

## PC23 - Whisper Creek Residential

### Submitter Details

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

**First name:** Penelope Ann

**Last name:** Hargreaves

#### Preferred method of contact

**Email:** na@na.com

**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:**

see attached

**Reason for Decision Requested:**

**Specific Provisions**

see attached

**Reasons**

see attached

# Submission on a Publicly Notified Plan Change to the Christchurch District Plan

Resource Management Act 1991 - Form 13

Email to: [PlanChange@ccc.govt.nz](mailto:PlanChange@ccc.govt.nz); or

Deliver to: Ground floor reception, Christchurch City Council, 53 Hereford Street, Christchurch Attn: City Planning Team; or

Send to: City Planning Team, Christchurch City Council, PO Box 73012, Christchurch, 8154

For enquiries phone: (03) 941 8999

RECEIVED  
BY: [Signature]  
17 NOV 2025  
DML

### 1. I wish to make a submission on:

Plan change name & number:

### 2. Submitter details

Full name of submitter: **Penelope Ann HARGREAVES**  
Street address: **119 Lower Styx Rd, Bottle Lake.**  
Postal Address (if different):  
Contact phone number (daytime): **0274 164 874** Postcode: **8083**  
Email:

My address for service for receiving documents and communication about this application is:  By email  By post

### 3. Submission details

- I / We:  Support all or part of the application
- Oppose all or part of the application
- Am neutral towards the application

The specific provisions of the plan change that my / our submission relates to are: (give details, using additional pages if required)

The **Whisper Creek (Golf Reson)** provided improvements to the **Styx River** which would have alleviated flood risk above and below the submission.

The reasons for my / our submission are: (use additional pages if required)

The application should be refused as the infrastructure provision is inadequate, swage and stormwater treatment is not adequate to provide for 800 new houses. The development will unnecessarily increase flood risk to both the upper and lower Styx River.

The decision I / we would like the Council to make is: (give details including, if relevant, the parts of the application you wish to have amended and the general nature of any conditions sought. Use additional pages if required)

My evidence will show the application will cause increased flooding in the upper and lower Styx River which has the potential to cause extensive harm to property, businesses and loss of life.

**4. Trade competition**

I / We:  **Are not** a trade competitor of the applicant OR  
 **Are** a trade competitor of the applicant, and are directly affected by an effect of the proposal on the environment which does not relate to trade competition or the effects of trade competition.

**5. Hearing of this application**

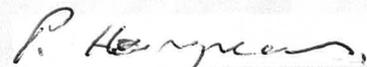
If a hearing is held, I / we:

- Wish to** speak in support of my / our submission
- Do not wish to** speak in support of my / our submission
- If others make a similar submission I / we will consider presenting a joint case with them at the hearing
- Request that the Council delegates its functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the Council, under section 100A of the Resource Management Act.

Please note that a hearing will only be held if the applicant and/or any submitters wish to be heard, but all submissions will be taken into consideration regardless.

If you change your mind about whether you wish to speak at the hearing, please contact the Council by telephone on 941 8999 or by email at [PlanChange@ccc.govt.nz](mailto:PlanChange@ccc.govt.nz).

**6. Signature** (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:  Date: 17 November 2025

Signature:  Date: 17 November 2025

Note: A signature is not required if you make your submission electronically

**Important information**

1. The Council must receive your submission before the closing date and time for submissions on this application.
2. If you are a trade competitor, your right to make a submission may be limited by the provisions in Part 11A of the RMA.
3. The Council may strike out a submission (or part of it) in the following situations:
  - It is frivolous or vexatious
  - It discloses no reasonable or relevant case
  - It would be an abuse of the hearing process to allow it to be taken further
  - It contains offensive language
  - It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialist knowledge or skill to give expert advice on the matters.

**Privacy information**

The information requested on this form, including your contact details, is required by the Resource Management Act 1991 (RMA). The information will be held by the Council, and you may ask to check and correct any personal information that we hold about you. The RMA requires your submission, including your name and contact details, to be made available to the Council (including the Council decision-maker) and the applicant.

Your submission, including your name and contact details, may also be made available to other submitters and to the public on the Council's website, or on request. If requested, the Council may legally be required to make all submissions available to the public (which can include the media), including the name and contact details of the submitter, subject to the provisions of the Local Government Official Information and Meetings Act 1987 (LGOIMA).

If you believe there are compelling reasons why your contact details should be kept confidential from other submitters or the public under LGOIMA, please contact the processing Planner for this application prior to making your submission.

**Office use only**

Received at the ..... Office on ..... at ..... am / pm

- The application goes against the current zoning rules -the District Plan provides for subdivision Specific Purpose (Golf Resort) at Whisper Creek. This proposal does not include a golf course
- The Whisper Creek (Golf Resort) - was granted based on the golf course providing substantial public recreation and further public access and flood mitigation areas
- It is understood that new intensification legislation will allow 15 house to the hectare on this land
- The land is a flood ponding and management area under the District Plan. This could cause serious issues for the area given the land changes due to the earthquakes
- The typography of the land means current use (as farmland) should continue
- There are potentially significant effects on the Styx river catchment in terms of amenity and flooding
- Styx River catchment currently under huge pressure to carry the volume of water since the earthquakes this development will further impact this situation
- Potential traffic effects:
  - Need for traffic lights at Chaney's corner
  - Need for controlled intersection (give way) on Turners Road corner
  - Both Spencerville Road and Turners Road would need substantial realignment and widening
  - There is no access planned for a new bridge over the Styx river to Lower Styx Road
- ~~There must be access to Lower Styx Road as 6,500 traffic movements per day will cause huge congestion if limited to only Turners and Spencerville Road~~ LOWER STYX ROAD IS BUSY
- The limited carrying capacity of the bridge for the water and sewage pipes on Spencerville Road
- Two lane bridge would need to be built on Spencerville Road
- There would be a change to the rural amenity
- Significant cost of maintaining the reserve area for rate payers