MFE CYBER SECURITY WARNING This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments. Please ignore my previous message. I have computer problems and lines have been missed out. I hope this is complete. PERSONAL SUBMISSION ON THE N.P.S. ON URBAN DEVELOPMENT FROM CRAIG PALMER I am also sending this by post to the Ministry for the Environment, P O Box 10-362. I fully support the submission from the Thorndon Society of Wellington. It merits close examination on account of the expertise and long experience of the writers. On balance I see that there is merit in having a national policy statement. It should, however, be descriptive as a guiding template for local government. The present draft is too draconian and deeply undemocratic. It also reveals a naïve reliance on the integrity and competence of our development and construction sectors. High rise high density housing is presented as a panacea. The present draft ignores the consequent policy issues that impinge on other ministerial portfolios. Such a far reaching initiative calls out for widespread consultation with other ministries. The public at large also need a more straightforward explanation of how this imposed, top down approach would pan out in practice. In short the present draft needs to be viewed as a work in progress. It requires more discussion in the media and for the New Zealand public to be better informed in simple, easy to understand language. Craig Palmer