plan Change 23 – Whisper Creek Residential, and respectfully requests that the Christchurch City Council: 1. Approve the plan change, recognising its positive contribution to local education provision and the long-term viability of schooling in the area. 2. Ensure the Outline Development Plan continues to: a. Facilitate safe active travel routes to local schools. b. Provide connected street networks that enable parents and children to access Ōuruhia Model School efficiently. c. Support opportunities for place-based learning through integration with open space networks, ecological areas, and the Styx River corridor. 3. Encourage staging and infrastructure development that aligns with predictable roll growth, enabling schools to plan confidently, sustainably, and efficiently for new learners. 4. Recognise the opportunity of Ōuruhia Model School as the local school for the community within the wider planning framework, and ensure future refinement of the Outline Development Plan continues to take education access and safety into account.

#### Reason for Decision Requested:

#### Specific Provisions

This submission relates to all provisions of Private Plan Change 23 – Whisper Creek Residential that have implications for local education provision and schooling, specifically: • The proposed rezoning of land at 144, 156, 176 Turners Road and 174, 220, 240 Spencerville Road to Residential New Neighbourhood, enabling approximately 800 new dwellings. • The staging framework and Outline Development Plan, which will influence the timing and distribution of new families and school-aged children in the area. • The proposed Neighbourhood Centre and associated transport and access provisions, as these shape safe, equitable, and accessible travel routes to education facilities. • Retention and management of the Open Space Waterway and Margins Zone along the Styx River, which provides ecological, recreational, and learning opportunities for the local school community. These provisions

have direct relevance for future educational demand and infrastructure needs for the Ōuruhia-Spencerville-Lower Styx area. This directly affects Ōuruhia Model School, which serves as a local primary school in the area.

## Reasons

Ōuruhia Model School is a well-established and community-centred primary school with a long-standing presence in the area. As the development land sits wholly within the school's current enrolment scheme home zone, the proposed residential neighbourhood will naturally form part of Ōuruhia Model School's future learning community. The school has capacity for approximately 150 additional students, significantly more than the existing roll. This positions the school to proactively support population growth, maintain strong educational continuity, and integrate new families into a supportive and connected learning environment. Ability to accommodate roll growth with minimal capital expenditure: The school's existing infrastructure, grounds, and teaching spaces enable it to absorb the anticipated student yield without requiring immediate capital investment from the Ministry of Education. This ensures:

- Efficient use of existing education infrastructure.
- Cost-effective growth, reducing pressure on government investment.
- A smooth transition for new families as the subdivision develops over time.
- Integration of a new community into an established school community.

The staged nature of Whisper Creek (10 stages of approx. 50 dwellings each) further supports predictable roll growth, allowing the school to plan staffing, resourcing, and curriculum programs sustainably while working closely with the Ministry. We sought advice from the Ministry regarding projected rolls, and they offered the following insights:

- The subdivision is entirely within Ōuruhia Model School's home zone.
- Expected student yield may range between 0.21 and 0.31 Year 1–8 students per dwelling, depending on housing typology.
- If Whisper Creek mirrors developments such as Prestons, the yield is likely toward the higher end (~0.29–0.31).
- For 500–800 dwellings, this represents an estimated 145 to 248 primary-aged students over time. This aligns well with Ōuruhia Model School's available capacity and provides a valuable opportunity to strengthen:
- The school's roll stability and long-term viability,
- Diversification of the school community, and
- The local learning network across the area, including partnerships with neighbouring schools.

Ōuruhia Model School would work closely with the Ministry to ensure the school was able to grow to meet capacity. Aspirational educational opportunities created by the development: The Whisper Creek development presents an opportunity to:

- Build a thriving, well-connected school community linked to new families.
- Enhance access to local education through safe walking and cycling connections.
- Strengthen place-based learning opportunities connected to the Styx River, open spaces, and ecological corridors.
- Support a community hub where the school, neighbourhood centre, and new residential areas work together to foster educational, social, and wellbeing outcomes.

The plan change aligns with broader goals of creating liveable neighbourhoods that support children's learning, mobility, and safety. These are values that resonate strongly with Ōuruhia Model School's vision and aspirations.

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