

From: [Megan Lane](#)
To: [Regional Plan](#)
Subject: Submission on Regional Policy Statement Proposed Change 1
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Kia ora

Submission from Megan Lane, 20 Espin Crescent, Karori, 0273001930

I support all councils ensuring that more homes don't mean more emissions.

It's ridiculous that traffic-inducing greenfield subdivisions of single-family detached houses are still the lion's share of new homes being built.

Buildings, streets, roads, parks will be there for decades, and how well they're done will profoundly limit (or enable) the people who live there. "Behaviour change" can't do anything meaningful when the entire landscape is pushing against it.

There are plenty of reasons why it's *easier* and *more profitable* to do traditional car-centric suburban greenfield. Are councils less willing and able to provide for and process intensification than greenfield? So it's important for councils – of all stripes – to do everything they possibly can to get good intensification for growth, rather than greenfield.

I'm not opposed to greenfield if it's based on high accessibility, not mobility, with a sustainable movement network.

There may well be additional or different policy tools, besides TDM plans, that councils can use to ensure developments aren't private-car-centric. I want to see these provisions strengthened, enhanced, and made more sophisticated and more comprehensive.

I wish also to see councils' planning, regulatory and consenting teams boosted and upskilled to become more comfortable and confident at doing "density done well".

I support the provisions for uplifting Te Mana o te Wai, the Blue Belt, creating climate-resilient urban areas, and supporting biodiversity. These provisions, too, can be refined and enhanced but these are things that all councils should be doing.

Ngā mihi, Megan