

Christchurch City Council – Private Plan Change 23 Whisper Creek - Summary of Decisions and Submissions

Submitter Number	Submitter Name	Organisation	Point Number	Position	Submission Summary	Decision Sought
1	Jason Dutkiewicz		1.1	Oppose	Submitter opposes proposed plan change as their property will be right up against the back of the proposed subdivision. Submitter notes that this will likely cause an increase of traffic and noise. They previously purchased the property for the close proximity to town with the mix of country lifestyle and safe environment to raise my children. Building a subdivision across the road will destroy everything good about the area.	Decision sought: Reject proposed private plan change
2	Stephanie Blackler		2.1	Oppose	Submitter opposes the proposed plan change due to transport changes on Turners Road, dust from development, potential bore/groundwater water contamination, and changes in rural residential character.	Decision sought: Reject the proposed plan change
3	Ian Herbert Blackler		3.1	Oppose	Submitter does not support proposed plan change due to transport concerns, lack of footpath infrastructure to Ouruhia School and potential dust.	Decision sought: Reject the proposed plan change
3	Ian Herbert Blackler		3.2	Oppose	Submitter does not support proposed plan change due to transport concerns, lack of footpath infrastructure to Ouruhia School and potential dust.	Decision sought: Alternative relief - If the proposed plan change is approved, the primary access to the Whisper Creek residential area should be from Lower Styx Road.
4	Rowena Anne Watson		4.1	Oppose	The submitter outlines the following matters of concern: The cultural values of the area, increased traffic movements each day, lack of rural amenity, and housing intensification of proposed 800 houses in Ouruhia represents an increase of 1333% based on the census for 2022	Decision sought: The submitter requests the plan change to be turned down & the land zoning remain unchanged.

4	Rowena Anne Watson		4.2	Oppose	The submitter outlines the following matters of concern, The cultural values of the area, increased traffic movements each day, Lack of rural amenity, and housing intensification of proposed 800 houses in Ouruhia represents an increase of 1333% based on the census for 2022	Decision sought: Alternative Relief - If the plan change is approved the submitter request that the subdivision to be no more than 165 houses, as was approved for the golf course, with greater green space & more extensive setbacks from the road & boundaries. The submitter requests a bridge reinstated to Lower Styx Road into the traffic plan, so traffic does not flow onto Turners Road. Pathways along Turners Road will be necessary to ensure safe egress for walking and low-level lighting needs also to be factored into the plan
5	Colin Shaw		5.1	Neutral	The submitter is non-specific other than noting they are a neighbour with a direct boundary to the proposed development	Decision sought: The submitter is non-committal on decision sought
6	Steven A and Kay P. Baker		6.1	Oppose	The submitter has concerns related to domestic water supply, traffic, noise, rural amenity, and the lack of telecommunications in the area	Decision sought: The submitter opposes all aspects of the plan change
7	Dennis and Karen Casey		7.1	Support	The submitter outlines the following reasons for their support: To allow growth in the area and to help grow the local primary school, Ouruhia School. As our grandchildren live in this street, improvement of the road structure with cycle track allows it to be safer for children to bike/walk to school. The possibility of public transport in the future is a positive for us as we age. Improvement/development of recreational areas.	Decision sought: The submitter supports the proposed plan change
8	Carl Lange	True Form Building Ltd	8.1	Support	Submitter outlines that Christchurch City has a desperate shortage of greenfield housing options for families who want to build a home close to the city. This is a great location for a new residential subdivision. The proposed subdivision offers good schooling options and great lifestyle options, including recreational facilities and being close to the beach and cycleways.	Decision sought: Submitter supports the proposed plan change

9	Mel Pierce		9.1	Oppose	The submitter outlines the following concerns with proposal: The Impact of Styx River, traffic increase, traffic increase, roads, rates increasing, negatively impact the current housing market in the area, the nature, including wildlife, taking away the rural aspect of Spencerville.	Decision sought: To reject the proposed plan change
10	Daniel Miller		10.1	Oppose	The submitter outlines concerns related to transport, flooding and rates increases	Decision sought: The submitter opposes the proposed plan change
11	Kim Melony Foot		11.1	Oppose	The submitter outlines they have concerns regarding traffic effects, flooding, water supply and wastewater. The submitters note that the area has always been a small settlement location, and development will cause all sorts of roading and traffic problems. The people that want this on their property have always disregarded the council rules, and they have built up the land already and not taken any notice of the council rules, we will be badly flooded if this goes ahead, please don't let it.	Decision sought: The submitter opposes the proposed plan change and does not wish for it to go ahead.
12	Anthony John Greaves		12.1	Support	The submitter outlines that should the proposed development take place; this will significantly enhance many aspects of the already high quality of residential life offered by the Spencerville area. Furthermore, although I am a long-term Spencerville resident, I strongly disagree with the stance being taken by the Spencerville Residents Association and much of the rationale the Association provides for this stance. I wish to make it abundantly clear that this Association does not speak for all residents of Spencerville, and in fact has taken a position on this matter with no attempt whatsoever at gaining a consensus view from Spencerville residents.	Decision sought: I would like to see the Council fully approve this plan change in all its aspects.

13	John Kennedy		13.1	Oppose	The submitter has concerns related to flooding, outlining that they have lived in the area for 8 years, and on at least 10 occasions or more seen this relevant land under consideration for rezoning, completely underwater, serving as a flood plane for the Styx river. The land is completely unsuitable for property development, and it would be negligent for it to go ahead. The submitter outlines that the proposal would bring infrastructural bedlam to the area for the benefit of a handful of landowners at the expense of hundreds of families who enjoy the quiet semi-rural character of the area.	Decision sought: The submitter opposes all aspects of the proposal
14	Spencerville Residents Association		14.1	Oppose	The submitter outlines the key concerns and multiple adverse effects on the environment and community are: Increase of traffic movements, Lower Styx Road Access, Lack of Public Transport, Natural hazard risks from Tsunami and flooding, Concerns regarding the provision of Water, Wastewater and Stormwater infrastructure, Ecological effects on the Styx River corridor, Community amenity and character changing. The submitter notes that the proposed development would increase the number of houses in the Ouruhia area by 1330%. Reverse sensitivity on rural farming activities. Commercial activity in the development should not include anti-social or toxic activities such as public bars, liquor stores or vape shop. Exaggerated Economic benefits from the development. The submitters are concerned that this proposal will result in a very large and concentrated area of housing close to the radio mast which is 137 metres high. It has been shown that such towers do cause potentially harmful radio frequency fields to human health. The submitters are concerned regarding the potential noise, dust and general nuisance to be caused by this development if it were to go ahead. There needs to be a sequenced development plan with strong environmental and construction controls if the proposal is approved.	Decision sought: Primary decision sought - Reject the proposed plan change in its entirety

					The proposal suggests there is a high demand for development in this area, however no evidence is provided. The submitters also note that Council has demonstrated sufficient housing is zoned for the next 30 years. Cultural values and potential effects. The submitter notes the contamination report provided to the submitters is deficient in a number of areas and that previous studies have come to different conclusions. No consultation with the community undertaken in comparison with previous golf resort developers. Economic feasibility, the submitters make note that the applicant only owns a portion of the site and questions if the development will reach the projected 800 household's yield.	
14	Spencerville Residents Association		14.2	Oppose	Cultural values and potential effects, local Ngai Tahu members have raised the issue of a traditional pathway between Ngai Tuahuriri Pa to the sea. We have written to Ngai Tahu regarding this matter and are awaiting their reply.	Decision sought: Alternative relief if proposed plan change is accepted - Prior to any development that an archaeological study of the area occurs.
14	Spencerville Residents Association		14.3	Oppose	The contamination report provided to the submitters is deficient in a number of areas. These include the fact that part of the upper terrace along Turners Road has been and is actively market gardened. Historically, this farm has also produced on the lower level's horticultural crops e.g. potatoes, onions etc. Additionally, the Boffa Miskell report (2004) identifies further potential areas of contamination not included in the applicants' report.	Decision sought: Alternative relief if proposed plan change is accepted - That prior to any development, further significant independent testing for contamination should be undertaken and remediated.

14	Spencerville Residents Association		14.4	Oppose	The submitters are concerned regarding the potential noise, dust and general nuisance to be caused by this development if it were to go ahead. The volumes of fill required will involve thousands of truck loads, which will be entirely unsuitable for the road network and be deleterious for the health and welfare of the residents. Unlike the golf course where there was only internal movement of fill. This project will require substantial fill from outside sources, which can result in contamination to the site here and ultimately the river.	Decision sought: Alternative relief if proposed plan change is accepted - There needs to be a sequenced development plan with strong environmental and construction controls if the proposal is approved. Prior to any construction or development of the facilities that the bridge over the Styx River be constructed and this be the only entrance to the development during construction. If the development was to be approved, there needs to be frequent and independent monitoring of all materials entering the site. Hours of work be restricted to 7 a.m. – 6 p.m. Monday to Friday and 7 a.m. -12 noon on Saturday
15	Kerryanne Van de Loo		15.1	Oppose	Submitter is very concerned about the water level increasing in lower Styx River and the flood plan, as it will affect us all going forward. Submitter also concerned about section sizes of 1000sqm as they don't want a rabbit warren like Preston's, and if traffic lights will be added to the area.	Decision sought: Submitter opposes the proposed plan change
16	Cora Howison		16.1	Oppose	The submitter is concerned about the effect on the neighbouring community, in particular effects arising from transport, flooding, tsunامي, rural amenity, and water quality in the Styx River. Spencerville community is a great community, that will change with the number of houses proposed to be built. The attraction of Spencerville is the rural feel it has with the surrounding farmland, don't take it away	Decision sought: Decline the proposed plan change and allow no further housing development in the area

17	Tony Wilson		17.1	Oppose	Submitter does not support the proposed plan change due to concerns related to the impact on the roads, river, traffic and wastewater. Environment concerns: Flood risk adjacent to Styx River, as it is within the High Flood Management Area vulnerable to tsunami and climate change. Water pressure is already poor. Water quality is already showing Zinc contamination and sedimentation. Evacuation Risks during a tsunami: One lane bridge on Spencerville Road. We could have a river surge to cut off access. Services could not manage evacuation of thousands with current infrastructure. Roads are rural-scale and are unsafe for high traffic. Breaching CDP rules. Wastewater: Existing Kainga/Spencerville network lacks capacity. The developers own fast-track application claims that three-waters servicing design solutions are readily available and that rezoning will not place any additional demand on the network infrastructure. This assertion is misleading, as independent evidence shows the local water supply is insufficient, the wastewater network is already under capacity stress and stormwater systems are highly vulnerable. Please explain why the council have not looked into this.	Decision sought: Reject the proposed plan change due to the impacts on the roads, river, traffic, and wastewater
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18	Zhongyu Duan		18.1	Neutral	The submitter is neutral to the proposed plan change but has the following concerns: Flooding, water supply, ecology, transport	Decision sought: Submitter neither support nor oppose the plan change in principle but have the following specific concerns that I seek to be addressed. A Transport Impact Assessment must be submitted and approved. Where impacts exceed the defined thresholds, the developer must fund and deliver intersection upgrades, pedestrian and cycle separated paths, and traffic calming measures. All development must include on-site stormwater detention sized to ensure no net increase in 10-year and 100-year peak flows to downstream receiving environments, use water-sensitive urban design for first-flush treatment, and include an approved framework to prevent groundwater contamination. A groundwater protection and monitoring plan is required prior to subdivision consent, including baseline monitoring, restrictions on contaminant-generating land uses within defined zones, and five years of post-construction monitoring funded by the developer Minimum riparian buffer of [suggest 10–20 m depending on location] from the top of bank, native planting for habitat connectivity, and construction timing restrictions to avoid native fauna breeding seasons.
19	Marcus van Valkenburg		19.1	Oppose	The submitter outlines the key concerns and multiple adverse effects on the environment and community are: Increase of traffic movements, Lower Styx Road Access, Lack of Public Transport, Natural hazard risks from Tsunami and flooding, Concerns regarding the provision of Water, Wastewater and Stormwater infrastructure, Ecological effects on the Styx River corridor, Community amenity and character changing. The submitter notes that the proposed development would increase the number of houses in the Ouruhia area by 1330%. Reverse sensitivity on rural farming activities. Commercial activity in the development should not include anti-social or toxic activities such as public bars, liquor stores or vape shop. Exaggerated Economic benefits from the development, the submitters consider the	Decision sought: Primary decision sought - Reject the proposed plan change in its entirety.

					development is negative to both the environment and the local community. The submitters are concerned that this proposal will result in a very large and concentrated area of housing close to the radio mast which is 137 metres high. It has been shown that such towers do cause potentially harmful radio frequency fields to human health. The submitters are concerned regarding the potential noise, dust and general nuisance to be caused by this development if it were to go ahead. There needs to be a sequenced development plan with strong environmental and construction controls if the proposal is approved. The proposal suggests there is a high demand for development in this area, however no evidence is provided. The submitters also note that Council has demonstrated sufficient housing is zoned for the next 30 years. Cultural values and potential effects. The submitter notes the contamination report provided to the submitters is deficient in a number of areas and that previous studies have come to different conclusions. No consultation with the community in comparison with previous golf resort developers. Economic feasibility: the submitters make note that the applicant only owns a portion of the site and questions if the development will reach the projected 800 household's yield.	
19	Marcus van Valkenburg		19.2	Neutral	Cultural values and potential effects, local Ngai Tahu members have raised the issue of a traditional pathway between Ngai Tuahuriri Pa to the sea. We have written to Ngai Tahu regarding this matter and are awaiting their reply.	Decision sought: Alternative relief if proposed plan change is accepted - Prior to any development that an archaeological study of the area occurs.

19	Marcus van Valkenburg		19.3	Neutral	The contamination report provided to the submitters is deficient in a number of areas. These include the fact that part of the upper terrace along Turners Road has been and is actively market gardened. Historically this farm has also produced on the lower level's horticultural crops e.g. potatoes, onions etc. Additionally, the Boffa Miskell report (2004) identifies further potential areas of contamination not included in the applicants' report.	Decision sought: Alternative relief if proposed plan change is accepted - That prior to any development, further significant independent testing for contamination should be undertaken and remediated.
19	Marcus van Valkenburg		19.4	Neutral	The submitters are concerned regarding the potential noise, dust and general nuisance to be caused by this development if it were to go ahead. The volumes of fill required will involve thousands of truck loads, which will be entirely unsuitable for the road network and be deleterious for the health and welfare of the residents. Unlike the golf course where there was only internal movement of fill. This project will require substantial fill from outside sources, which can result in contamination to the site here and ultimately the river.	Decision sought: Alternative relief if proposed plan change is accepted - There needs to be a sequenced development plan with strong environmental and construction controls if the proposal is approved. Prior to any construction or development of the facilities that the bridge over the Styx River be constructed and this be the only entrance to the development during construction. If the development was to be approved there needs to be frequent and independent monitoring of all materials entering the site. Hours of work be restricted to 7 a.m. – 6 p.m. Monday to Friday and 7 a.m. -12 noon on Saturday

20	Deanna Riwaka		20.1	Oppose	Submitter is concerned with flooding at the plan change site from the Styx River, cultural effects and additional costs to rate payers. Having lived in Spencerville for 4 years, we have twice seen the severe flooding across the river in the areas noted. Photos attached showing this. Where will the flood water go when this happens again? Current use of farmland should continue. Damage to the Styx River would occur. Poor water quality. Hugely negative impact on native inanga which use the Styx River as breeding grounds. Local Iwi would need to be consulted. Additional costs to rate payers to upgrade roads and bridges in surrounding areas.	Decision sought: Reject the proposed plan change
21	Colin John Mitchell		21.1	Oppose	Submitter is concerned with roads, traffic, drainage, water supply and flooding	Decision sought: Opposes the proposed plan change
22	David Elkington		22.1	Oppose	The submitter opposes the proposed plan change with concerns related to land use, density, infrastructure servicing (water, wastewater, stormwater, transport), ecological protection, community facilities, rural amenity loss, cultural effects, consultation, natural hazards, economic effects being overstated, health risks from radio mast, and land contamination. Private Plan Change 23 poses unacceptable risks to environmental safety, community wellbeing, emergency management, equity for existing homeowners, and infrastructure capacity. The developer's proposed services are substandard, unsafe, and unrealistic, and the process has not been fair or transparent, failing to properly consult, disclose, or address critical issues.	Decision sought: Reject the application in its entirety.
23	Renee Howison		23.1	Oppose	The submitter outlines the key concerns and multiple adverse effects on the environment and community are: Increase of traffic movements, Lower Styx Road Access, Lack of Public Transport. Natural hazard	Decision sought: Primary decision sought - Reject the proposed plan change in it's entirety

				risks from Tsunami and flooding. Concerns regarding the provision of Water, Wastewater and Stormwater infrastructure. Ecological effects on the Styx River corridor. Community amenity and character changing. The submitter notes that the proposed development would increase the number of houses in the Ouruhia area by 1330%. Reverse sensitivity on rural farming activities. Commercial activity in the development should not include anti-social or toxic activities such as public bars, liquor stores or vape shop. Exaggerated Economic benefits from the development, the submitters consider the development is negative to both the environment and the local community. The submitters are concerned that this proposal will result in a very large and concentrated area of housing close to the radio mast which is 137 metres high. It has been shown that such towers do cause potentially harmful radio frequency fields to human health. The submitters are concerned regarding the potential noise, dust and general nuisance to be caused by this development if it were to go ahead. There needs to be a sequenced development plan with strong environmental and construction controls if the proposal is approved. The proposal suggests there is a high demand for development in this area, however no evidence is provided. The submitters also note that Council has demonstrated sufficient housing is zoned for the next 30 years. Cultural values and potential effects. The submitter notes the contamination report provided to the submitters is deficient in a number of areas and that previous studies have come to different conclusions. No consultation with the community in comparison with previous golf resort developers. Economic feasibility, the submitters make note that the applicant only owns a portion of the site and questions if the development will reach the projected 800 household's yield.	
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23	Renee Howison		23.2	Oppose	Cultural values and potential effects, local Ngai Tahu members have raised the issue of a traditional pathway between Ngai Tuahuriri Pa to the sea. We have written to Ngai Tahu regarding this matter and are awaiting their reply.	Decision sought: Alternative relief if proposed plan change is accepted - Prior to any development that an archaeological study of the area occurs.
23	Renee Howison		23.3	Oppose	The contamination report provided to the submitters is deficient in a number of areas. These include the fact that part of the upper terrace along Turners Road has been and is actively market gardened. Historically, this farm has also produced on the lower level's horticultural crops e.g. potatoes, onions etc. Additionally, the Boffa Miskell report (2004) identifies further potential areas of contamination not included in the applicants' report.	Decision sought: Alternative relief if proposed plan change is accepted - That prior to any development, further significant independent testing for contamination should be undertaken and remediated.
23	Renee Howison		23.4	Oppose	The submitters are concerned regarding the potential noise, dust and general nuisance to be caused by this development if it were to go ahead. The volumes of fill required will involve thousands of truck loads, which will be entirely unsuitable for the road network and be deleterious for the health and welfare of the residents. Unlike the golf course where there was only internal movement of fill. This project will require substantial fill from outside sources, which can result in contamination to the site here and ultimately the river.	Decision sought: Alternative relief if proposed plan change is accepted - There needs to be a sequenced development plan with strong environmental and construction controls if the proposal is approved. Prior to any construction or development of the facilities that the bridge over the Styx River be constructed and this be the only entrance to the development during construction. If the development was to be approved there needs to be frequent and independent monitoring of all materials entering the site. Hours of work be restricted to 7 a.m. – 6 p.m. Monday to Friday and 7 a.m. - 12 noon on Saturday

24	Dominic Lowe		24.1	Oppose	The submitter has concerns related to traffic, noise, water quality, flooding, loss of green space and additional rates. High density traffic will affect access to my property. The road is very narrow and has a one-way bridge at one end, and a rail crossing with limited visibility at Chaney's Corner. The increase in noise with the subdivision development will be intrusive along with significant dust issues. The water supply is to be from a new well, which will have a negative effect on surrounding wells. There is inadequate storm water provision with all storm water being put through Spencer Drain, which continues to flood with any heavy rain. This will only be worse with run off from 800 new houses. We enjoy the green space around us and feel this should be protected for all residents in the Christchurch area. We are concerned that there will be significant rate increases making it a financial burden on us and other residents.	Decision sought: Reject the proposed plan change
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24	Dominic Lowe		24.2	Oppose	The submitter has concerns related to traffic, noise, water quality, flooding, loss of green space and additional rates. High density traffic will affect access to my property. The road is very narrow and has a one-way bridge at one end, and a rail crossing with limited visibility at Chaney's Corner. The increase in noise with the subdivision development will be intrusive along with significant dust issues. The water supply is to be from a new well, which will have a negative effect on surrounding wells. There is inadequate storm water provision with all storm water being put through Spencer Drain, which continues to flood with any heavy rain. This will only be worse with run off from 800 new houses. We enjoy the green space around us and feel this should be protected for all residents in the Christchurch area. We are concerned that there will be significant rate increases making it a financial burden on us and other residents.	Decision sought: If approved that the submitters concerns are mitigated.
25	Selena May Coombe	Styx Living Laboratory Trust / Lead Volunteer	25.1	Support	The Trust strongly supports the proposal including: 1) An extensive margin zone alongside the Styx river. 2) Urban parks and stormwater management along the existing drain through the area. 3) The planned pedestrian and cycle link beside the river.	Decision sought: Primary decision sought - Accept the plan change (subject to the other submission points)
25	Selena May Coombe	Styx Living Laboratory Trust / Lead Volunteer	25.2	Neutral	The Trust welcomes a formalised partnership between the developers and the Trust, for riparian restoration work. The Trust would also like to lease the open recreation space between the residential allotments and the proposed esplanade reserve.	Decision sought: Alternative relief if proposed plan change is accepted - That the developer enters into partnership with the Trust

25	Selena May Coombe	Styx Living Laboratory Trust / Lead Volunteer	25.3	Neutral	The Trust is concerned regarding potential threats posed to bird populations by development activities, including noise, vibration, and habitat loss resulting from earthworks. Such disruptions have the potential to affect sensitive species like the kōtare, leading to stress, disrupted feeding or potential lack of feeding sources, and the abandonment of nesting sites.	Decision sought: Alternative relief if proposed plan change is accepted - That a robust avian management plan is developed and implemented
25	Selena May Coombe	Styx Living Laboratory Trust / Lead Volunteer	25.4	Neutral	The Trust seeks more recognition of the wider ecological and cultural value of intermittent wetlands for indigenous waterbirds, waders, and tangata whenua. The proposal deems their ecological value to be negligible due their grazed paddock locations and vegetation species. However, wetlands are considered taonga, and provide optimal habitat for New Zealand endemic species.	Decision sought: Alternative relief if proposed plan change is accepted - That the intermittent wetlands are monitored for size and area coverage prior to earthworks commencement, and assessed against the CRPS Sites of Ecological Significance criteria
25	Selena May Coombe	Styx Living Laboratory Trust / Lead Volunteer	25.5	Neutral	The Trust wishes to express its concern about the potential negative effects associated with earthwork activities, such as noise, vibration, and increased total suspended solids (TSS) in the waterways. These factors have the potential to stress or otherwise adversely affect the wellbeing and behaviour of fish populations in the area.	Decision sought: Alternative relief if proposed plan change is accepted - That sediment traps are introduced to minimise sediment entering the Styx River. That the behaviour of fish is monitored before, during, and after the earthworks. That habitat refugia or artificial habitat features are introduced within the stream channel and along banks, to support and enhance the fish populations.
25	Selena May Coombe	Styx Living Laboratory Trust / Lead Volunteer	25.6	Neutral	The Trust expresses concern regarding the lack of information and assurance that the lizard populations will not be affected by the construction of the residential area. The Ecology Report (Appendix G) highlights record of lizard presence within and near the site. Of particular concern is the Southern Grass Skink, which is classified as a declining species.	Decision sought: Alternative relief if proposed plan change is accepted - That a Lizard Management Plan is developed, implemented and monitored in accordance with the requirements of the Wildlife Act 1953. That the Trust is actively involved in any processes related to the capture and relocation of lizards from the site.

25	Selena May Coombe	Styx Living Laboratory Trust / Lead Volunteer	25.7	Neutral	The Trust is concerned that the light during works and permanent streetlights may have an impact on invertebrate health, in effect, degrade the ecosystem of the Styx River and surrounding wetlands and drains. EPT (Ephemeroptera, Plecoptera, Trichoptera) species and other invertebrate species are sensitive to artificial light, leading to exhaustion, increased predation, and reduced mating success.	Decision sought: Alternative relief if proposed plan change is accepted - That streetlights near the stream have lower blue light, targeted lighting, or are motion-activated. That lighting used during construction work from 10 pm to 6 am is targeted. That changes to EPT species from artificial light are monitored.
25	Selena May Coombe	Styx Living Laboratory Trust / Lead Volunteer	25.8	Neutral	The landscape strip (and retaining existing established planting wherever possible) will enhance ecological connectivity and preserve mature vegetation, contributing to the overall health and resilience of the river environment.	Decision sought: Alternative relief if proposed plan change is accepted - Retain the 5-metre-wide native landscape strip proposed around the boundaries of the site.
25	Selena May Coombe	Styx Living Laboratory Trust / Lead Volunteer	25.9	Neutral	The Trust acknowledges and agrees with the removal of the contaminated land from the site. It is noted that the discharge of stormwater will enter the Styx River via farm drains, allowed under consent CRC231955. The Trust is concerned about the potential for further contaminant transfer to the river during and after site works.	Decision sought: Alternative relief if proposed plan change is accepted - That a monitoring programme for key contaminants is implemented, with elevated levels being reported to the Trust. That the Trust is updated on stormwater management initiatives and able to collaborate / contribute to minimising risks.
25	Selena May Coombe	Styx Living Laboratory Trust / Lead Volunteer	25.10	Neutral	The Trust is concerned about the potential increases in road noise and overall effectiveness of traffic management for the proposed site. Increased vehicle movements, noise, and vibration can adversely affect species known to inhabit the nearby wetlands and riparian zones of the Styx River.	Decision sought: That vehicle speeds are reduced along the Lower Styx Road, and signage is installed to help protect birds.

25	Selena May Coombe	Styx Living Laboratory Trust / Lead Volunteer	25.11	Neutral	The proposed fencing measures are considered effective in reducing the risk of dogs entering sensitive areas and interacting with or disrupting the habitats of local wildlife. Clear signage at all entry points and along boundaries stating “dogs must be kept on leash at all times” will help ensure compliance from dog owners and reduce the likelihood of dogs straying into wildlife areas.	Decision sought: Retain the post-and-rail and post-and-wire fencing proposed around the boundaries install signage at all entry points and along boundaries stating, “dogs must be kept on leash at all times”.
26	Craig Wakelin		26.1	Oppose	Roading - roads are rural roads and can't handle increased traffic flow from a subdivision. Lighting - visual pollution in a rural community. Adverse effects on my property and lifestyle.	Decision sought: The submitter opposes the proposed plan change and requests that the subdivision have less houses and be more in keeping with the rural area
26	Craig Wakelin		26.2	Oppose	The submitter seeks that no additional stormwater to be put into the Spencer Drain or Styx River due to adverse effects on their property and lifestyle.	Decision sought: The submitter opposes the proposed plan change and requests that no additional stormwater enters Spencer Drain or the Styx River
27	Alexander Smirnoff		27.1	Oppose	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. There are potentially significant effects on the Styx River catchment in terms of amenity and flooding. 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. Increased flooding risk to Spencerville. Increased danger for all residents during Tsunami evacuation. The effect the subdivision will have on the water quality of the Stix River. Huge additional costs to ratepayers to upgrade local roads and bridges.	Decision sought: Reject the plan change and allow the land to continue as farmland.

28	David Parker		28.1	Oppose	Strong opposition due to: Increased flood risk to Spencerville as the Styx river floods in the area proposed; increased traffic on our narrow rural roads & additional cost to rate payers to upgrade all roads loss of green space. It's one of the last remaining rural areas close to the city & a wildlife haven for pheasants, pukeko and other birds. Effects on the water quality of the Styx River. Submitter wants the proposal to be taken off the table and would be happy to fight it in court to stop this moving forward, along with everyone else in our community that I have spoken with. I strongly oppose all aspects.	Decision sought: Reject the plan change
29	Marcus Bryan Stewart		29.1	Oppose	Concerns raised across four areas: Rates will increase without significant improvements or services provided to me or current Ouruhia residents. Impact on local horse riders who may not be able to ride horses safely to Chaneys forest riding paths or go riding in the local neighbourhood. Increased vehicle flow impacting on the school and community & concern about network impact prior to the upgrade of the Turners Road to Marshland Road intersection. Capacity of Ouruhia Model School to cope with new students. The capacity of the sewage network.	Decision sought: Reject the plan change
29	Marcus Bryan Stewart		29.2	Oppose	The submitter perceives some deficiencies in the technical assessments: The safety of horse riders has been overlooked. The network effects from the increased vehicle flows prior to the intersection upgrade - assessment and previous accident data do not account for this. Does the sewage processing proposal consider the "worst-case scenario" (e.g. a televised international rugby game at half time and full time)?	Decision sought: Alternative relief - That the Transport assessment and Sewage processing proposal be interrogated

30	Lee Paul Bennett	Residents of 38 Turners Road	30.1	Oppose	Opposes the proposed plan change due to impacts on affected local residents.	Decision sought: Reject the plan change
31	Angela User		31.1	Oppose	This development is unsuitable for our area because: It does not align with the District Plan which requires new developments to be connected to existing urban areas and supported by infrastructure. It will negatively impact on the rural character and quiet peaceful environment. It lacks adequate building setbacks and lighting controls. Construction noise and dust will be extremely disruptive to residents and stock. It will negatively impact our enjoyment of quiet horse-riding. Turners Road is not designed for high traffic volumes - concern about safety, noise and vibration. Impacts on aquatic life from pollution & impacts on flood plains. Insufficient infrastructure capacity for water and sewage disposal.	Decision sought: Reject the plan change - This development does not meet zoning requirements, lacks infrastructure, threatens the environment, and undermines the rural character of Ouruhia that we have come to love and admire. We respectfully ask the Council to decline this proposal.

32	Caitlin Elkington		32.1	Oppose	This rezoning contradicts the Christchurch District Plan, undermines strategic planning, and sets a precedent for urban sprawl into hazard prone rural land. The land is subject to hazards: flood risk, sea level rise and tsunami risk. Evacuation routes are unsafe or inadequate. The land is vulnerable to climate change impacts. Land susceptible to liquefaction and lateral spread. Water quality impacts and loss of biodiversity. Loss of resilience. Traffic modelling underestimated. Pressure on schools, healthcare and recreational facilities. Roads are unfit and unsafe for high traffic. Loss of rural character and weakened community cohesion. Reduced quality of life. Reverse sensitivity. Loss of affordability and pressure on unwilling sellers. Equity concerns. Water supply proposal risks over-allocation. Existing wastewater network lacks capacity. Proposed stormwater retention basins are undersized. Only one small commercial centre proposed, no community facilities. Technical assessments and proposed mitigations insufficient [economics, natural hazards, traffic construction impacts, cultural values, and soil contamination]. Developer has engaged only minimally with the community.	Decision sought: Reject the plan change - Private Plan Change 23 poses unacceptable risks to environmental safety, community wellbeing, emergency management, equity for existing homeowners, and infrastructure capacity. The developer's proposed services are substandard, unsafe, and unrealistic, and the process has not been fair or transparent, failing to properly consult, disclose, or address critical issues. For these reasons I would like the council to reject the proposed private plan change.
33	Kerry and Leith Wells		33.1	Neutral	We are not against subdivision, but the application is far removed from the golf course development which would have been in keeping with the existing rural outlook.	Decision sought: Accept the plan change, subject to the other submission points
33	Kerry and Leith Wells		33.2	Neutral	The submitter is concerned about higher traffic volumes on Spencerville and Turners Road; these are narrow country roads requiring significant upgrades. They are not coping with the existing traffic volume.	Decision sought: If the plan change is accepted, that the main access way is off Lower Styx Road.
33	Kerry and Leith Wells		33.3	Neutral	The Christchurch City Council (CCC) has insufficient fresh water supply, and the proposal relies on new bores. This has potential to impact on existing wells in the region.	Decision sought: If the plan change is accepted, that potable water be supplied by CCC to ensure existing wells in the region remain viable.

33	Kerry and Leith Wells		33.4	Neutral	The submitter seeks housing of a high standard and open spaces that are similar to the golf course proposal.	Decision sought: If the plan change is accepted, that there are stipulations on housing design and requirements for open spaces
34	Debbie Ling		34.1	Oppose	Submitter opposes proposal due to: Water quality impacts on the Styx River and associated animal life. Congestion on the road during a tsunami evacuation. Impacts on the water table and increased flooding. Concern that the trees and hedges at the boundary of their property will have to be removed at their cost. Concern that runoff from the proposed buildings will run into their property. Light and noise pollution. Increased traffic causing congestion & Turners Road not up to standard. No evidence of demand for development in this area.	Decision sought: Reject the plan change
35	Reuben Ennor		35.1	Oppose	The submitters are long-term residents on Lower Styx Road and oppose the proposed plan change. They are concerned that the proposed Whisper Creek development will result in adverse effects on traffic safety, stormwater and flood management, natural environments, and rural character in the Lower Styx and wider Styx River catchment area. 1. Inconsistency with Existing District Plan Zoning - The site is zoned Specific Purpose (Golf Resort), and the existing zoning rules provide for subdivision only in association with a golf course. The current proposal does not include a golf course or the public recreational benefits originally required. 2. Flood Ponding and Land Stability Issues - The land is identified as a flood ponding and flood management area. Increasing building intensity on this site creates additional downstream flooding risks. The topography and current rural use are more suitable for long-term flood resilience. 3. Effects on the Styx River Catchment - The Styx River catchment is under pressure, particularly since the earthquakes. More hard surfaces and stormwater discharge will increase runoff, sediment, and pollutants, affecting water quality and ecological values. 4. Traffic Safety	Decision sought: Reject the plan change

					and Road Capacity Issues - The development is expected to generate large volumes of daily vehicle movements. Lower Styx Road is a narrow rural road not designed for this level of traffic. Upgrades would be required for Spencerville Road, Turners Road, and intersections such as Chaney's Corner. 5. Rural Amenity Effects - The development would change the rural environment permanently, affecting open space, natural character, and the quiet rural lifestyle currently enjoyed by residents. 6. Public Cost and Ratepayer Burden Infrastructure - upgrades required for the subdivision, including roads, bridges, and utilities, will place additional costs on ratepayers. 7. Unsuitable Land for Housing Development - There is bare, flat, buildable land in nearly every direction across Canterbury. It is difficult to understand why soggy, marshy, flood prone land continues to be designated for housing, especially in an earthquake prone city where soil stability and long-term resilience should be priorities.	
36	Heidi King		36.1	Oppose	My family farm is on Teapes road and this will destroy our rural property with overpopulation, noise, traffic, and more people having access to the river and polluting it with rubbish and disturbing the native habitats. It will be a nightmare for those people who choose to live rural to have their homes and space encroached on with this big subdivision.	Decision sought: Reject the plan change
37	Maccullin Skelly		37.1	Oppose	The submitter opposes the proposed plan change due to lack of infrastructure, and that there is not the capacity for 800 homes in the area, and the infrastructure will struggle with that many cars and people. Also, the Styx River will be hugely affected by the runoff of the water and the building process. This river is already at risk and declining.	Decision sought: Reject the plan change

38	Nicole Duxbury		38.1	Oppose	The submitter opposes the proposed plan change due to the cost of maintaining the reserve for rate payers. Why ruin a good community. The plan change will take away the rural feel to Spencerville. I think this will cause major pressure given the land changes due to the earthquakes and the flooding.	Decision sought: Reject the plan change
39	Andrea Te Ohaere-Fox		39.1	Oppose	Spencerville is a quiet beachside community, and the proposed subdivision would totally change that. I am concerned with the amount of traffic on the roads and the stability of the roads and land nearby.	Decision sought: Reject the plan change
40	Alexander Norman George Neate		40.1	Support	I think it's all great. Urban sprawl which is needed. Be good to have access of this off lower Styx Road also.	Decision sought: Accept the plan change
41	Mel Gilmore		41.1	Oppose	This land is unique; we live here because of this. I have lives here (born, raised, bought me first house and my second) for 40 years. This will have catastrophic impact on our semi-rural living area. With natural wetlands and rural outlook. This land change is against some of the owners of this property (not owned by the person asking for land change) and will start and link on the effect to the land around it. Another subdivision putting more discharge onto our beautiful Styx river which is already now a D grade because of the many that already run into it and to run another into a river which has important heritage, like used to be a Māori blessing ground. Our infrastructure (power, sewage, drains, storm water, clean water) will not handle this nor is it designed to handle this. We already experience flooded roads in the wet season. Our roads are not made for another 1600 cars hence why this is rural / semi-rural living and should remain the same. This is a money-making scheme for a few people and not the ones who have lived here generation after generation (like myself). There is no consideration for the community that is so established and live here to get away from horrible mass rabbit warrens, and this land was not designed	Decision sought: Reject the plan change

					for this. Furthermore, if this land is changed to residential the build-up (as in building up the land to build) will massively increase the chances of flooding in Spencerville (which we already have issues with) putting everyone at risk. This land is rural (as in paddocks with minimal housing) which soaks up the water. We have geckos, native birds who use this land for nesting and living and this would have major effect on these. I could go on... terrible thoughtless money making, unneighbourly act.	
42	Jenny Knight		42.1	Oppose	Increased flooding risk to Spencerville. Increased danger for all residents during Tsunami evacuation. The effect the subdivision will have on the water quality of the Styx River. Huge additional costs to ratepayers to upgrade local roads and bridges. How the subdivision will change the character of our community from rural to urban. Loss of the green space that surrounds us. 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. This application takes this away. It is understood that new	Decision sought: Reject the plan change or revert the land to rural

					intensification legislation will allow 15 houses to the hectare on this land which is not fitting with the surrounding area. 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. 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. Lower Styx Road is already a better road than Spencerville or Turners. There must be access to Lower Styx Road as 6,500 traffic movements per day will cause huge congestion and damage to roads that are already falling apart if limited to only Turners and Spencerville Road. 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. Significant cost of maintaining the reserve area for rate payers. With sea level rising why is a new subdivision so close to the coast being considered. The precedent that will be set for other rural land in our community if a subdivision without a golf course proceeds Increased costs for ratepayers	
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43	Kimberley Bowden		43.1	Oppose	Leave Spencerville alone. We are a quite near rural community who just enjoy things the way they are. We chose to live here because of the quietness and the fact that isn't a lot of people around. It's perfect the way it is. I don't want to regret buying where we did! We had no idea when we purchased our house that this subdivision was looking at going in close by. Just because you can build a subdivision, doesn't mean you should! We don't have the infrastructure to accommodate a whole new subdivision. And where would it end? Start building it and next thing you know it'll be added to and then added to again, completely ruining what we have. We already have to deal with the Rolling Meadows festival every year now. We aren't a place you can just come and take over just because there's land!	Decision sought: Reject the plan change
44	Victoria Knowles		44.1	Oppose	People move out here to be close to town but have a country feel we don't want that taken away, we don't want extra traffic on our already stressed roads. We don't want our beautiful farms to be taken over. It would lower the value of the current houses, make it harder for us if we ever need to evacuate for whatever reason. Please just don't let this happen	Decision sought: Reject the plan change

45	Daniel John Knight		45.1	Oppose	The submitters raise the following concerns: Recreational walkers in the area already have very little room with no clear/ flat areas to use of the narrow Spencerville road. No pathway between 240 Spencerville road and Chaney's corner, Ouruhia school or Spencerville. The road to the west of the proposed subdivision is very skinny between 240 Spencerville Road and Turner's Road intersection. Site 1 access directly onto Spencerville Road is in a dangerous spot. This is the spot in 2013 that a driver lost control before rolling his vehicle and dying at the scene. Biking on the road is dangerous due to blind corners. Chaney's crossing is dangerous for large or slow vehicles especially in peak times increased traffic from the proposed subdivision will increase this risk. Chaney's rail crossing is uncontrolled by barriers and increases in traffic increases the risk. Spencerville road bridge is one lane and in low sunlight conditions at each end of the day is hard to identify vehicles approaching the bridge from the opposite direction - increase in traffic will increase the risk of accident. Road realignment and widening at our front gate will decrease our driveway by 2.5meters this will make our driveway very steep to the existing driveway level and make manoeuvring large and towing vehicles difficult. Our driveway is directly opposite the proposed entrance to the subdivision - the line of sight is not as long as it should be each way and means when leaving the driveway, you need to accelerate hard to clear unseen potential traffic. Concerns on the proposed subdivision itself. Water draining into spencer drain will overwhelm the available capacity of the drain particularity in winter. Water sits in the paddock across the road at the head of the drain for weeks/ months over winter already without adding all of the hard surfaces in a subdivision. Where will the farming access be for the remaining land? Will this change the land zoning on areas around the property? Will this process allow for the rest of the same title to be rezoned allowing no notification of	Decision sought: Reject the plan change - Keep the current classification as a Golf Course would be a great use for a flood prone area like this. Failing this reverting back to agricultural land.
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					the future expansion of the subdivision regardless of the flood zone encroachment? Concerns in general 1. The area is historically rural with larger properties outside of the townships of Spencerville and Brooklands. 2. Rural activities happen all around the proposed subdivision and happen at all hours of the day - especially in summer when certain crops require being harvested in evening/night 3. There are no public transport options on Spencerville Road 4. We moved to this location to have some space with the ability to make some noise in the shed without upsetting any neighbours 5. The applicant has made no effort to come and see us to talk through the plan and alleviate our concerns and I feel now we have to go through this process and assume worst case scenario to get a gauge on what is happening with the application. The Applicant has done this without the permission of all of the landowners who I believe are against it. It is outrageous that in 2025 someone who has no stake in a property can change its status and show a huge number of buildings as its plan. The applicant also has not said whether they have any funding in place for this - it seems like no, and once they have what they need from this consent, it is possible/probable that they will sell the project on and any promises made in this process will disappear along with the current owners.	
46	Andrew Hicks		46.1	Neutral	The submitter seeks a significant increase in the quantity of native plantings with a more substantial buffer that: allows for a private pathway along Spencerville Road and other boundary roads provides a dense and effective visual screen	Decision sought: Accept the plan change only if, significant conditions that address the preservation of natural values and the enhancement of cycle safety and connectivity are accepted.
46	Andrew Hicks		46.2	Neutral	A substantial native greenbelt will provide a clear visual and ecological separation that allows for wildlife corridors and passive recreation.	Decision sought: Accept the plan change if, a greenbelt is established between the proposed development and Spencerville settlement, and the width of the landscape buffer strips are increased.

46	Andrew Hicks		46.3	Neutral	Spencerville Road and Lower Styx Road are already unsafe for biking. There is a need for a safer space for school children biking along Spencerville Road and Turners Road. The proposal expects cyclists to use new internal walking and cycling tracks without upgrading the existing roads. Shared paths are often not suitable for cyclists, due to conflict with pedestrians.	Decision sought: Accept the plan change if, significant safety upgrades to Spencerville Road and Lower Styx Road are funded and delivered, including physically separated cycleways
46	Andrew Hicks		46.4	Neutral	The main thoroughfare connection to Spencerville seems less considered than the connections to Preston's and Ouruhia. To be a viable transport option that is more attractive than cars, a cycle path needs to allow for efficient and safe travel at high speeds. This path should be seen as a critical piece of infrastructure to reduce car dependency for the 800 new households.	Decision sought: Accept the plan change if, the proposed shared path network is redesigned to create more separation between pedestrians and cyclists - in particular, to create a direct, high-quality, and exclusive cycle path to Spencerville.
47	Jan Therese Burney		47.1	Oppose	Effects of the Proposal - The key concerns and multiple adverse effects for the environment, the stormwater receiving environment, roading/transport and the effect on nearby communities	Decision sought: Reject the plan change
48	Brad Uren		48.1	Oppose	The area doesn't need more houses and can't handle the traffic	Decision sought: Reject the plan change
49	Natasha Hough		49.1	Oppose	We don't need another development poisoning the Styx river - The area doesn't have the infrastructure to handle 800 homes & potentially 1800 cars.	Decision sought: Reject the plan change

50	Dan McGarvey		50.1	Oppose	The lower Styx River is not adequate to support that much storm water overflow; this river has flooded on numerous occasions in the past and always floods in the direction of the proposed subdivision. Any modification or raising of the riverbank on that side of the river will place all properties on the other side of the river at risk of potential flooding. It makes no sense to increase the flooding risk to an area which has already been identified as under threat in the latest flood management plan released recently.	Decision sought: Reject the proposed plan change
51	Gail Lowe		51.1	Oppose	The huge disparity between the impact of a recreational golf course and the impact of 800 residential properties in an area prone to flooding and potential tsunami risk. The environmental impact of proposed changes on the sensitive Styx River and its surroundings. The impact on traffic and infrastructure along Spencerville and Turners Road, as well as the lack of amenities to serve such a huge increase in population in the area, more than tripling the current number of residences in the area.	Decision sought: To reject the proposed plan change in its entirety.
52	Gary Altenburg	Gracmo Limited	52.1	Support	Submitter supports the proposal subject to inclusion of stormwater conditions, considers the proposal to provide efficient land use, alignment with strategic planning, positive urban design and community outcomes, environmental, social, and economic benefits, and consistency with RMA Section 5.	Decision sought: Accept the proposal, subject to: Requiring 75% of 176 Turners Road to be residential, with the remaining 25% set aside for stormwater management, and; the stormwater area is sized to handle runoff from future development at 176 Turners Road. Decision reason: Efficient use of land, alignment with strategic planning documents, positive urban design and community outcomes, positive environmental, social, and economic effects, consistency with the purpose of the RMA (Section 5).

53	Ross C F and Karen A Winter		53.1	Oppose	The submitter seeks for the proposal to be declined, as the submitter is the adjoining neighbour to the proposal site.	Decision sought: The submitter seeks for the proposal to be declined.
54	Jesse Lowe		54.1	Oppose	I oppose the proposal in its entirety, for the following reasons: The development is largely self-serving and does not adequately provide for low-cost housing, community housing, or genuinely affordable housing. Existing residents will experience negative impacts, including increased traffic volumes, higher carbon emissions and pollution, and elevated risks to pedestrians and cyclists due to additional vehicles on local roads. The proposal reduces the amount of green space currently available in the area. There has been insufficient consultation with the local community who live in and will be directly affected by the development. The use of the Fast-Track process appears to serve little purpose other than to bypass meaningful engagement with affected parties. The rationale for using this process is unclear. If the intent is to avoid objections, this is deeply concerning. The ecological risks associated with the development outweigh any claimed benefits, particularly under a Fast-Tracked process. Statements within the appendices that the project is “likely to be economically viable” are not sufficient justification for proceeding. There is significant vagueness regarding ecological risks. While flood risk is acknowledged, there is little clarity about the level of development risk considered acceptable, and no firm commitments to mitigation measures. Infrastructure and servicing constraints are noted, yet the documentation lacks clear explanations of how these issues will be addressed, creating considerable uncertainty. Several of the claimed benefits are "NOT GUARANTEED", and many risks are not fully quantified. There is unclear long-term management responsibility, including who will inherit costs if mitigation fails or if development-related issues arise in future. For these reasons, I do not	Decision sought: The submitter seeks for the proposal to be rejected.

					support this proposal and do not wish to see it proceed.	
55	Karen Wakelin Wakelin	Murray Wakelin Family Trust	55.1	Oppose	The submitter seeks to retain the current zoning or return the land to farming, opposing the entire proposal due to concerns about increased flooding and tsunami evacuation risks, impacts on the Styx River and catchment, major infrastructure and traffic issues, loss of rural character and green space, the removal of public benefits promised under the original golf-resort zoning, and the unsuitability of developing a flood-management area in a coastal, high-risk environment.	Decision sought: For the current zoning to remain, or for the site to be reverted back to farming.
56	Anne Scott		56.1	Oppose	The submitter opposes proposed plan change on the grounds that this land is not suitable for residential development. The submitter raises concerns that it regularly floods and with rising sea levels this will only get worse.	Decision sought: Reject proposed private plan change
57	John Hawkins		57.1	Oppose	The submitter states that this is approximately 1 km from Brooklands Lagoon, which is considered to have significant ecological and cultural values. The submitter states that the plan change will have the potential to increase stormwater runoff and alter local hydrology, which may affect the timing, volume, and quality of water entering the lagoon. This plan change could lead to erosion, increased sedimentation, or elevated nutrient loads, potentially impacting species that inhabit the area. They state that the potential effects on the lagoon do not appear to have been fully addressed. The Traffic Assessment prepared does not adequately consider the impact on the Marshlands Road and Preston's Road intersection. This is already congested during peak periods, and additional residential development is expected to exacerbate pressure. There are no dedicated bus lanes in this area either, so the congestion could slow down the use of public transport and increase reliance on independent vehicles in this location.	Decision sought: Reject proposed private plan change

58	David Matthew Holden Tipple		58.1	Support	The submitter states that there are limited greenfield options for people who want a new home that isn't a townhouse in an inner suburb. A better use of land than a golf resort & better to deliver more housing than tourist accommodation. It is a great location that's closer to town than many other greenfield locations with an existing primary school and proximity to a wide range of recreational opportunities. It is a great opportunity to help facilitate public access to Styx River and associated ecological restoration. Not highly productive land. Carefully considered Outline Plan.	Decision sought: Approve the proposed private plan change. The rezoning of land at 144 Turners Road and 161 Lower Styx Road.
59	Dr Gabrielle Wall	Ōuruhia Model School	59.1	Support	Supports the proposed plan change due to its positive contribution to local education provision and the long-term viability of schooling in the area. It is estimated that 145 to 248 primary-aged students could attend the school over time which aligns well with Ōuruhia Model School's available capacity and would help the school's roll stability and long-term viability.	Decision sought: Approve the plan change
59	Dr Gabrielle Wall	Ōuruhia Model School	59.2	Support	Supports the proposed plan change due to its positive contribution to local education provision and the long-term viability of schooling in the area. It is estimated that 145 to 248 primary-aged students could attend the school over time which aligns well with Ōuruhia Model School's available capacity and would help the school's roll stability and long-term viability.	Decision sought: Ensure the Outline Development Plan continues to facilitate safe active travel routes to local schools and provides connected street networks that enable parents and children to access Ōuruhia Model School efficiently

59	Dr Gabrielle Wall	Ōuruhia Model School	59.3	Support	Supports the proposed plan change due to its positive contribution to local education provision and the long-term viability of schooling in the area. It is estimated that 145 to 248 primary-aged students could attend the school over time which aligns well with Ōuruhia Model School's available capacity and would help the school's roll stability and long-term viability.	Decision sought: Ensure the Outline Development Plan supports opportunities for place-based learning through integration with open space networks, ecological areas, and the Styx River corridor
59	Dr Gabrielle Wall	Ōuruhia Model School	59.4	Support	Supports the proposed plan change due to its positive contribution to local education provision and the long-term viability of schooling in the area. It is estimated that 145 to 248 primary-aged students could attend the school over time which aligns well with Ōuruhia Model School's available capacity and would help the school's roll stability and long-term viability.	Decision sought: Encourage staging and infrastructure development that aligns with predictable roll growth, enabling schools to plan confidently, sustainably, and efficiently for new learners and recognise the opportunity for Ōuruhia Model School as the local school for the community within the wider planning framework
60	Jamie Moir	Rolling Meadows	60.1	Oppose	The submitter is concerned the development will impact their consented festival at 240 Lower Styx Road.	Decision sought: Reject proposed private plan change
61	Pauline McGuigan		61.1	Oppose	The submitter request calculations confirming the capacity of Spencer's Drain in storm events for both pre-development and post development. The submitter also believe Christchurch City Council must ensure the development proceeds in accordance with the conditions for consent to discharge into the Styx River, CRC252424 (Amended CRC231955) Particular Note to: Condition #29.b.	Decision sought: To ensure the surrounding and receiving environment is placed in the same position for post-development as exists now for pre-development I request calculations confirming the capacity of Spencer's Drain in storm events for both pre-development and post development.

62	Aleesa McKenzie		62.1	Oppose	The submitter states that there will be an increase in flood risk, an increase in traffic on roads, an increased risk in evacuation process should there be any catastrophic event such as a Tsunami, a significant increase in expense to surrounding homes. The submitter states that the Spencerville water was already impacted with the development at Preston's, this proposed development will likely affect this further. The submitter states that there will be impact to emergency services, a potential for higher crime, possible effect on the quality of water and waterways of Styx River with increased housing, changes to infrastructure, no clear vision on the impact this may have on schooling in the area, the possible increase in littering, overcrowding of public areas and reserves.	Decision sought: Reject proposed private plan change
63	Janine Burns		63.1	Oppose	Same as what the Spencerville Residents Association have written - no point you reading it more than once.	Decision sought: Same as what the Spencerville Residents Association have written - no point you reading it more than once.
64	Gordon Cockerell		64.1	Oppose	The submitter owns the property at 174 Spencerville Road, and states that their property has been included in this plan change without them seeking such rezoning of their property. They do not think this rezoning should proceed for a number of reasons including that the land is low lying and subject to flooding and the impacts of sea level rise. They think the water take required for the development will significantly affect their well for water use. There will be significant adverse environmental and traffic effects. There needs to be an access road off Lower Styx Road and the surrounding roads, such as Turners Road and Spencerville Road would require significant upgrades to accommodate the amount of expected traffic. If there is no access to Lower Styx Road there will be a significant health and safety risk in the event of a tsunami.	Decision sought: Reject proposed private plan change. Consider all adverse effects both environmental and community to people living in this area

65	Celeste Faithfull		65.1	Oppose	The proposal creates significant and unacceptable risks relating to transport safety and capacity, tsunami evacuation, natural hazards, stormwater flooding, wastewater capacity, and water supply reliability. The existing road network cannot safely support the scale of development proposed, and the infrastructure upgrades required have not been properly assessed or provided for. The site is also highly vulnerable to flooding, liquefaction, sea-level rise, and tsunami evacuation constraints. Additionally, the proposal lacks adequate protections for the ecological health of the Styx River and surrounding habitats. Overall, the plan change is inconsistent with the District Plan, the Regional Policy Statement, and sound urban planning principles, and would result in adverse effects on the environment and on the safety and well-being of the surrounding community.	Decision sought: Reject proposed private plan change in full
66	Debbie Lee English		66.1	Oppose	1. It already smells of sewerage on the corner of Lower Styx Rd and Seabrook Drive and doesn't appear to be coping. 2. The area already floods opposite us where the paddocks are, as far as the eye can see when it rains heavily. 3. Traffic jams when leaving the area in an emergency like tsunami evacuation. There are only 3 routes to leave the area with only one going inland. 4. Concerned about a huge increase in costs to the ratepayer to upgrade roads and the bridge across the river. 5. The proposed subdivision will bring many more cars to the area.	Decision sought: Reject proposed private plan change

67	Denis John Gilmore		67.1	Oppose	The submitter has several reasons for opposition: Flood Risk. In Brooklands (925 Lower Styx Rd) the river regularly overflowed through their property and onto the road, flooding has been worse since the Kaikoura quakes - at least once every year. Beyond the bridge (west) Mr Tipple has been building up the paddocks, but they 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. The submitter states that 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. The submitter states that there will be a Loss of Farming, orcharding and market gardening land. Increased traffic on the existing roads, in normal times and especially in times of flood warning and tsunamis.	Decision sought: Reject proposed private plan change.
68	Lyndia Maurice		68.1	Oppose	They have been farming in the area for ninety years. Their animal's calf once a year. The submitter's concern is with the increased foot traffic they will have no privacy to do what they do naturally. Proper farming is a delicate operation. Increased population impacting on our business. The heavy vehicles will shake the surrounding houses and make life difficult. This development is an absolute disaster on the ecology of this area, and we strongly advise you to look into this development thoroughly. Sewage - the Spencerville/Kainga doesn't have the capacity for an extra 800 houses. Drainage - this new development will have negative impact on the water table making the surrounding farmland greatly impacted by excess water levels. Roaring - The increased number of cars.	Decision sought: Reject proposed private plan change

69	Canterbury Regional Council (Environment Canterbury) User		69.1	Neutral	Resource consents from Environment Canterbury may be required for the development and operation of the site. 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. The submitter notes 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 submitter notes that conclusions of the ecological impact assessment are not supported by an assessment of the relevant criteria in the Policy 9.3.1 and Appendix 3 of the Canterbury Regional Policy Statement. The submitter notes that 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).	Decision sought: Environment Canterbury requests that the concerns identified are addressed.
69	Canterbury Regional Council (Environment Canterbury) User		69.2	Neutral	Residential development of the site may impact both surface and groundwater quality. 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.	Decision sought: Environment Canterbury requests that the concerns identified are addressed.

69	Canterbury Regional Council (Environment Canterbury) User		69.3	Neutral	Environment Canterbury acknowledges that policy 8 of the National Policy Statement on Urban Development requires Local Authorities to be responsive to plan changes affecting urban environments. The submitter highlights the risks and issues with out of sequence development, which can lead to poor urban form, higher infrastructure costs, poor environmental outcomes, and greater exposure to natural hazards.	Decision sought: Environment Canterbury requests that the concerns identified are addressed.
70	George Nimmo	Ouruhia Residents Group	70.1	Oppose	The submitter outlines the key concerns and multiple adverse effects on the environment and community are: - Increase of traffic movements, Lower Styx Road Access, Lack of Public Transport. - Natural hazard risks from Tsunami and flooding. - Concerns regarding the provision of Water, Wastewater and Stormwater infrastructure. - Ecological effects on the Styx River corridor. - Community amenity and character changing. The submitter notes that the proposed development would increase the number of houses in the Ouruhia area by 1330%. - Reverse sensitivity on rural farming activities - Commercial activity in the development should not include anti-social or toxic activities such as public bars, liquor stores or vape shop. - Exaggerated Economic benefits from the development, the submitters consider the development is negative to both the environment and the local community. - The submitters are concerned that this proposal will result in a very large and concentrated area of housing close to the radio mast which is 137 metres high. It has been shown that such towers do cause	Decision sought: Primary Relief - Decline proposed PPC23 in it's entirety

					potentially harmful radio frequency fields to human health. - The submitters are concerned regarding the potential noise, dust and general nuisance to be caused by this development if it were to go ahead. There needs to be a sequenced development plan with strong environmental and construction controls if the proposal is approved. - The proposal suggests there is a high demand for development in this area, however no evidence is provided. The submitters also note that Council has demonstrated sufficient housing is zoned for the next 30 years. - Cultural values and potential effects. - The submitter notes the contamination report provided to the submitters is deficient in a number of areas and that previous studies have come to different conclusions. - No consultation with the community in comparison with previous golf resort developers. - Economic feasibility, the submitters makes note that the applicant only owns a portion of the site and questions if the development will reach the projected 800 households yield.	
70	George Nimmo	Ouruhia Residents Group	70.2	Oppose	Cultural values and potential effects, local Ngai Tahu members have raised the issue of a traditional pathway between Ngai Tuahuriri Pa to the sea. We have written to Ngai Tahu regarding this matter and are awaiting their reply.	Decision sought: The following site-specific relief, if PPC is to be approved or approved in part: - Prior to any development that an archaeological study of the area occurs.

70	George Nimmo	Ouruhia Residents Group	70.3	Oppose	The contamination report provided to the submitters is deficient in a number of areas. These include the fact that part of the upper terrace along Turners Road has been and is actively market gardened. Historically this farm has also produced on the lower levels' horticultural crops e.g. potatoes, onions etc. Additionally, the Boffa Miskell report (2004) identifies further potential areas of contamination not included in the applicants' report	Decision sought: The following site-specific relief, if PPC is to be approved or approved in part: That prior to any development, further significant independent testing for contamination should be undertaken and remediated.
70	George Nimmo	Ouruhia Residents Group	70.4	Oppose	The submitters are concerned regarding the potential noise, dust and general nuisance to be caused by this development if it were to go ahead. The volumes of fill required will involve thousands of truck loads, which will be entirely unsuitable for the road network and be deleterious for the health and welfare of the residents. Unlike the golf course where there was only internal movement of fill. This project will require substantial fill from outside sources, which can result in contamination to the site here and ultimately the river.	Decision sought: The following site-specific relief, if PPC is to be approved or approved in part: There needs to be a sequenced development plan with strong environmental and construction controls if the proposal is approved. Prior to any construction or development of the facilities that the bridge over the Styx River be constructed and this be the only entrance to the development during construction. If the development was to be approved there needs to be frequent and independent monitoring of all materials entering the site. Hours of work be restricted to 7 a.m. – 6 p.m. Monday to Friday and 7 a.m. -12 noon on Saturday
71	Kristin and Andrew Buxton		71.1	Oppose	The submitter outlines the following reasons for opposing the proposed plan change. 1. The proposed rezoning does not represent a well-functioning urban environment. 2. The increased provision of housing is not necessary to meet the demand over the next 30 years 3. There is insufficient infrastructure to service the proposed development including wastewater and potable water services. 4. There is a failure to provide appropriate roading, cycleway and walkway connections. 5. There will be a loss of highly productive land, natural wetlands and other open space land. 6. There will be adverse impacts on the environment, including on natural and landscape values that have not been appropriately mitigated	Decision sought: The submitter seeks that the proposed plan change is declined.

71	Kristin and Andrew Buxton		71.2	Oppose	The submitter outlines that the land must be suitable for the level of development proposed. The proposed Plan Change 23 does not provide sufficient information to determine the level of effects and whether those effects have been adequately avoided, remedied or mitigated. The activity status and matters of discretion should ensure that these matters are addressed before any subdivision of the land is approved. As proposed, any subdivision of land within the Outline Development Plan would be a controlled activity which Council must grant consent to. Given the lack of information submitted with the application, this is not considered an appropriate activity status.	Decision sought: If approved, provide as a non-complying activity, any subdivision that is not consistent with the approved Outline Development Plan. Add to Activity Status Table in 8.5.1.5 of the District Plan, subdivision in the Outline Development Plan that does not comply with the RDA Rule RD.2.
71	Kristin and Andrew Buxton		71.3	Oppose	The submitter outlines that the land must be suitable for the level of development proposed. The proposed Plan Change 23 does not provide sufficient information to determine the level of effects and whether those effects have been adequately avoided, remedied or mitigated. The activity status and matters of discretion should ensure that these matters are addressed before any subdivision of the land is approved. As proposed, any subdivision of land within the Outline Development Plan would be a controlled activity which Council must grant consent to. Given the lack of information submitted with the application, this is not considered an appropriate activity status.	Decision sought: If approved - Provide for subdivision within the Approved Outline Development Plan as a Restricted Discretionary Activity under Rule RD.2 under Chapter 8.5.1 of the District Plan
71	Kristin and Andrew Buxton		71.4	Oppose	The submitter outlines that the land must be suitable for the level of development proposed. The proposed Plan Change 23 does not provide sufficient information to determine the level of effects and whether those effects have been adequately avoided, remedied or mitigated.	Decision sought: If approved, add to Appendix 8.4.1.2 in the District Plan a new Outline Development Plan for the area as provided in the applicant's documents showing areas of development including but not limited to existing and new roading networks; stormwater areas, areas to be protected for natural values and open space values

71	Kristin and Andrew Buxton		71.5	Oppose	The submitter outlines that the land must be suitable for the level of development proposed. The proposed Plan Change 23 does not provide sufficient information to determine the level of effects and whether those effects have been adequately avoided, remedied or mitigated.	Decision sought: If approved, "Extended pedestrian and cycle links to Ouruhia Model School, Bottle Lake Forest, and Preston's suburb are proposed" and "Internal ODP network includes a collector road loop to provide opportunity for public transport" are included in relevant objectives and policies and shown on outline development plan
72	Penelope Ann Hargreaves		72.1	Oppose	The submitter outlines the following reasons for their opposition: Flooding and Styx River amenity, Transport effects on Turners, Spencerville and Chaney's corner, Costs to ratepayers for maintaining reserve areas, goes against the current zoning and does not propose a golf course.	Decision sought: Reject the proposed plan change
73	Tamara Tracy Watson Wells		73.1	Oppose	The submitter outlines the following aspects that concern them: Flooding and Tsunami hazards, Transport effects, Light and sound, Cultural effects	Decision sought: Decline the proposed plan change
73	Tamara Tracy Watson Wells		73.2	Oppose	The submitter outlines the following aspects that concern them: Flooding and Tsunami hazards, Transport effects, Light and sound, Cultural effects	Decision sought: If approved, that the household yield be restricted to 165 or fewer with all traffic using the upgraded bridge onto Lower Styx Road and that all green space and more extensive setbacks from the road be adhered to.
73	Tamara Tracy Watson Wells		73.3	Oppose	The submitter outlines the following aspects that concern them: Flooding and Tsunami hazards, Transport effects, Light and sound, Cultural effects	Decision sought: If approved, that low level lighting is used.
73	Tamara Tracy Watson Wells		73.4	Oppose	The submitter outlines the following aspects that concern them: Flooding and Tsunami hazards, Transport effects, Light and sound, Cultural effects	Decision sought: if approved, that all appropriate steps are taken to ascertain any cultural or heritage significance of the site. prior to any work being undertaken.
73	Tamara Tracy Watson Wells		73.5	Oppose	The submitter outlines the following aspects that concern them: Flooding and Tsunami hazards, Transport effects, Light and sound, Cultural effects	Decision sought: If approved, that appropriate infrastructure is in place to make this a functioning/workable subdivision.

74	Michael Charles Wells		74.1	Oppose	Submitter is concerned about transport, natural hazards and water supply. Submitter is not opposed to the development, just the size and scale of the proposal.	Decision sought: Reject the proposed plan change and allow for housing as provided in the Golf Resort Zone.
75	John J. Messerly		75.1	Oppose	The submitter has concerns with a number of aspects of the proposal, including multiple natural hazards and climate change risk; Transport safety and tsunami or flooding evacuation; Three waters infrastructure capacity and long -term resilience; Stormwater and floodplain performance; Inconsistency with NPS-UD, NPS-FM, CRPS, Christchurch District Plan and MDRS; Ecological and freshwater protection and effects on biodiversity in the Styx catchment; Cultural, archaeological and heritage values; Public health, contamination of soil and groundwater; Urban form and economic and commercial viability; Insurability and financial risk to property owners; Urban design, landscape and visual effects, and emissions.	Decision sought: Primary relief - decline proposed PPC23 in its entirety.
75	John J. Messerly		75.2	Oppose	The submitter has concerns with a number of aspects of the proposal, including multiple natural hazards and climate change risk; Transport safety and tsunami or flooding evacuation; Three waters infrastructure capacity and long -term resilience; Stormwater and floodplain performance; Inconsistency with NPS-UD, NPS-FM, CRPS, Christchurch District Plan and MDRS; Ecological and freshwater protection and effects on biodiversity in the Styx catchment; Cultural, archaeological and heritage values; Public health, contamination of soil and groundwater; Urban form and economic and commercial viability; Insurability and financial risk to property owners; Urban design, landscape and visual effects, and emissions.	Decision sought: Alternative relief: Defer or suspend processing of the proposed plan change pending receipt of the following additional assessments, and peer review of these additional assessments: • Updated hydrodynamic flood modelling; • Groundwater/Sea level rise modelling; • Tidal [tide-gate] closure and backflow modelling for the Styx catchment; • Full liquefaction and settlement analysis in accordance with NZ Geotechnical Society 2021 guidance • Flood storage displacement modelling for all proposed filling; • Updated transport network modelling including for affected corridors and intersections;

						• A traffic safety assessment including for the Spencerville Road railway crossing and a safety audit for all site accesses and receiving roads; • Updated tsunami -evacuation travel time modelling to NZTA standards.
75	John J. Messerly		75.3	Oppose	The submitter has concerns with a number of aspects of the proposal, including multiple natural hazards and climate change risk; Transport safety and tsunami or flooding evacuation; Three waters infrastructure capacity and long -term resilience; Stormwater and floodplain performance; Inconsistency with NPS-UD, NPS-FM, CRPS, Christchurch District Plan and MDRS; Ecological and freshwater protection and effects on biodiversity in the Styx catchment; Cultural, archaeological and heritage values; Public health, contamination of soil and groundwater; Urban form and economic and commercial viability; Insurability and financial risk to property owners; Urban design, landscape and visual effects, and emissions.	Decision sought: The following site specific relief, if PPC is to be approved or approved in part: rezone the lower terrace (HFHMA and ponding areas) as “Conservation” zoning, with ecological restoration to be prioritised within this area; riparian corridors to be widened to a minimum of 20 m; stormwater basins to be relocated outside of high-flood-hazard areas, and public access and habitat enhancement to be integrated into long-term management.
75	John J. Messerly		75.4	Oppose	The submitter has concerns with a number of aspects of the proposal, including multiple natural hazards and climate change risk; Transport safety and tsunami or flooding evacuation; Three waters infrastructure capacity and long -term resilience; Stormwater and floodplain performance; Inconsistency with NPS-UD, NPS-FM, CRPS, Christchurch District Plan and MDRS; Ecological and freshwater protection and effects on biodiversity in the Styx catchment; Cultural, archaeological and heritage values; Public health, contamination of soil and groundwater; Urban form and economic and commercial viability; Insurability and financial risk to property owners; Urban design, landscape and visual effects, and emissions.	Decision sought: Further relief sought - That the applicant be required to: • map all relevant Qualifying Matters spatially, • complete a full s77L evaluation of alternative development forms, • demonstrate the “least modification necessary” to MDRS [Medium Density Residential Standards], • incorporate hazard and infrastructure constraints transparently into rezoning boundaries.

75	John J. Messerly		75.5	Oppose	The submitter has concerns with a number of aspects of the proposal, including multiple natural hazards and climate change risk; Transport safety and tsunami or flooding evacuation; Three waters infrastructure capacity and long -term resilience; Stormwater and floodplain performance; Inconsistency with NPS-UD, NPS-FM, CRPS, Christchurch District Plan and MDRS; Ecological and freshwater protection and effects on biodiversity in the Styx catchment; Cultural, archaeological and heritage values; Public health, contamination of soil and groundwater; Urban form and economic and commercial viability; Insurability and financial risk to property owners; urban design, landscape and visual effects, and emissions.	Decision sought: Further relief sought - Cultural and Archaeological Assessment: That the applicant be required to provide: • an updated Cultural Impact Assessment prepared in partnership with Ngai Tuahuriri, • a mahinga kai assessment consistent with Te Mana o Te Wai, • a full archaeological desktop assessment and walkover survey, • identification and protection of wahi tupuna and wahi tapu.
75	John J. Messerly		75.6	Oppose	The submitter has concerns with a number of aspects of the proposal, including multiple natural hazards and climate change risk; Transport safety and tsunami or flooding evacuation; Three waters infrastructure capacity and long -term resilience; Stormwater and floodplain performance; Inconsistency with NPS-UD, NPS-FM, CRPS, Christchurch District Plan and MDRS; Ecological and freshwater protection and effects on biodiversity in the Styx catchment; Cultural, archaeological and heritage values; Public health, contamination of soil and groundwater; Urban form and economic and commercial viability; Insurability and financial risk to property owners; urban design, landscape and visual effects, and emissions.	Decision sought: Further Relief sought - That the following infrastructure related information is provided: • a full infrastructure funding plan, • identification of all unfunded or partially funded upgrades, • analysis of who bears the long-term operational costs, • confirmation that ratepayers will not be burdened by private development.

75	John J. Messerly		75.7	Oppose	The submitter has concerns with a number of aspects of the proposal, including multiple natural hazards and climate change risk; Transport safety and tsunami or flooding evacuation; Three waters infrastructure capacity and long -term resilience; Stormwater and floodplain performance; Inconsistency with NPS-UD, NPS-FM, CRPS, Christchurch District Plan and MDRS; Ecological and freshwater protection and effects on biodiversity in the Styx catchment; Cultural, archaeological and heritage values; Public health, contamination of soil and groundwater; Urban form and economic and commercial viability; Insurability and financial risk to property owners; Urban design, landscape and visual effects, and emissions.	Decision sought: Further Relief sought - That the following insurance related information is provided: • Decline PC23 unless the applicant provides full, peer-reviewed insurability modelling demonstrating long-term insurance viability. • Require evaluation of premium escalation, insurance retreat scenarios, and mortgage impacts across a 100-year planning horizon. • Require an insurer-issued assurance that full replacement insurance will remain available for PC23 homes
75	John J. Messerly		75.8	Oppose	The submitter has concerns with a number of aspects of the proposal, including multiple natural hazards and climate change risk; Transport safety and tsunami or flooding evacuation; Three waters infrastructure capacity and long -term resilience; Stormwater and floodplain performance; Inconsistency with NPS-UD, NPS-FM, CRPS, Christchurch District Plan and MDRS; Ecological and freshwater protection and effects on biodiversity in the Styx catchment; Cultural, archaeological and heritage values; Public health, contamination of soil and groundwater; Urban form and economic and commercial viability; Insurability and financial risk to property owners; Urban design, landscape and visual effects, and emissions.	Decision sought: Further Relief sought - Given the potential scale of the retail floorspace, a retail distribution effects assessment be provided and peer reviewed, including as to its consistency with regional and district policy.

75	John J. Messerly		75.9	Oppose	The submitter has concerns with a number of aspects of the proposal, including multiple natural hazards and climate change risk; Transport safety and tsunami or flooding evacuation; Three waters infrastructure capacity and long -term resilience; Stormwater and floodplain performance; Inconsistency with NPS-UD, NPS-FM, CRPS, Christchurch District Plan and MDRS; Ecological and freshwater protection and effects on biodiversity in the Styx catchment; Cultural, archaeological and heritage values; Public health, contamination of soil and groundwater; Urban form and economic and commercial viability; Insurability and financial risk to property owners; Urban design, landscape and visual effects, and emissions.	Decision sought: Further Relief sought - That the following land contamination information is provided by the applicant, otherwise CCC should decline or suspend the PC under Clause 23(5): • Full Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) in accordance with the NES on Contaminated Soil. • Remediation Action Plan (RAP) and Long-Term Management Plan (LMP): If contamination is confirmed, require a RAP specifying remediation methods, disposal pathways, verification testing, and a long-term management plan for any residual contamination. • Groundwater-Rise and Salinity-Intrusion Assessment: Require quantitative modelling of groundwater rise under NZ Sea Level Rise 2022 projections, saltwater intrusion risks, and effects on foundation performance, stormwater basins, and contaminant mobilisation. • Assessment of Fill Quality, Source, and Contaminant Risks: Require full certification and testing of all imported fill, analysis of contaminant leaching potential, and assessment of fill behaviour in high-water-table floodplain conditions. • Public-Health Risk Assessment: Require assessment of dust, particulates, groundwater contamination risks to neighbouring bores, and exposure pathways for nearby residents during earthworks • Regional Consenting Feasibility (LWRP and NES-FM): Require evidence that all required regional consents—including stormwater discharge, wetland modification, groundwater take, and earthworks—are realistically obtainable under the LWRP and NES-Freshwater.
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75	John J. Messerly		75.10	Oppose	The submitter has concerns with a number of aspects of the proposal, including multiple natural hazards and climate change risk; Transport safety and tsunami or flooding evacuation; Three waters infrastructure capacity and long -term resilience; Stormwater and floodplain performance; Inconsistency with NPS-UD, NPS-FM, CRPS, Christchurch District Plan and MDRS; Ecological and freshwater protection and effects on biodiversity in the Styx catchment; Cultural, archaeological and heritage values; Public health, contamination of soil and groundwater; Urban form and economic and commercial viability; Insurability and financial risk to property owners; Urban design, landscape and visual effects, and emissions.	Decision sought: Further Relief sought: • Require the applicant to re-engage appropriately and transparently with Te Ngai Tuahiriri Runanga as mana whenua, providing up-to-date, full, and accurate information about the current proposal and its potential effects, including cultural, hydrological, and ecological effects. • Require the preparation of a full, and independent mana whenua led Cultural Impact Assessment. • Ensure that any future planning, assessment, or decision-making arising from PC23 gives effect to the principles of the Treaty of Waitangi.
75	John J. Messerly		75.11	Oppose	The submitter has concerns with a number of aspects of the proposal, including multiple natural hazards and climate change risk; Transport safety and tsunami or flooding evacuation; Three waters infrastructure capacity and long -term resilience; Stormwater and floodplain performance; Inconsistency with NPS-UD, NPS-FM, CRPS, Christchurch District Plan and MDRS; Ecological and freshwater protection and effects on biodiversity in the Styx catchment; Cultural, archaeological and heritage values; Public health, contamination of soil and groundwater; Urban form and economic and commercial viability; Insurability and financial risk to property owners; Urban design, landscape and visual effects, and emissions.	Decision sought: Further Relief sought - Decline or suspend the PC due to unresolved procedural defects. These include: • The Section 32 evaluation does not assess reasonable alternatives. • The PC is not consistent with the Canterbury Land and Water Regional Plan. • The Outline Development Plan is incomplete and does not include spatial information on Qualifying Matters and hazard overlays. • No strategic infrastructure assessment has been provided. • No updated cultural assessment has been undertaken. • The Integrated Transport Assessment is inadequate. • No climate change adaptation evaluation has been provided.

75	John J. Messerly		75.12	Oppose	The submitter has concerns with a number of aspects of the proposal, including multiple natural hazards and climate change risk; Transport safety and tsunami or flooding evacuation; Three waters infrastructure capacity and long -term resilience; Stormwater and floodplain performance; Inconsistency with NPS-UD, NPS-FM, CRPS, Christchurch District Plan and MDRS; Ecological and freshwater protection and effects on biodiversity in the Styx catchment; Cultural, archaeological and heritage values; Public health, contamination of soil and groundwater; Urban form and economic and commercial viability; Insurability and financial risk to property owners; Urban design, landscape and visual effects, and emissions.	Decision sought: Further Relief sought - The applicant should provide peer reviewed assessments of additional matters including: • A school safety and active transport assessment for Ouruhia Model School; • A Construction Effects Management Plan • A transport emissions and vehicle kilometres travelled analysis. • A firefighting water supply and emergency response assessment • Other additional matters listed in paragraph 14.12
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