

PC23 - Whisper Creek Residential

Submitter Details

Submission Date: 26/11/2025

First name:

Canterbury Regional Council (Environment Canterbury)

Last name:

User

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:

Neutral

Decision Requested:

as per attached

Reason for Decision Requested:

Specific Provisions

as per attached

Reasons

as per attached

Notice of Submission on a Private Plan Change – Christchurch City Council

Submission made by electronic means

1. SUBMITTER DETAILS

Name of Submitter: Canterbury Regional Council (**Environment Canterbury**)

Physical Address: 200 Tuam Street

Postal Address: PO Box 345

Email Address: regional.planning@ecan.govt.nz

Telephone: 027 256 1761

My Address for service for receiving documents and communication about this application is: by email

2. APPLICATION DETAILS

Application Reference Number: Whisper Creek Private Plan Change (PC23)

Name of Applicant: LMM Investments 2012 Limited

Application Site Address: 144, 156 and 176 Turners Road and 220 and 240 Spencerville Road, Marshlands.

Description of the Proposed Activity:

The proposed private plan change seeks to rezone 170 hectares at Turners and Spencerville Roads to enable around 800 homes and a neighbourhood centre.

Most of the land would shift from Rural Urban Fringe and Open Space – Golf Resort to Residential New Neighbourhood, while the Open Space – Waterway and Margins Zone along the Styx River would be retained. Land within the High Flood Hazard Management Area would stay zoned Rural Urban Fringe.

3. SUBMISSION DETAILS

This is a submission on Private Plan Change 23 to the Christchurch District Plan.

We submit a neutral submission on the proposed plan change.

Environment Canterbury could not gain an advantage in trade competition through this submission.

The reasons for our submission are:

Out of sequence development

- 3.1. Environment Canterbury acknowledges that policy 8 of the National Policy Statement on Urban Development (**NPS-UD**) requires Local Authorities to be responsive to plan changes affecting urban environments that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is unanticipated by RMA planning documents or out-of-sequence with planned land release.
- 3.2. The following paragraphs highlight the risks and issues associated with out of sequence development which the Canterbury Regional Policy Statement (**CRPS**) seeks to manage.
- 3.3. The development site is not identified as an *existing urban area*, a *Future Development Area*, or *greenfield priority areas* in Map A of the CRPS, and in this way would not give effect to the policies and objectives of the CRPS.
- 3.4. Objective 6.2.1 in the CRPS sets out a recovery framework for Greater Christchurch. Of specific relevance to the proposal, the objective requires that urban development outside *existing urban areas* or *greenfield priority areas* be avoided, that strategic and other infrastructure services are integrated with land use development, and that land use optimises the use of existing infrastructure. Policy 6.3.1 implements this objective by requiring that new urban activities only occur within *existing urban areas* or identified *greenfield priority areas*, as shown on Map A.
- 3.5. The Infrastructure Report prepared by Davie Lovell-Smith states that the development will be able to connect to the reticulated wastewater network, however proactive maintenance will need to occur.¹ Upgrades to existing wastewater infrastructure may also be required as part of the development. Capacity constraints prevent the development from connecting to reticulated drinking water supply and a new supply will need to be arranged. The development will also be unable to connect to the existing reticulated stormwater network and instead will require retention and treatment onsite.
- 3.6. The proposal is also inconsistent with policy 6.3.4 of the CRPS, which seeks an efficient and effective transport network by providing patterns of development that optimise the use of existing network capacity and, where possible, support increased uptake of active and public transport. There are no public transport links to the development, and it is unclear if public transport could realistically be extended to the site in the future.

¹ Appendix B in the notification documents.

- 3.7. Objective 5.2.1 requires that development is located and designed so that it functions in a way that achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth. As aforementioned, the development site is not within an *existing urban area*.
- 3.8. Whilst not insurmountable challenges, these issues demonstrate the risks associated with out of sequence development. Unplanned development can result in land use patterns that are disconnected from the intended urban form and supporting infrastructure, making it harder to achieve consolidated and efficient growth. Areas identified on Map A as *greenfield priority areas* or *Future Development Areas* have been selected because they are appropriate areas for development to occur. In contrast, unplanned development risks placing growth in locations that are not appropriate, which can lead to poor urban form, higher infrastructure costs, poor environmental outcomes, and greater exposure natural hazards.

The presence of a natural hazard

- 3.9. Policy 11.3.1 requires the avoidance of development in *high hazard areas*. The application does not currently propose any residential development within the *High Flood Hazard Management Area* which covers the southeastern portion of the site, but this will be important to manage if the proposal changes. The *High Flood Hazard Management Area* should retain Rural Urban Fringe zoning, which is consistent with the policy direction in the CRPS.

Incomplete ecological significance assessment

- 3.10. The conclusions drawn in the Ecological Impact Assessment prepared by Viridis regarding the ecological significance of the site are not supported by an assessment of the relevant criteria.² Policy 9.3.1 of the CRPS requires that significance, with respect to ecosystems and indigenous biodiversity, is assessed using the criteria listed in Appendix 3 of the CRPS. The ecological impact assessment does not assess significance using the criteria in Appendix 3.

The presence of contaminated or potentially contaminated land

- 3.11. There is a HAIL site at 165 Turners Road which is on the Environment Canterbury Listed Land Use Register but is not identified in the Section 32 Report or the associated Preliminary Site Investigation (PSI). Policy 17.3.2 requires that where new subdivision, use, or development of actually or

² Appendix H in the notification documents.

potentially contaminated land is proposed, a site investigation is to be undertaken to determine the nature and extent of any contamination. The PSI provided does not determine the nature and extent of contamination on the site.

Impacts on freshwater

- 3.12. Residential development of the site may impact both surface and groundwater quality. Policy 7.3.7 of the CRPS requires that any adverse effects on freshwater quality from changes in land use be avoided, remedied or mitigated. This should be done by controlling changes in land uses to ensure water quality standards are maintained.
- 3.13. The subject site is located above the coastal confined gravel aquifer system and has shallow depth to groundwater, including the upper terrace where residential development is proposed to occur. The lower terrace where stormwater basins are proposed has the shallowest depth to groundwater of the site. The proposed location of constructed basins and wetlands for stormwater treatment and attenuation within the *High Flood Hazard Management Area* is a concern, as this will compromise the functioning of these systems during large rain events.
- 3.14. There are multiple waterbodies on the site including wetlands and the Spencerville Drain. The Styx River runs along the southeastern boundary of the site and is listed as a *Site of Ecological Significance* in the Christchurch District Plan. The characteristics of the site will require careful management to ensure water quality is protected.

Regional Council Responsibilities

- 3.15. Resource consents from Environment Canterbury may be required for the development and operation of the site. The applicant will need to undertake their own assessment if the private plan change is approved. Based on the information currently available, the following resource consents may be required:
- Earthworks and vegetation clearance
 - Discharge of construction-phase stormwater, operational-phase stormwater, dewatering water, and/or flocculants if used
 - Take of groundwater for dewatering or the use of potable water
 - Works in or around wetlands under the National Environmental Standards for Freshwater (**NES-F**)
 - Dust discharges under the Canterbury Air Regional Plan (**CARP**).

3.16. The characteristics of the site, for example the shallow depth to groundwater, indicate that securing the necessary resource consents to enable development, could prove difficult and potentially involve significant costs or mitigation requirements. However, the information provided does not allow a definitive assessment at this stage. The ability of the developer to obtain resource consent(s) from Environment Canterbury for activities necessary to develop the site pursuant to the proposed rezoning, will impact the feasibility of the development and the appropriateness of the private plan change.

The decision we would like the Council to make is:

Environment Canterbury requests that the concerns identified above are addressed.

4. SUBMISSION AT THE HEARING

We do wish to be heard in support of our submission

5. SIGNATURE



**Amanda Thompson
Team Leader Planning & Strategy**

17 November 2025

Appendix 1 – Definitions

The *existing urban area* is not defined in the Canterbury Regional Policy Statement but is delineated on Map A.

Future Development Area means an area identified on Map A as a Future Development Area.

Greenfield priority area means an area identified on Map A for greenfield development.

High hazard areas are:

1. flood hazard areas subject to inundation events where the water depth (metres) x velocity (metres per second) is greater than or equal to 1, or where depths are greater than 1 metre, in a 0.2% AEP flood event;
2. land outside of greater Christchurch subject to coastal erosion over the next 100 years; and
3. land within greater Christchurch likely to be subject to coastal erosion including the cumulative effects of sea level rise over the next 100 This includes (but is not limited to) the land located within Hazard Zones 1 and 2 shown on Maps in Appendix 5 of this Regional Policy Statement that have been determined in accordance with Appendix 6; and
4. land subject to sea water inundation (excluding tsunami) over the next 100 years. This includes (but is not limited to) the land located within the sea water inundation zone boundary shown on Maps in Appendix 5 of this Regional Policy Statement.

When determining high hazard areas, projections on the effects of climate change will be taken into account.

High Flood Hazard Management Area is defined in the Christchurch District Plan as an area subject to inundation events where the water depth (metres) x velocity (metres per second) is greater than or equal to 1, or where depths are greater than 1 metre, in a 0.2% AEP (1 in 500-year) flood event (as identified in the Canterbury Regional Policy Statement, Chapter 11) and shown on the planning maps.

Site of Ecological Significance means a site that is listed in Schedule A of Appendix 9.1.6.1 to the Christchurch District Plan.