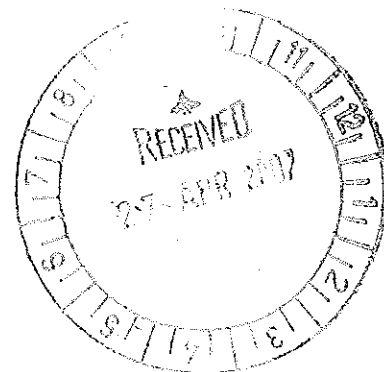
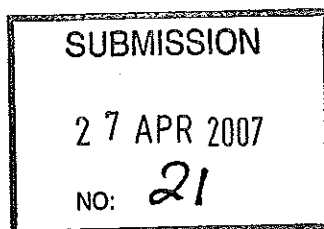


Plimmerton Farm  
Main Road  
Plimmerton  
24<sup>th</sup> April 2007



Porirua City Council  
Po Box 50218  
Porirua City

**SUBMISSION ON THE PROPOSED CHANGE 6 TO THE PORIRUA CITY DISTRICT PLAN BY EQM FARMING LTD.**

Plimmerton Farm Partnership fully supports EQM's application for a private plan change.

**FARM VIABILITY-**The Porirua area is not rich in soil fertility and with an irregular rainfall pattern, (resulting in huge seasonal grass growth fluctuations) all leading to lesser stock numbers being carried per hectare than other parts of New Zealand.

Carrying more stock units won't necessarily mean bigger financial returns, as costs associated with intensification tend to outweigh any long term gains.

Another problem with intensification on this type of property will be the increase in soil erosion due to paddocks being grazed harder than previously. Harder grazing leads to lower pasture levels thus reducing the ability of the pasture to lower the runoff affect of soils during periods of rainfall, leading to more sedimentation of the Pauatahanui Inlet.

**WETLAND REGENERATION-** We fully support EQM's proposals towards wetland regeneration as this will have a huge positive affect on the Pauatahanui Inlet by reducing runoff containing silt and debris.

**CLUSTER HOUSING-**We fully support this as it is a far better utilisation of marginal land than Council has previously permitted under the District Plan. Under the 5 hectare minimum rule, lifestyle blocks are too large for most part time farmers to handle. The topography of the land result in it being very hard to juggle the 5ha block to that exact size leading too even bigger blocks making them even harder to manage. A varied range of smaller lifestyle block sizes will mean that blocks can be surveyed to fit the contours of the farm more efficiently. There is a demand for this size of lifestyle block as shown by neighbouring districts.

**STRUCTURES-** We agree with PCC having the ability to impose conditions in accordance with the set guidelines to ensure design outcomes are achieved. Page 72 D4 A.3.12.

**AMENITY CONFLICTS-**We support this as it is well stated that there will be continued farming activities in the area, so if you don't like it, don't buy in the area. Page 78 7.1.8

**NOISE-** We support the exclusions to the permitted and the controlled activities.

Page 32 D4 A. 2. 4. and Page 36 D4 A. 3. 9.

Yes I do wish to speak at the hearing.

Yours truly,  
Ian Benge Phone 027 231 44 50  
Partner/ farm manager

A handwritten signature in black ink, appearing to read "Ian Benge".