

Introduction

- Morena, Tena koutou
- My name is Ron Beernink. My partner Glenda who cannot be here this morning, and I live in a lovely colonial character cottage in Fitzherbert Street around the corner of the wonderful Jackson Street.
- We are in a high residential zone, close to both the commercial and industrial zone.
- The focus of my submission is the interplay between those zones, the high density development of housing, and how that impacts on local environmental hazards.
- Our position is that we are supportive of high-density development near transport services, but only if matched by ensuring infrastructure capacity, safe liveable neighbourhoods, and heritage protection.

II. Infrastructure & Climate Resilience

- Petone is already identified as having **High Flood Hazard** and **Medium Coastal Inundation Hazard**.
- Current stormwater infrastructure struggles to cope with intensive rainfall.
- High-density building without infrastructure upgrades will significantly exacerbate flooding.
- **Requested Action is that** high-density development must be subject to **proven infrastructure capacity** for stormwater as well as sewerage.

III. Green Infrastructure & 'Living Streets'

- The Plan should mandate green spaces and community gardens to complement high-density housing, and to act as natural water sumps during flood events.
- Particularly multi-story buildings (3–6 stories) must provide public green spaces to offset wind and shade impacts.
- Development needs to embrace the concept of "Living Streets" that prioritize people over cars. This includes
 - Lower speed limits (10–20 km/h) to ensure safety for pedestrians, young and old.
 - Green spaces and thoroughfares that encourage people to walk to the shops, the bus, or other destinations.
 - Discourage private vehicle dominance and protect footpaths from being sacrificed to cope with increased parking demands.

IV. Heritage & Industrial Integration

- 3-to-6 story buildings risk destroying the character of Petone's character residential streets.
- As an alternative, the plan should allow for high-density residential development **above** existing industrial businesses in the Petone heritage industrial zone.
- This can follow London's model of "intensification" on brownfield sites.
- It would protect the character residential streets while meeting housing density targets.

V. Technical implications

1. No medium/high-density development in areas without a **funded plan** to address inadequate infrastructure services such as storm water.
2. Increase minimum permeable surface requirements (e.g., 30% baseline plus 10% *per level over two stories*).
3. Change the Petone residential area zoning to **Large Lot Residential Zone (LLRZ)** until flood risks are addressed.
4. Development plans to be subject to guidelines for ensuring living streets.