

**From:** [Peter Ramage](#)  
**To:** [Regional Plan](#)  
**Subject:** submission on Regional Policy Statement Proposed Change 1  
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I support GWRC making policy to influence councils in the Wellington region to not plan to build homes without considering the impact on emissions over the life cycle of those homes.

We should not be supporting councils to deliver most of the new homes for people wanting to live in the Wellington region as greenfield single family detached houses in places where it is hard to provide public transport, and where most day-to-day tasks will require a car.

Decisions on the built environment have impacts for decades, if not centuries: many of our roads and buildings date back more than a hundred years, and retrofitting them to be fit for purpose later is incredibly expensive and hard. We need to get it right first time. Development needs to be focused in the walkable catchments of places people already want to be, or with convenient public transport to take them to these places.

Expecting behaviours change to reduce climate change if our built environment supports and reinforces only the most carbon intensive ways of living is unrealistic and unproductive. It is incredibly hard and expensive to retrofit or rebuild our urban fabric if it proves to be not fit for purpose, so we need to get it right first time.

Councils, with current resources, are far less willing and able to provide for and process intensification than greenfield. But, we should not be designing our cities in the way that is easiest for councils  
There are plenty of

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, made more sophisticated and more comprehensive rather than diluted. Councils should not need to be dragged kicking and screaming by central government requirements like NPS-UD and MDRA toward building good cities.

I wish also to see councils' planning, regulatory and consenting teams boosted and upskilled to become more comfortable and confident at supporting and enabling density. This means embracing density, not demanding it fit in with an existing context: it should let the look and feel of our neighborhoods changing and developing to meet the needs of people that want to live there.