

PC23 - Whisper Creek Residential

Submitter Details

Submission Date: 26/11/2025
First name: Tamara Tracy Watson **Last name:** Wells

Preferred method of contact

Email: wells103@xtra.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:

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; 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

1. I wish to make a submission on:

Plan change name & number:

Private Plan Change 23 - 'Whisper Creek Residential.'

2. Submitter details

Full name of submitter:

Tamara Tracy Watson Wells

Street address:

103 Turner's Road, Ouruhia, Christchurch 8083

Postal Address (if different):

Contact phone number (daytime):

021-593-222

Postcode:

8083

Email:

wells103@xtra.co.nz

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)*

See attached

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

See attached

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)*

See attached

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.

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

Signature: 

Date: 1 Nov, 2025.

Signature: _____

Date: _____

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 specific provisions of the plan change that my submission relates to are-

1. The proposed housing intensification
2. Increase in traffic in the area.
3. Light and Sound from the proposed subdivision
4. Heritage and Culture of this rural area.

The reasons for my/our submission are-

“Proposed Housing Intensification”-

My husband Michael and I have lived on Turners Road for nearly 41 years -it's been a quiet, green, rural area, historically with Dairy Farms, tractors, hay rakes with the odd stock truck...an absolute joy to live in...where you knew and waved to your neighbours. I value my space and the rural aspect. The assault on the landscape to introduce 800 homes, mostly on very small sections, will have an enormous impact on everything.

Since Canterbury's earthquakes, we've become part of the Tsunami zone. (Turners Road even appeared on GeoNet after a particularly noticeable shake). Why would the Council knowingly allow 800 homes to be built IN the Tsunami zone? Not something we knew historically, but perhaps entirely inappropriate to knowingly grant permission, now. How do 1600 plus vehicles evacuate the area quickly, if required? It feels like 'Pacific Park', where tragically permission was granted to build beside the Estuary. We've evacuated already, after the Kaikoura Quake. And with our Climate warming, much of this area will be affected by our rising sea levels. Aren't we all being encouraged to take this into consideration?

Housing intensification means huge increases in Noise, Light pollution, traffic; let alone the logistics of water, wastewater, stormwater, run off, and the ecology of the area, etc.

“Increase in traffic”-

I walk most days on Turners Road and enjoy the quiet and observing the wildlife. The increase of traffic per day will devastate our little rural road, particularly in the building faze of the proposed subdivision. My safety, the safety of my neighbours and their children, be it walking, cycling, horse riding or driving, and the enjoyment of our rural area, is of paramount importance to me and a major concern.

Turners Road was quite badly damaged in parts, with liquefaction, during the earthquakes and a section of road, alongside our property has been resealed again, recently. There are currently very large trucks, that travel daily over this

segment of road, which in turn 'bang and crash' as they negotiate the fix job. This regularly shakes our very 'well built' home and is loud and jarring, particularly when the trucks are empty. One of the developers of the proposed subdivision has these trucks at his rural property on Turners Road and I believe these are unconsented for in our rural area, as well.

I do not believe our little rural road has the capacity to survive the building of, let alone the constant use of traffic, should a subdivision go ahead. It would be dangerous so ^{it's} imperative to channel all associated traffic across the styx river ^{bridge} onto Lower styx Road, which has been upgraded for the Prestons subdivision.

"Light and Sound"

I treasure our 'dark sky' here in Ouruhia and the ability to see the moon and stars so clearly. When flying home to Christchurch at night, Turners Road is the dark spot north of Bottle Lake Forest and Prestons and Prestons Park subdivisions...a little oasis of darkness.

The proposed subdivision would increase the light pollution due to the extensive amount of homes and the associated vehicles and street lighting.

And the 'sound' of such intensification is also of huge concern...vehicle noises, parties, functions, shift worker movements etc etc.

"Heritage and Culture"

I was bought up on Lower styx Road, on a farm that also borders the styx River, alongside the proposed subdivision. At the back of the property were Maori Middens- historic ovens and their ancient shells. My Mother had the sandhill cleared of scrub one day, when I was young and I found a range of old 'Adzes' on the site- the Canterbury Musuem displayed a Pounamu Adze, from our property. Any proposed subdivision should be respectfully examined first, by those most appropriate, Ngai Tahu.

My neighbours and I , with the styx river alongside, appreciates and respects the wildlife of the area...our birdlife, fish and eels, our cattle and horses and sheep. It's a sacred place and with the increase in subbdivisions in the area, wildlife continues to be squeezed out of its habitat. I want to look after this for future generations.

The decision I/we would like the Council to make is-

1. I would like the Council to decline the proposed subdivision application.

2. If the council intends to permit this subdivision, regardless of our concerns, that it then adopts the principles of the original 'Whisper Creek' submission and limits its houses to 165 (or fewer), with all traffic and associated vehicles using the upgraded bridge onto Lower styx Road. And that all the green space and the more extensive setbacks from the road and the boundaries, be adhered to, too.
3. I would like the council to be respectful of the neighbourhood by only permitting low level lighting.
4. That the Council make sure all appropriate steps are taken to ascertain any cultural or heritage significance of the site, prior to any work being undertaken.
5. That the Council are assured the appropriate infrastructure is in place to make this a functioning/workable Subdivision...ie Water, waste water, storm water, etc etc, including in times of floods. And that all due diligence is undertaken by the appropriate authorities to make sure of this.