

From: [Isabella Cawthorn](#)
To: [Regional Plan](#)
Subject: Submission on Plan Change 1
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Submission:

- support all councils ensuring that more homes doesn't mean more emissions.
- It's shameful that in this day and age, traffic-inducing greenfield subdivisions of single-family detached houses are still the lion's share of new homes being built.
- Buildings, streets, roads, parks etc 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.
- Everyone knows it's *easier* and *more profitable* to do traditional car-centric suburban greenfield. A key reason seems to be that councils, with current resources, are far less willing and able to provide for and process intensification than greenfield. And that's why it's extra important for councils – of all stripes – to do everything they possibly can to get good intensification for growth, rather than greenfield. The wailing and gnashing of teeth about being "forced" to do low(er) carbon developments has been quite shocking, and speaks to the need for a whole comprehensive policy and incentive package of progressively sharpened sticks and carrots across the whole system.
- I'm not opposed to Sunfield-style, Ijburg-style greenfield that can pass the test of being founded on high accessibility, not mobility, and whose movement network is very sustainable. But such a greenfield development will pass with flying

colours a test like that proposed, so won't have to worry. This test is a “minimum performance” threshold, a floor, that's important due to the prevalence of 1990s-era transport planning of the great majority of Wellington developments – including ones within [minutes of growing railway stations](#).

- 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.
- 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” by intensification. It's a nasty catch-22 they're in right now and that's not OK.
- Finally, 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, of all stripes, should be doing.

I wish to speak to my submission.

Cheers
Isabella

Sent on the move - please excuse the brevity and any typos

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