

## PC23 - Whisper Creek Residential

### Submitter Details

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

**First name:** Denis John

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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:**

**Oppose**

**Decision Requested:**

**Reason for Decision Requested:**

### Specific Provisions

The amending of the Christchurch district plan to allow rezoning of special Purpose Golf Resort and rural Urban fringe zones to Residential New Neighbourhood. The rezoning of the lower terrace areas subject to flood management away from I purpose to Rural Urban fringe, and to enable a Neighbourhood Centre to be located on the site.

### Reasons

Several:1. Flood Risk. I have lived in the vicinity of the Styx River for over 60 years, I swum in it as a boy, and in Brooklands and Spencerville as an adult for approximately 40 years. In Brooklands (925 Lower Styx rd) the river regularly overflowed through our property and onto the road such that I had to retrieve childrens balls, firewood etc back from the road. It completely surrounded the house, but fortunately didnt get higher than the floor boards. The house is still there and flooding has been worse since the Kaikoura quakes - at least once every year. I had a brief look, but couldn't find photographs I have taken at times over the last 8,9 years, from the road side (higher) bank of the river just south of Heyders rd - of the river and paddocks from there all the way through to Tipple's bridge as a water continuum, that looked quite pretty, especially with the sun setting. Ducks and geese quickly adopt paddocks as a lake. Beyond the bridge (west) Mr Tipple has been building up the paddocks, but I expect that will only increase the flooding east through the area proposed for rezoning, away from Flood Management. Urban developments add a lot more tar seal, stop the land from holding and slowly releasing water and increase run off into the river, increasing flooding downstream. Over the last ten years there have been several urban developments that run into the river. With all the talk of climate change, further incursion of water in

land from the coast, and especially via the lagoon, it seems very short sighted to plan urban development in such a low lying coastal area. In Spencerville we have been told of a likelihood of our properties being uninsurable in future and of decreased value. it doesn't seem responsible to plan urban development in low lying Eastern areas, especially since there is higher land on the Yaldhurst, Harewood side.<sup>2</sup> Loss of Farming, orcharding and market gardening land. Christchurch used to have a green belt, with only planned urban development. In that green belt were market gardens and orchards in soils (eg dark peat soil) that grew vegetables and fruit for the nearby city. Marshlands, Belfast, Ouruhia had such. Court battles (in which the CCC opposed ECAN, as I recall, with the CCC fighting to preserve the green belt, (all at ratepayers expense) when ECAN should have been fighting for the same) The Applefields owners sat on productive orchards so that they could make big profit from urban development. In this development, the driving force is not common sense, but profit by developers. It is upsetting to me to see rich, dark peat soil being dug up, since it moves (sinks) and is unsuitable for building on, along prestons rd opposite Burlington.<sup>3</sup> Increased traffic on the existing roads, in normal times and especially in times of flood warning and tsunami.<sup>4</sup> There is other but I have run out of time, and this online submission mucked up formatting, deleted things already entered, and made it difficult to make a submission that I heard of only recently. It is as if the CC doesn't want objections and weighted things in favor of it going ahead.

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