

**From:** [Oliver Bruce](#)  
**To:** [Regional Plan](#)  
**Subject:** Submission on Regional Policy Statement Proposed Change 1  
**Date:** Wednesday, 12 October 2022 4:40:36 pm

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Hi all,

Please find my submission below:

Oliver Bruce, 9 Trafalgar Street, Waiwhetu, Lower Hutt 5010,  
+64273722378

- I support all councils ensuring that more homes doesn't mean more emissions.
- It's counterproductive 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 landscape is pushing the other way.
- It's currently *easier* and *more profitable* to do traditional car-centric suburban greenfield - 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.
- 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.
- 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,  
Oliver

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Oliver Bruce  
Host of the [Micromobility Conference/Podcast](#)  
Director of [Uush Capital](#)  
+64 273722378  
[Linkedin](#) / [Twitter](#)