

PC23 - Whisper Creek Residential

Submitter Details

Submission Date: 26/11/2025

First name: Gordon

Last name: Cockerell

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 plan change. Consider all adverse effects both environmental and community to people living in this area

Reason for Decision Requested:

Specific Provisions

The entire plan change.

Reasons

We own the property at 174 Spencerville Road, we are opposed to this area being developed for intensification of residential dwellings. Our property has been included in this plan change without us seeking such rezoning of our property. We do not think this rezoning should proceed for a number of reasons including that the land is low lying and subject to flooding and the impacts of sea level rise. We think the water take required for the development will significantly affect our well for water use. Therefore consideration of the water take needs to be given due to the adverse effects on surrounding properties as well. Further, there will be significant adverse environmental and traffic effects. There needs to be an access road off Lower Styx Road and the surrounding roads, such as Turners Road and Spencerville Road would require significant upgrades to accommodate the amount of expected traffic. If there is no access to Lower Styx Road there will be a significant health and safety risk in the event of a tsunami.