

## PRIVATE PLAN CHANGE 23 WHISPER CREEK, SPENCERVILLE

### MINUTE # 4

### COMMISSIONER'S POST HEARING DIRECTIONS

1. The hearing of Private Plan Change 23 (PC23) was adjourned on Friday 22 May 2026. At the adjournment I indicated that I would consider whether any further information or inputs were necessary from any parties, and issue directions as to further steps and the applicants reply. At the hearing I also requested and have received further information from Mr Norton pertaining to the Council Global Stormwater Consent and the Styx Stormwater Management Plan.
2. I have considered the information provided in evidence and at the hearing as to what additional information is required to make a recommendation on the Plan Change request.
3. During the hearing I heard from submitters and from experts for the applicant and Council concerned with the level and accuracy of information pertaining to stormwater management and flood hazard, and wastewater infrastructure. I have considered the information provided in evidence and responses at the hearing and do not require any further information on those matters at this time.
4. Remaining matters of disagreement between experts included visual impact / urban design issues pertaining to treatment and building controls at the development interface, and transport matters concerning the size and function of the neighborhood centre, restriction on construction use of Turners Road, and the need, timing and mechanism for Spencerville Road upgrades. Some of these matters have been addressed in part in the revised pS23 ODP provisions attached to Mr Cleese's evidence in chief, prepared prior to expert caucusing, and the subsequent further amendments attached to Mr Friedel's summary statement.
5. Mr Friedel suggested in his summary that a further amended schedule of amendments to the ODP be provided in conjunction with other planning experts. I agree that there would be merit in doing this.
6. There remain other issues of disagreement between parties and experts. The positions of the respective parties are clear and remain matters for my consideration in determining the proposals. I do not however require any further information on those matters in order to make my recommendations.
7. **I direct that** the planning experts undertake caucusing relating to the PC23 ODP provisions and provide an updated schedule of amendments in track change format identifying recommended changes. The document shall include any areas of disagreement between experts, with a summary of reasons provided in comments. The above document is to be provided by **5 pm on Monday 8 June**

**2026.**

8. **I direct that** the applicants submissions in reply be provided in writing by **5pm on Monday 15 June 2026.**
9. In terms of the above directions, all documents shall be provided electronically by e mail in pdf format to one of the Hearing Administrators Andrew Jackson / Gina Robson / Dylan Cresswell-Miley at **SPPCBusinessSupport@ccc.govt.nz**. The phone contact is **03 941 8999** and request to speak to one of the administrators. Parties shall notify the Hearing Administrator and make specific arrangements if they are not able to send or receive documents in this manner.
10. All documents and the applicants reply shall also be made available from the Christchurch City Council web site. Any documents relating to this matter, including all briefs of expert evidence, will be found at **ccc.govt.nz/pc23** & **letstalk.ccc.govt.nz/PC23**.



**Graham Taylor**  
Independent Commissioner  
2 June 2026