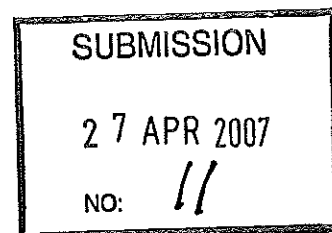


PORIRUA C C

27 APR 2007

RECEIVED



SUBMISSION ON PROPOSED PLAN CHANGE

Clause 6 of First Schedule, Resource Management Act 1991

To Porirua City Council, Cobham Court, P O Box 50 218, Porirua City, New Zealand

Name of Submitter: *[Full name]*

Lloyd David Robinson & Tonia Evelyn Robinson

This is a submission on the following proposed plan change to the Porirua City District Plan.

Judgeford Hills Private Plan Change Application – EQM Farming Ltd January 2007

Plan Change 6.

The specific provisions of proposed plan change that my submission relates to are:

1 RMA Clause 25 – undue haste, considering the PCC district plan review that is

imminent.

2 Rooding proposals as defined by the applicants clause 2.2.2, attachment 4 and attachment 6 clauses 2.

3 (See attached)

[continued on separate sheet(s)]

My submission is:

We oppose this plan change request as we believe it does not meet with the Porirua

City Council concepts for how it sees its residents interact between urban and rural

residents. The impact of such concentrations of dwellings on the fragile rural environment and the long term affects disjointed ownership complications.

[continue on separate sheet(s) if necessary]

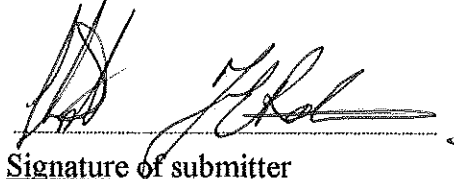
I seek the following decision from the Porirua City Council:

[Give precise details.]

To reject the plan change and limit the impact that is planned on the rural zone and the district plan provisions. Standard 5 hectare lots are more than suitable for this site.

Delay any decisions until the District Plan can be reviewed as a whole for rural properties within the greater Porirua zone and ensure development occurs in appropriate areas of value to all of Porirua residents.

I wish to be heard in support of my submission at the submission hearing at a date still to be set.



Signature of submitter

[or person authorised to sign on behalf of the submitter.]

26/4/07

Date:

(A signature is not required if you make your submission by electronic means)

Address for service of the submitter:

.....
P. O Box 50669

.....
Porirua

.....
Telephone number:

2372423

.....
Fax/email:

lttrobenson@clear.net.nz

.....
Contact Person: *[name and designation, if applicable]*

Lloyd Robinson

The specific provisions of proposed plan change that my submission relates to are:
Continued.

- 4 Economic basis as described by EQM is flawed in its value to the community.
 - 5 Legal constructs that are so heavily weighted in favour of the developer that it is most likely that they will fail. There being no balanced outcome for cluster lot owners.
 - 6 Planned water services being supplied by reservoir from town supply while in rural zone.
 - 7 Sewage scheme proposals that fail to adequately consider daily flows, peak dry weather patterns and residents with no direct responsibility for the systems correct functioning. No costs have been given to its viability under a body corporate structure.
 - 8 Lack of 'reserves' allocation within the plan.
 - 9 No proposal as to how the cluster units and its surrounding primary farmland and environmental areas will be rated.
 - 10 Subdivision of the rural zones is envisaged in the proposal that jeopardises the concept for the future.
 - 11 The impact of other plan change requests for similar developments should this one succeed.
 - 12 Robustness of the PCC district plan and its guidance that it has given to developers and residents show the thoroughness of its contents and the ability to service current developments without challenge.
 - 13 Non subdivisional covenant is in place on all properties. Any change will impact on the other properties within the same Elmwood development.
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