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Subject: submission on Plan Change 2
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Kia ora

It appears that Plan Change 2 is proposing to apply the medium density residential standards to the general residential zone at Peka Peka beach. This would allow residential dwellings of up to three stories to be built in that area. I **do not** support this. As you are fully aware, Peka Peka beach has no storm water provision and over the recent months from December 2021 to now has suffered from ground water level rise and flooding due to council's inaction. Council stopped its annual clearing of drains and streams around Pharazyn reserve 25 years ago and this has led to a build up of water which has eventually affected properties. It took Council months to agree to contract in Goodmans to undertake the long overdue stream and drain clearing which finally happened in August. Meanwhile properties were left with septic tanks not working, flooding coming into garages and other buildings, driveways unable to be used because of flooding, mature trees and plants dead.

I am disgusted the council would think it ok to potentially increase property development in an area which is suffering from lack of services already (storm water). It makes council look like all it cares about is increasing revenue through property development (more consent fees and rates) without caring about whether the properties it has already consented have fair access to services.

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