

Housing:

I'm sure every person in New Zealand has an opinion of some sort on the topic of Housing. There are strongly presented cases for and often equally against many of the following by way of examples; expanding housing subdivisions onto productive food producing land, building up and not out, ideal house sizes, leaky and or poorly constructed homes, reasons for the housing supply shortage, affordability verses income, the list is immense, complex and no one size fits all answer will solve these perceived issues.

Marlborough is fortunate that building consents are still in demand. Even with the land challenges understood following the Christchurch and Kaikoura earthquakes it is gratifying to know that that there is, at current rates, 125 lots per year [plus infill options] zoned as available for new housing across the Region.

Quality homes [at all price points], established in well-designed and serviced subdivisions, build stronger communities. The way a neighbourhood or subdivision is designed will have a significant impact on the quality of life of its residents and the sustainability of its communities. Ensuring that mobility access is provided, that integrated, shared off road pathways exist and are designed as part of the layout, not an expensive after-thought, that spaces exists for exercise [human and animal].

Council can and should have a role in housing matters.

While I understand the arguments put forward that as both Consenter and Developer, the Council carries a conflict of interest. However ensuring that only well-designed and serviced subdivisions [through the consenting process] are undertaken in our Region is in my view the role of a Council.

Senior Housing:

Investment in new, warm, well designed, energy efficient community housing and senior units, as outlined in the LTP, is investing in assets for the good of the entire community, the same as any other community provided services. Providing access to housing accommodation is a basic human right, a goal everyone must aspire to.

Council must lead by example and ensure that while Senior Housing might not need/want lawns to mow, that there is space for raised [communal] vegetable bed/s, rain water tanks for irrigation, and recharge point for e-bikes. There would be PV's on the roof to reduce energy costs. These are an almost cost neutral asset, with rental income offsetting outlay.

I encourage Council to continue to upgrade and add to Region's Senior Housing stock.

Trees:

The relentless removal of Marlborough's large and ecologically significant trees, often in conjunction with land development continues to appal me. The recent droughts have taken their toll on some of the old gums, that's that cycle of nature. The biodiversity of our unique environments is under constant threat with wholesale removal of large trees. We must all learn to value big trees [natives and introduced] as part of our urban and rural environments. We will never have a complete Tui to Town pathway without tall, bird food appropriate, tress.

I urge the Council to give more weighting in all planning to the preservation of the existing green belts especially when planning future land development.