

**From:** [Jennifer Van Beynen](#)  
**To:** [Regional Plan](#)  
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To whom it may concern,

I'd like to express support for councils ensuring that building more homes does not lead to more carbon emissions, which we desperately need to minimise.

Given the huge environmental challenges we face, greenfield subdivisions of single-family detached houses are still the lion's share of new homes being built, resulting in more traffic and pollution - this is not a sustainable way forward.

New housing and their surrounding roads will be in place for many years to come, so it's important we get this right from the get-go and encourage pro-environmental, healthy ways of living.

Additionally, there are many reasons why it's *easier* and *more profitable* to do traditional car-centric suburban greenfield builds. 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. I'm not opposed to greenfield that can pass the test of being founded on high accessibility, not mobility, and whose movement network is very sustainable.

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 also would like to see councils' planning, regulatory and consenting teams boosted and upskilled to become more comfortable and confident at doing density done well by intensification.

Finally, I support the provisions for uplifting Te Mana o te Wai, 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.

Thank you for your time,  
Jennifer van Beynen