

## PC23 - Whisper Creek Residential

### Submitter Details

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

**First name:** Michael Charles

**Last name:** Wells

#### Preferred method of contact

**Email:** wellsmc61@yahoo.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

## 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:

MICHAEL CHARLES WELLS

Street address:

103 TRENERS RD DURMITIA C/C 8083

Postal Address (if different):

Contact phone number (daytime):

027 201 3687

Postcode:

8083

Email:

wellsmc61@yahoo.com

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)

TRAFFIC / Environment / Urbanisation

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

TRAFFIC - Roads not upto large development - and traffic movements later.  
No lower stye access

ENVIRONMENT - Waste water - Isuramis risk - Aquification  
- Stormwater - Water Supply

Urbanisation - Will be over developed for the Area  
- Effect day to day running of the Rural Area

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)

Turn down large subdivision but allow smaller one  
as per golf course size housing (165 houses for the site)

- Not opposed to the Development - just the size of it.
- Happy with the Rolf course size sites (165 houses on larger sections).

- Will our R3 zoning change if it goes ahead??  
and if so does the whole area become urban??

- Have lived and farmed in the Area B<sub>1</sub> for 64 years.

~~Turners Rd~~ Turners Rd has deteriorated in the last couple of years with heavy truck movements, bringing large amounts of soil into one of the proposed areas.

#### 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:

*McNells*

Date:

*12/11/2025*

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

