

**From:** Philippa Yasbek  
**To:** Regional Plan  
**Subject:** Submission on Regional Policy Statement Proposed Change 1  
**Date:** Tuesday, 11 October 2022 8:32:30 pm

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Submission from:  
Philippa Yasbek

I support Councils ensuring that new homes generate fewer emissions on average than existing homes. Building sprawling, car-intensive suburbs locks in large amounts of emissions for decades as these are very long-lived investments. I fully support building more housing but would prefer that this is done through intensification of existing areas and those close to amenities rather than creating new car-dependent suburbs. Transport Demand Management Plans would be a helpful check on unsustainable new suburbs.

I also support upholding Te Mana o te Wai, creating climate-resilient urban area and I support biodiversity.