

Kay Robertson
Not part of any organisation.

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I'm not going to answer your questions as I'm not qualified to judge most of this. My background is finance/investments/tax/accounting, basically money stuff.

The current Government is getting a bit of ridicule over it's emphasis on 'well-being', but I'm all for such changes. Many, many years ago, one of my professors at the University of Chicago Graduate School of Business used a mythical unit of measure called the 'hedon' (as in hedonist) because he wanted us to get that if you just look at things in terms of dollars & cents - you'll get it wrong. We instead need to focus on what brings happiness.

We need to look beyond monetary value or a simplistic cost/benefit analysis or return on investment. We need to look at the 6 capitals - financial, manufactured, intellectual, human, social and relationship, and the biggie, natural.

If we just look at the monetary value, we will undervalue these elite soils and areas of special agricultural attributes such as gravel soils for wine or the Otago area for stone fruit. If they are near an urban area, they will ultimately be lost to subdivision because they will have a higher monetary value as life-style blocks or new urban development. But they are invaluable in non-monetary terms and irreplaceable once they are gone.

So, I am extremely pleased to see this proposal and the creation of a national policy statement that will give direction to local and regional governments to protect these area for future generations and direct the development to more appropriate areas.

Years ago, *A Short History of Progress* by Ronald Wright (an excellent book in many ways) described how humans settle those areas with the best soils and water supplies - and then we built our cities all over them. Really not smart and about time we wised up.

Fantastic effort. Good on ya!