

THE UNIVERSAL CODEBASE: AOTEAROA 2025

A Strategic Roadmap for Spatial Planning & The Culture of Adherence



Executive Summary:



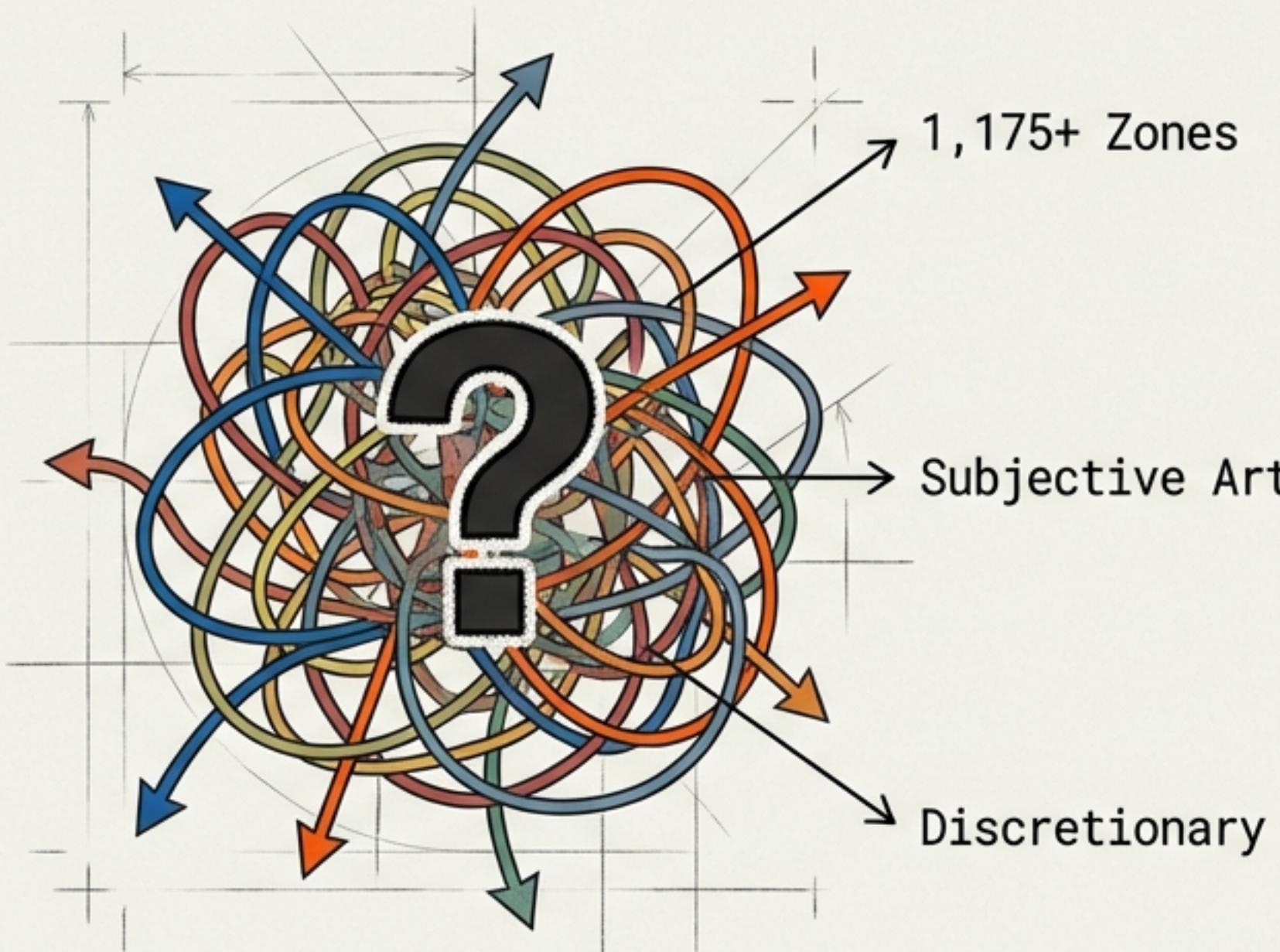
The Aotearoa Planning Bill 2025 replaces the 'Postcode Lottery' of 1,175++ fragmented zones with a single 'Universal Codebase' of 13-20 National Standardised Zones (NSZs).

FROM SUBJECTIVE NEGOTIATION
TO OBJECTIVE ADHERENCE

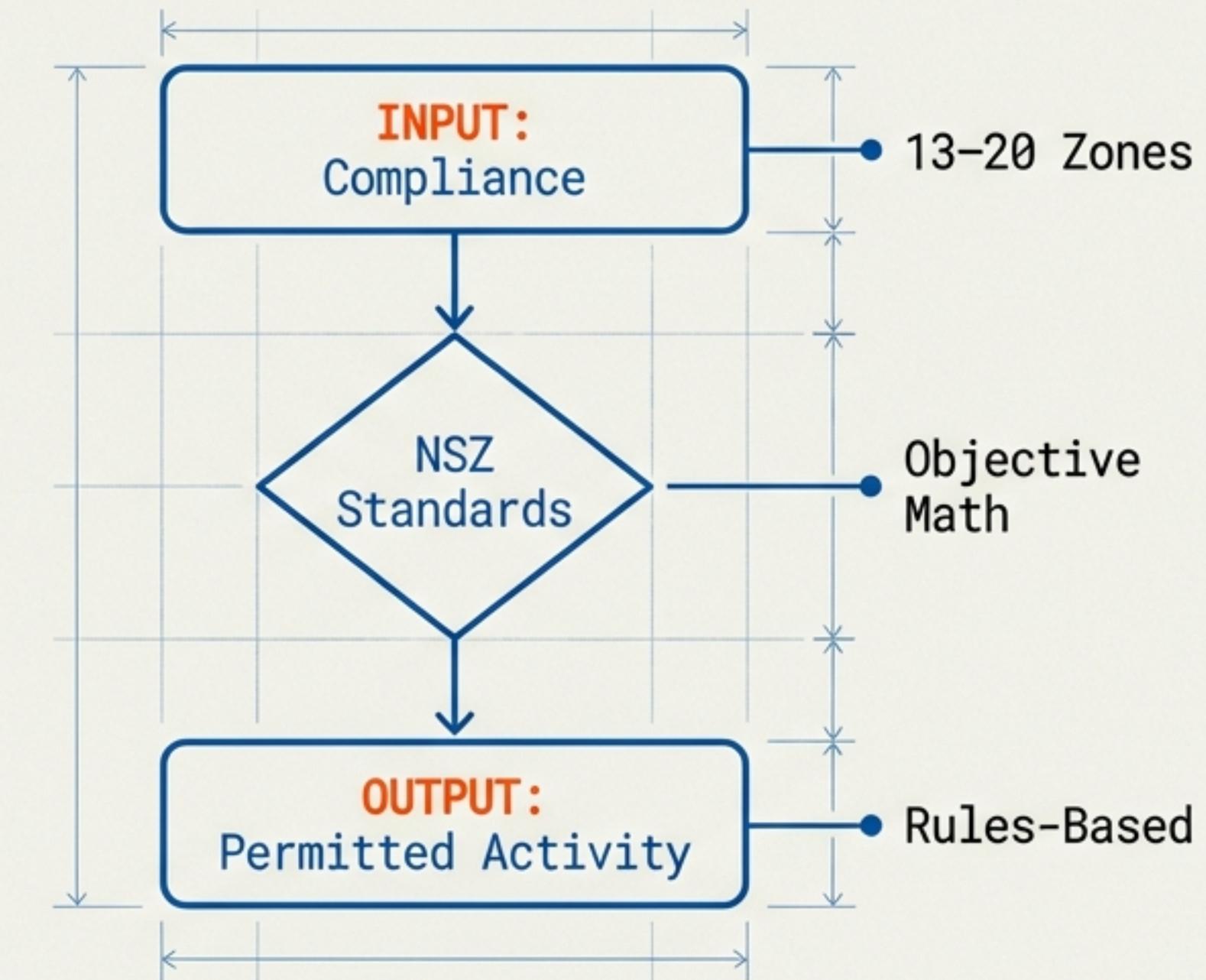


THE PROTOCOL: ESTABLISHING A CULTURE OF ADHERENCE

THE POSTCODE LOTTERY



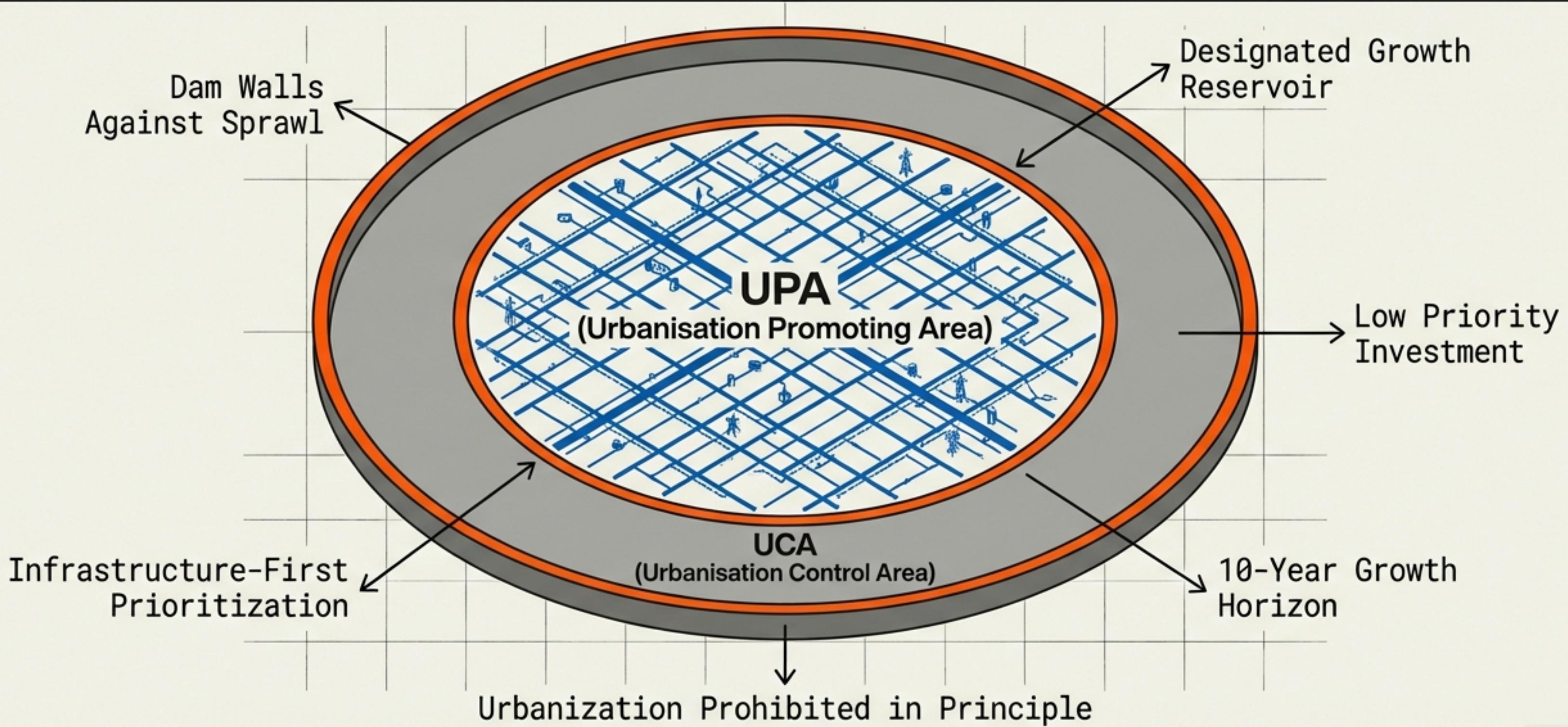
THE UNIVERSAL CODEBASE



The Goal: Certainty for developers, protection for industry, and clarity for communities.

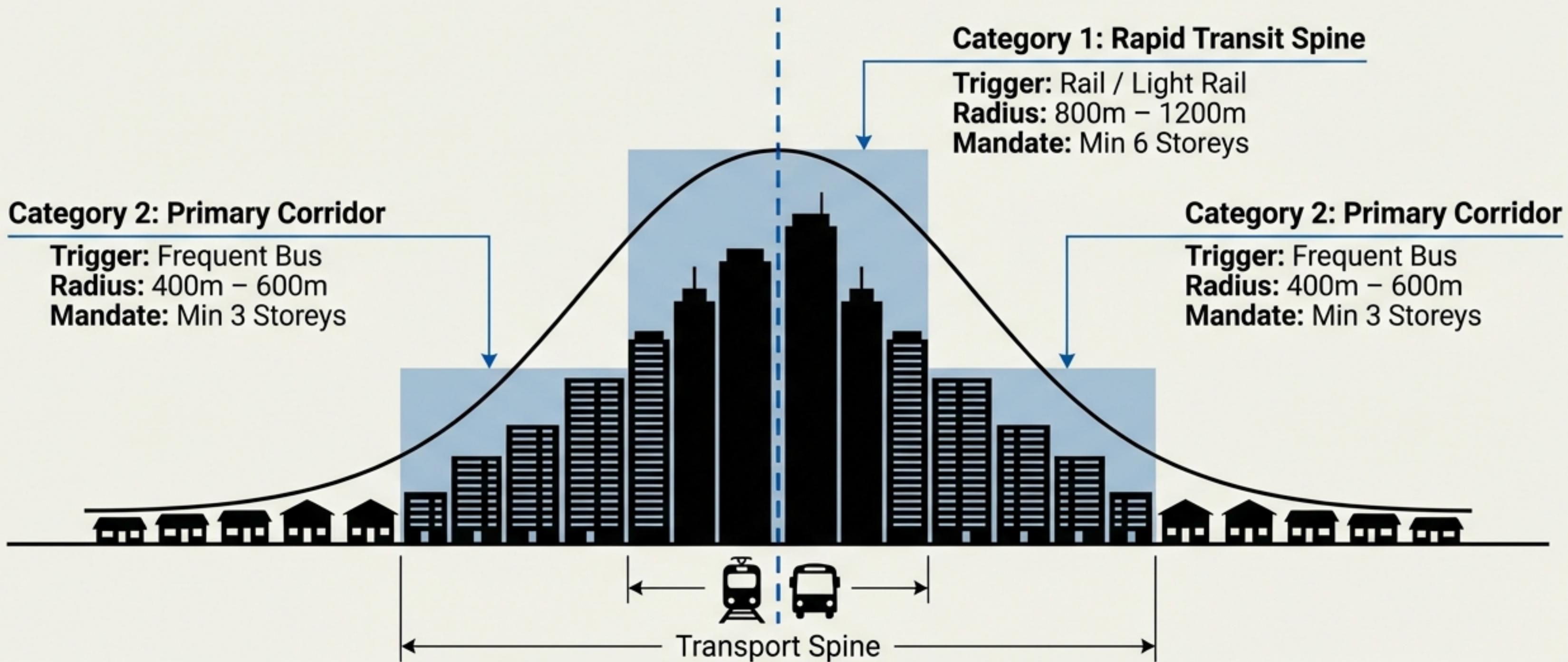
THE ENGINE OF GROWTH: INFRASTRUCTURE-FIRST PRIORITIZATION

Infrastructure determines destiny. We build where we pipe.

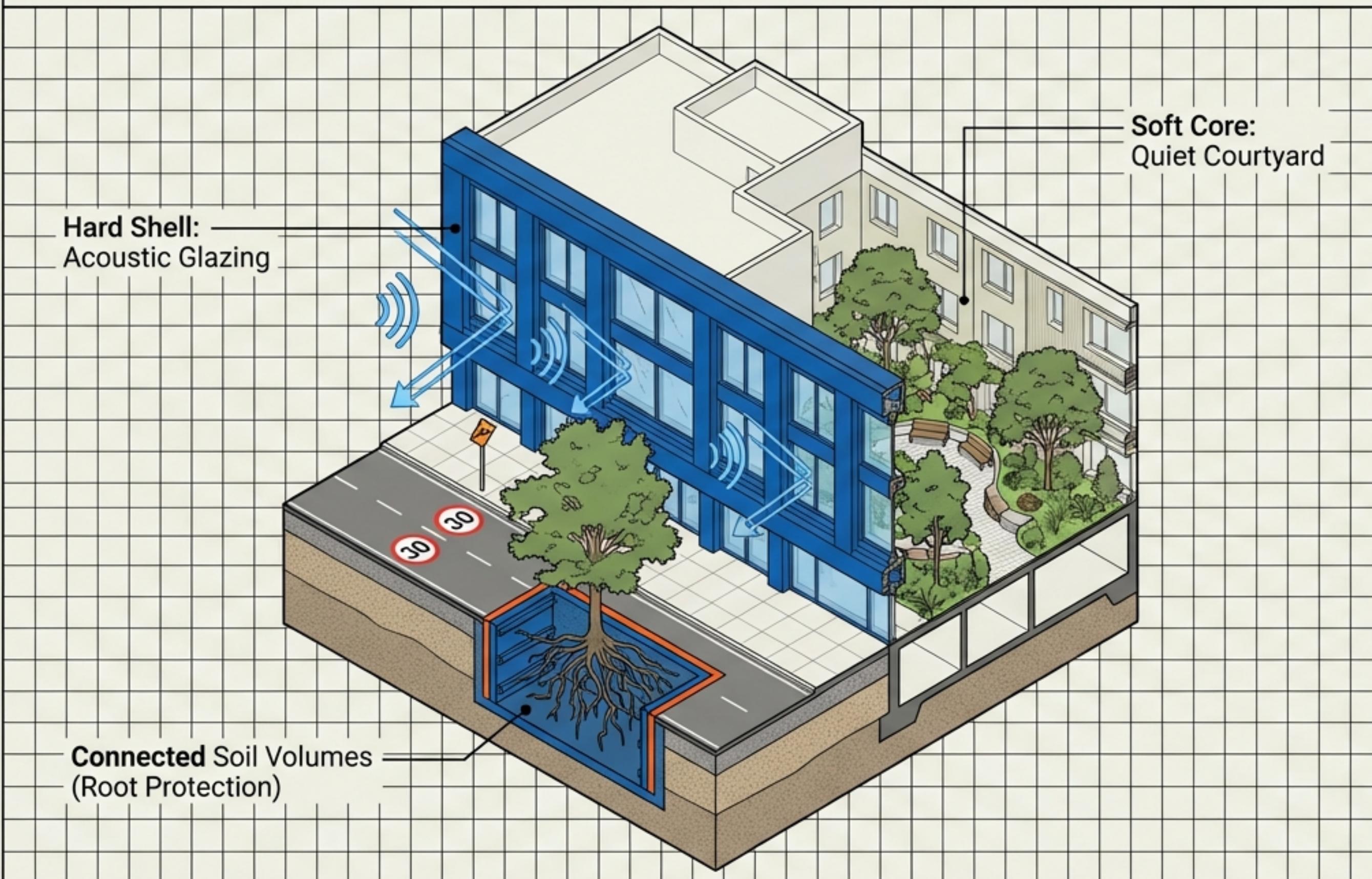


THE SPINE: DENSITY FOLLOWS FREQUENCY

Zoning is a value capture mechanism for public transport investment.



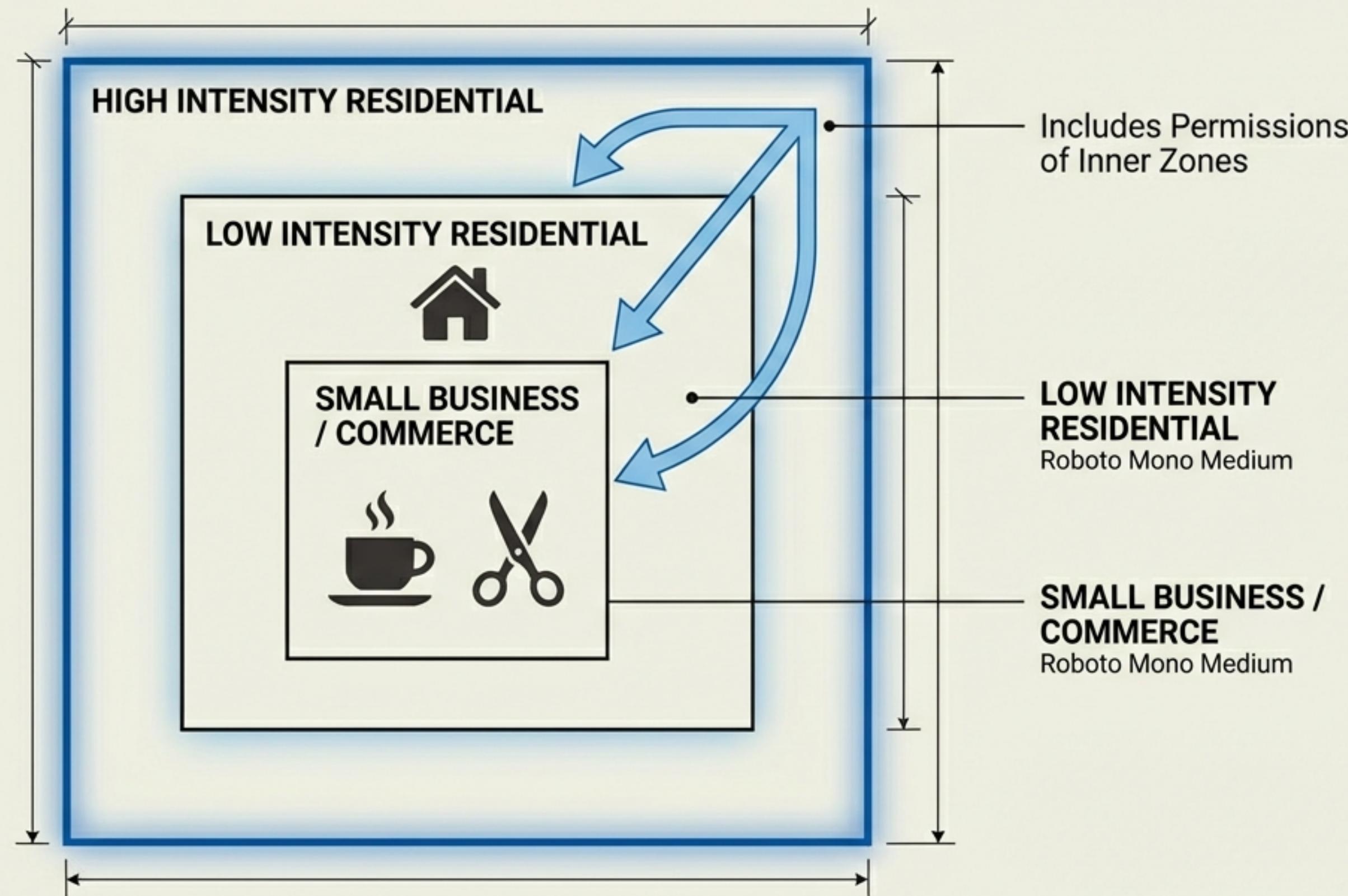
TRANSIT TYPOLOGIES: ENGINEERING LIVABILITY



1. Hard Shell / Soft Core:
Armoring the street front
to protect the quiet inner
sanctum.

2. Connected Soil Volumes:
Underground infrastructure
ensuring street trees
reach maturity.

RESIDENTIAL FABRIC: THE 'RUSSIAN DOLL' MODEL



Inclusive Zoning Principle: Higher intensity zones automatically permit activities of lower zones.

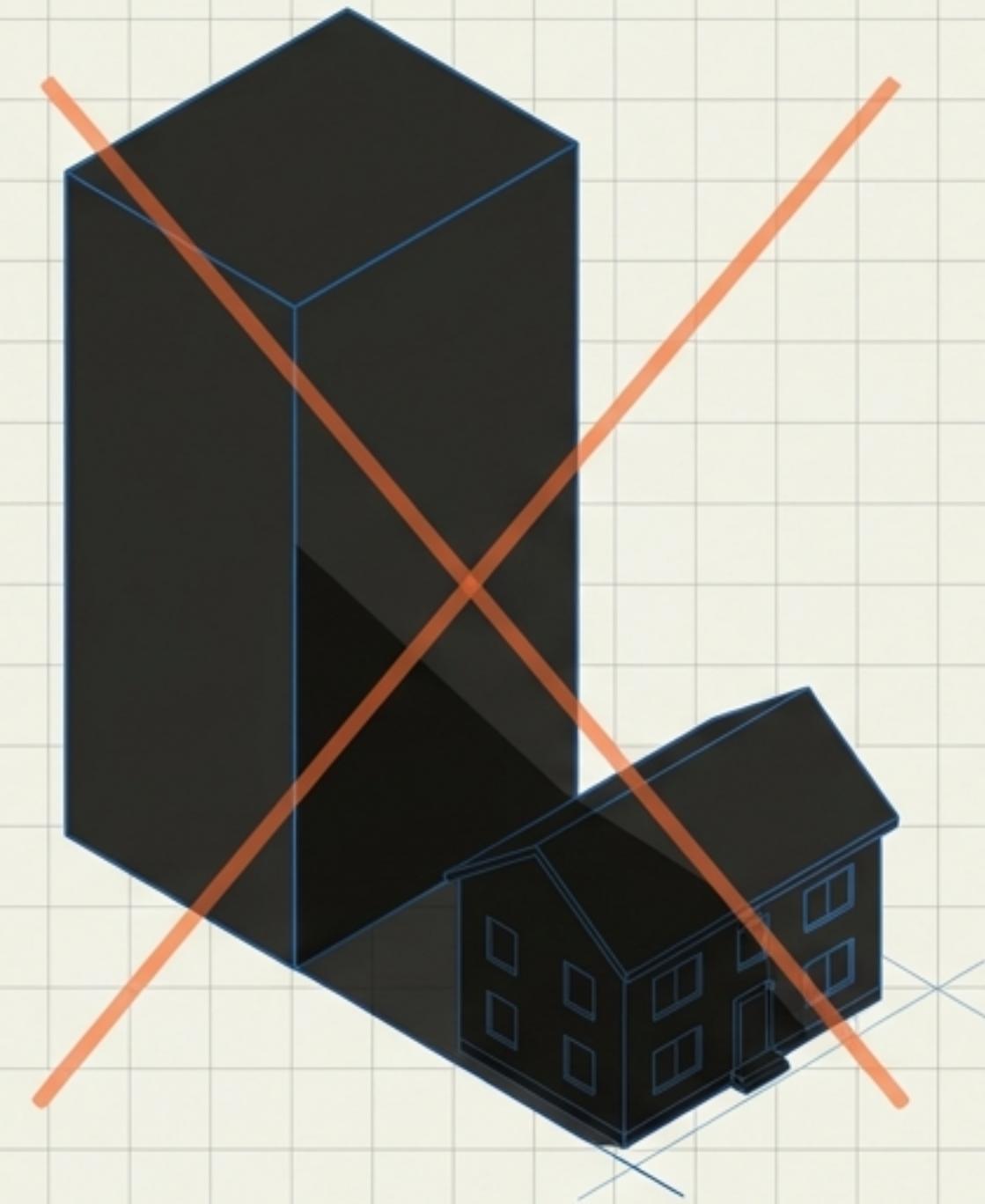
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As-of-Right Commerce: Corner sites (up to 150m²) allow dairies, salons, and cafes.

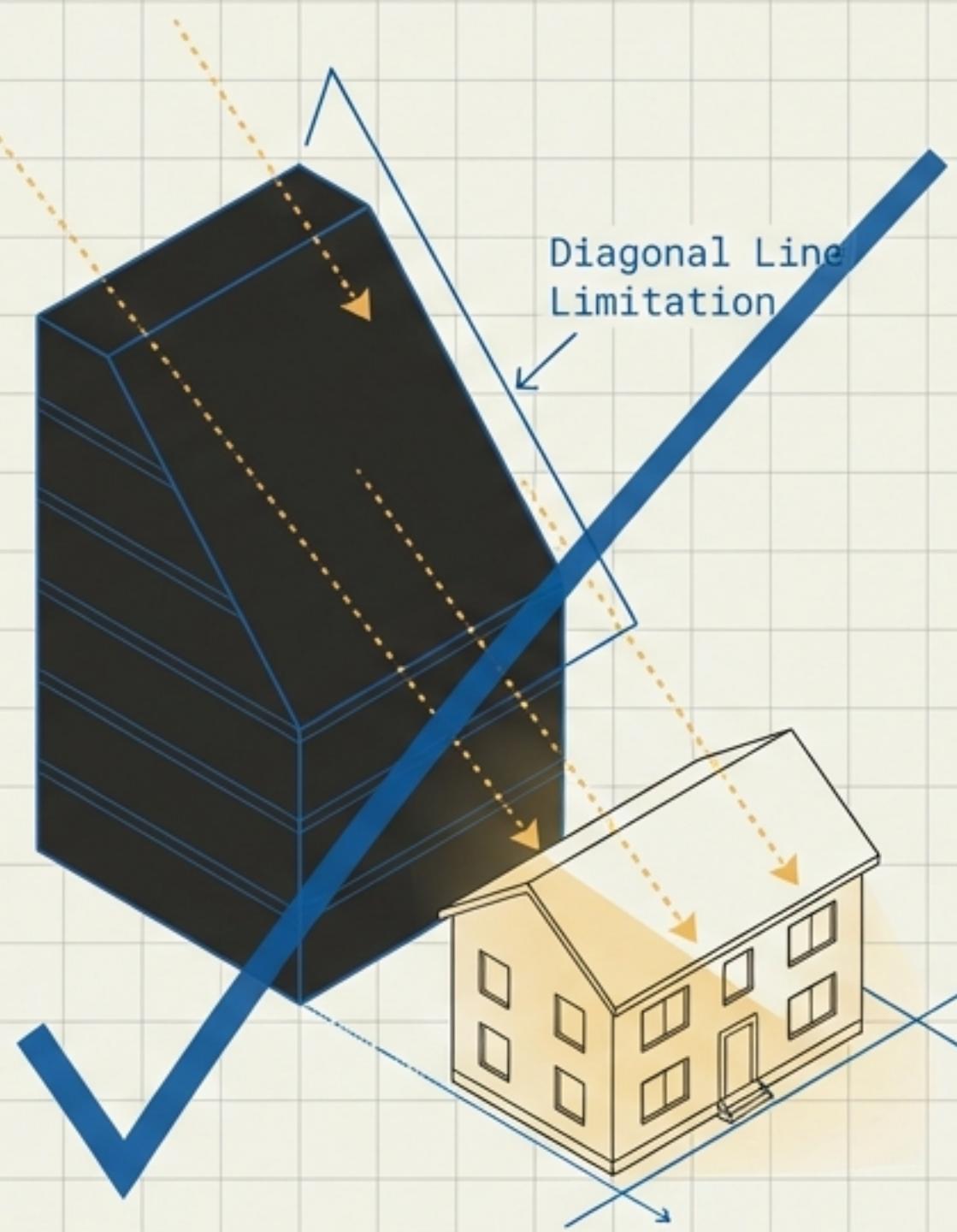
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Embedded Amenities: Mid/High-rise allows retail/medical up to 1,500m².

FORM CONTROL: PROTECTING THE LIGHT



Arbitrary Height Cap



Diagonal Line Limitation

The Mechanism: Diagonal Line Limitations.

We replace arbitrary height caps with mathematical angular planes to preserve sunlight access.

Secondary Control:
Floor-Space Ratio (FSR) regulates bulk relative to road width.

COMMERCIAL INTEGRATION: THE 24/7 CITY

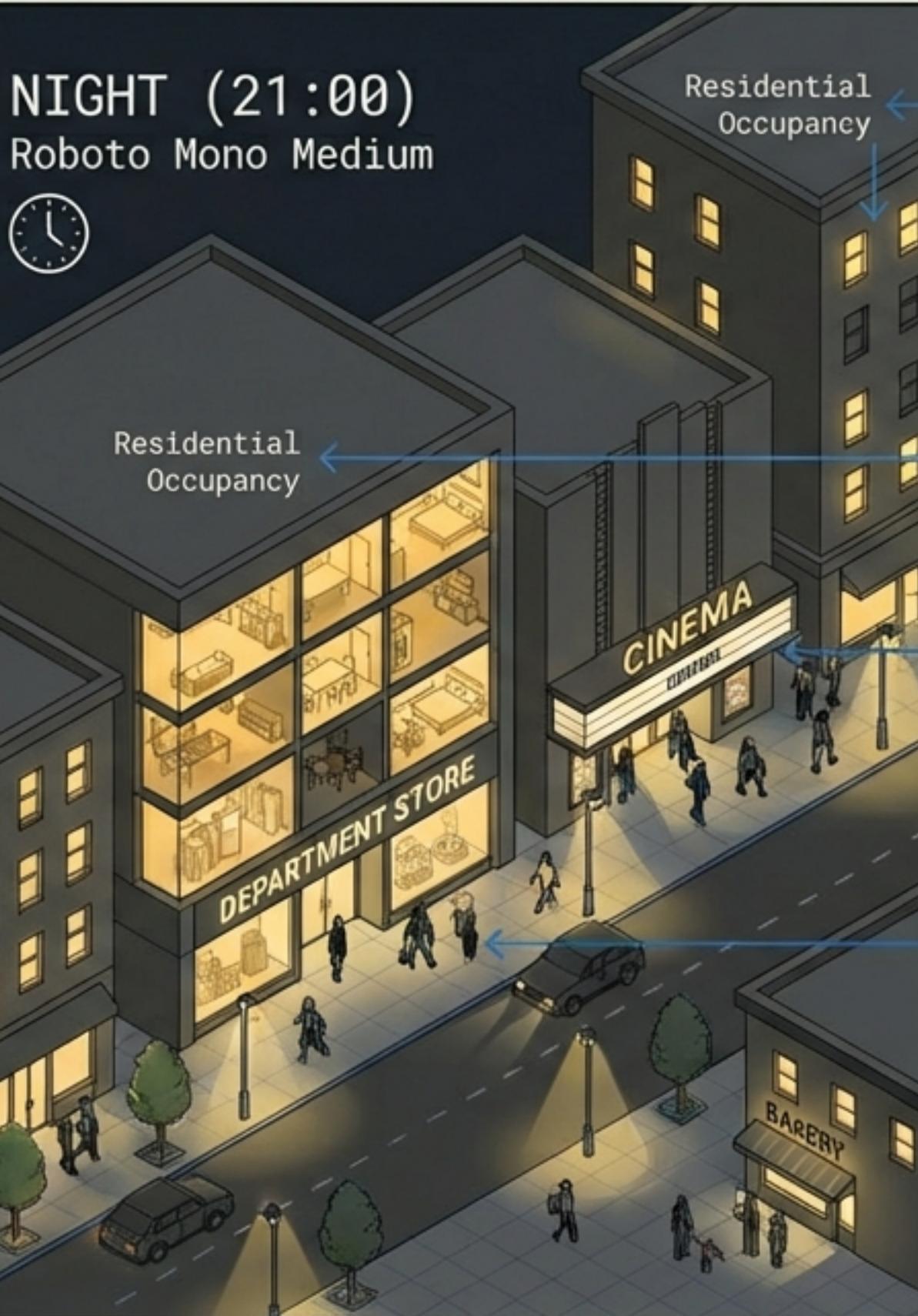
DAY (09:00)

Roboto Mono Medium

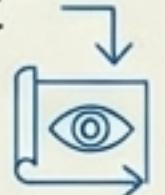


NIGHT (21:00)

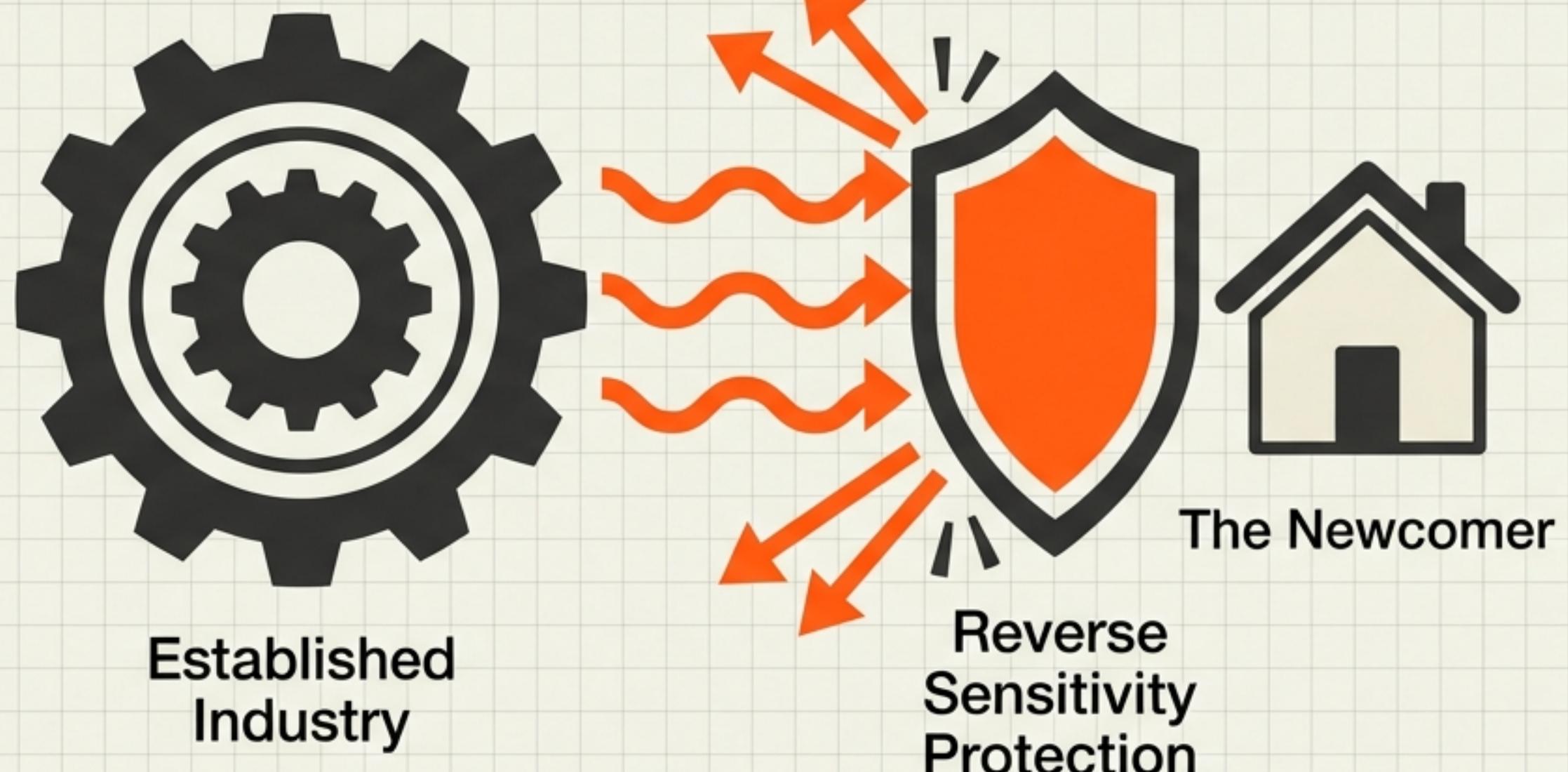
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JAPAN STANDARD INTEGRATION: Avoiding the 5 PM Ghost Town.

- **The Twist:** Commercial zones PERMIT residential and small factories.
- **Result:** Continuous "Eyes on the Street" and safety through occupancy.
- **Neighbourhood Commercial:** Allows small 'clean' factories (bakeries/tofu) next to housing.

THE ECONOMIC ENGINES: RIGHT TO OPERATE



The Newcomer Principle:
The agent of change bears the cost of mitigation.

We protect the **“Workforce Habitat”** and **“Engine Room”** from gentrification complaints.

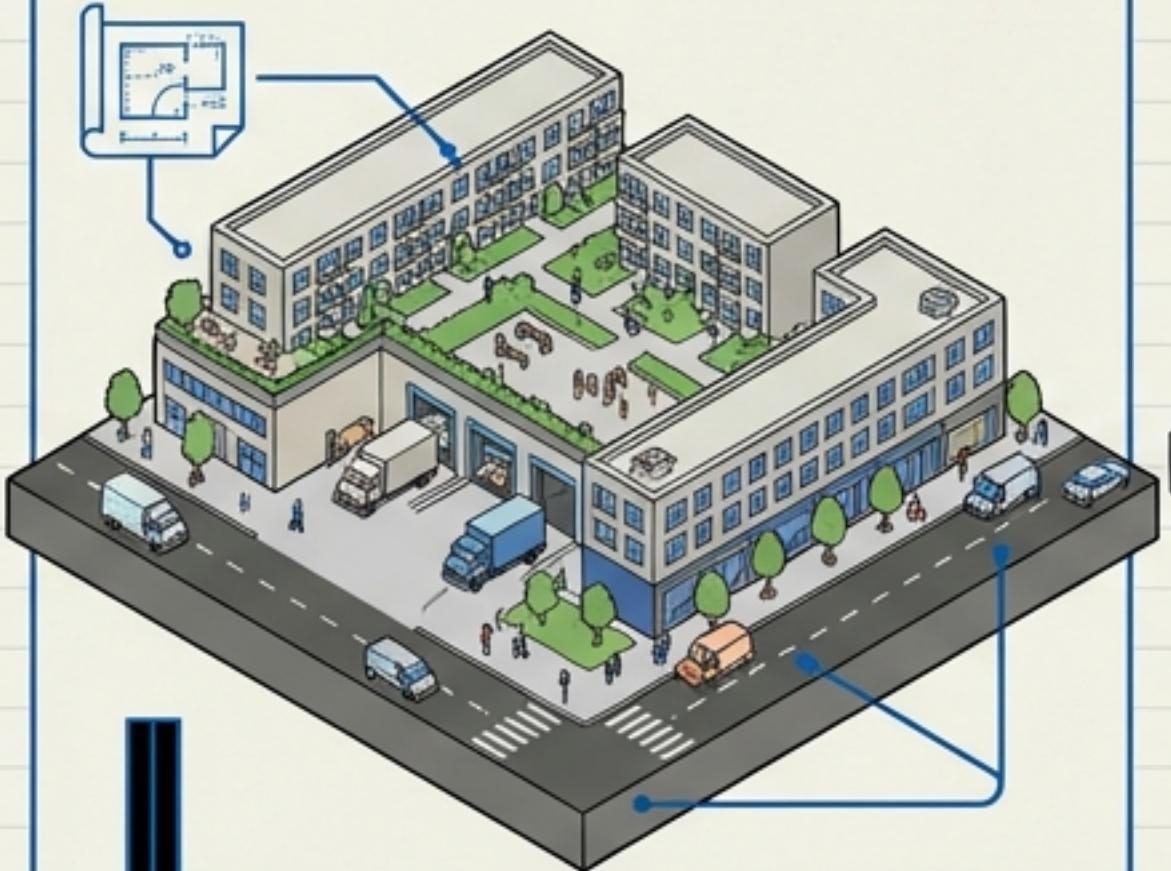
Quasi-Industrial Buffer:
A transition zone for logistics and loft-living.

INDUSTRIAL TIERS: THE BUFFER AND THE ENGINE

TIER 1: QUASI-INDUSTRIAL

The Buffer

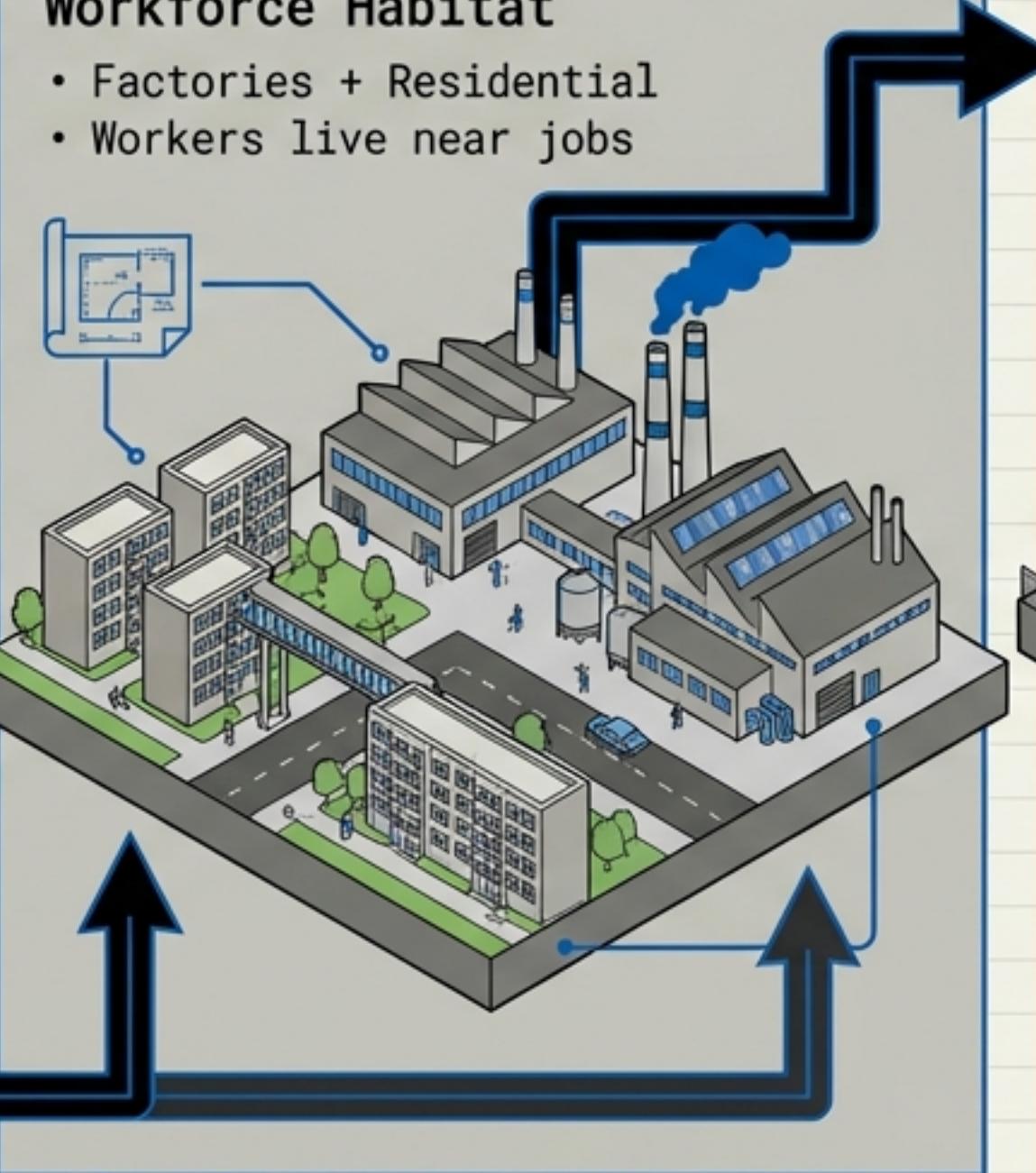
- Light Logistics + Residential
- Harmony with Vehicles



TIER 2: INDUSTRIAL

Workforce Habitat

- Factories + Residential
- Workers live near jobs



TIER 3: EXCLUSIVELY INDUSTRIAL

The Engine Room

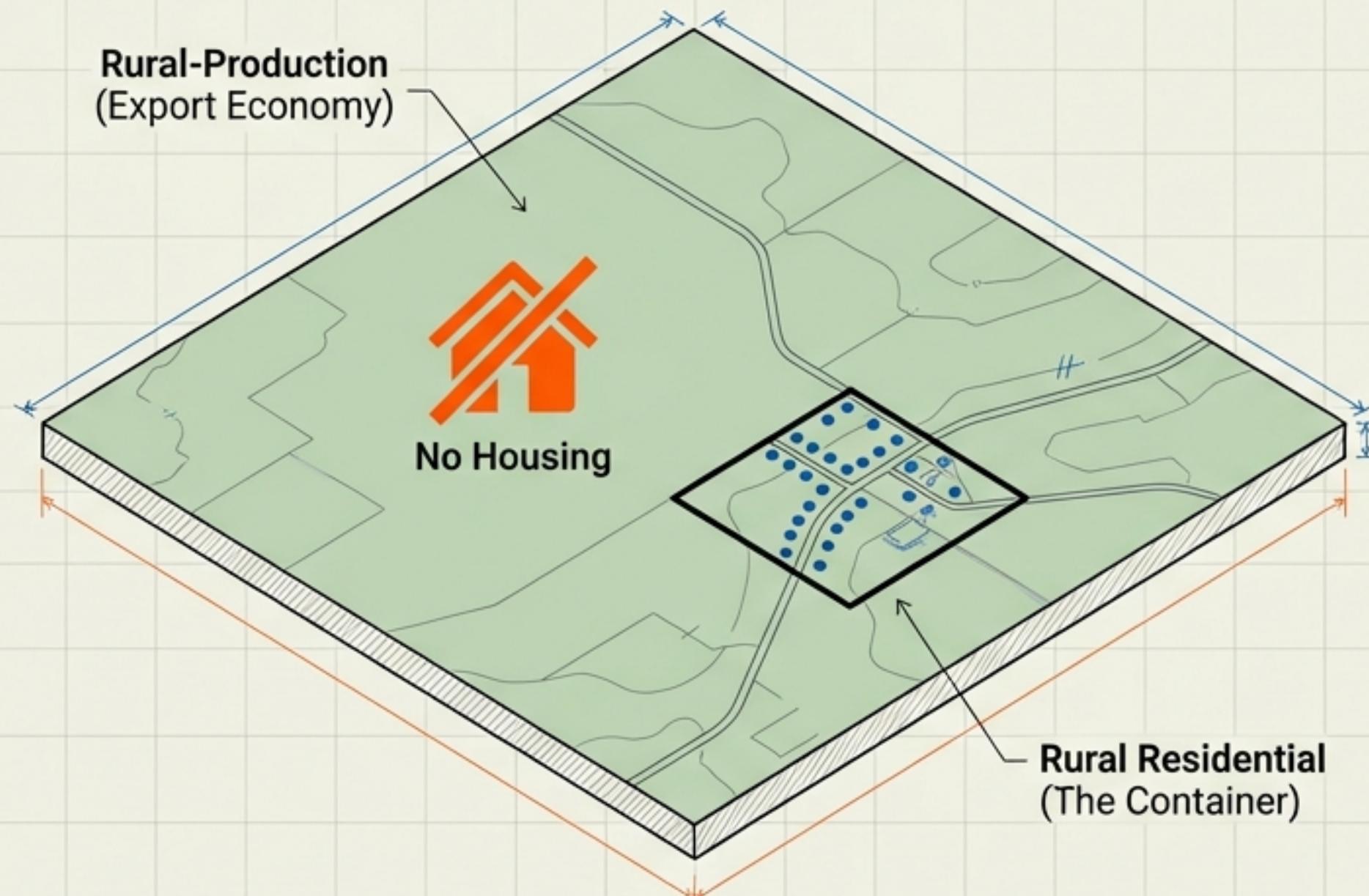
- Heavy Industry / Port / Rail

⚠ THE HARD LIMIT: ZERO HOMES, SCHOOLS, HOSPITALS



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THE RURAL PERIPHERY: ENGINE OF THE SOIL



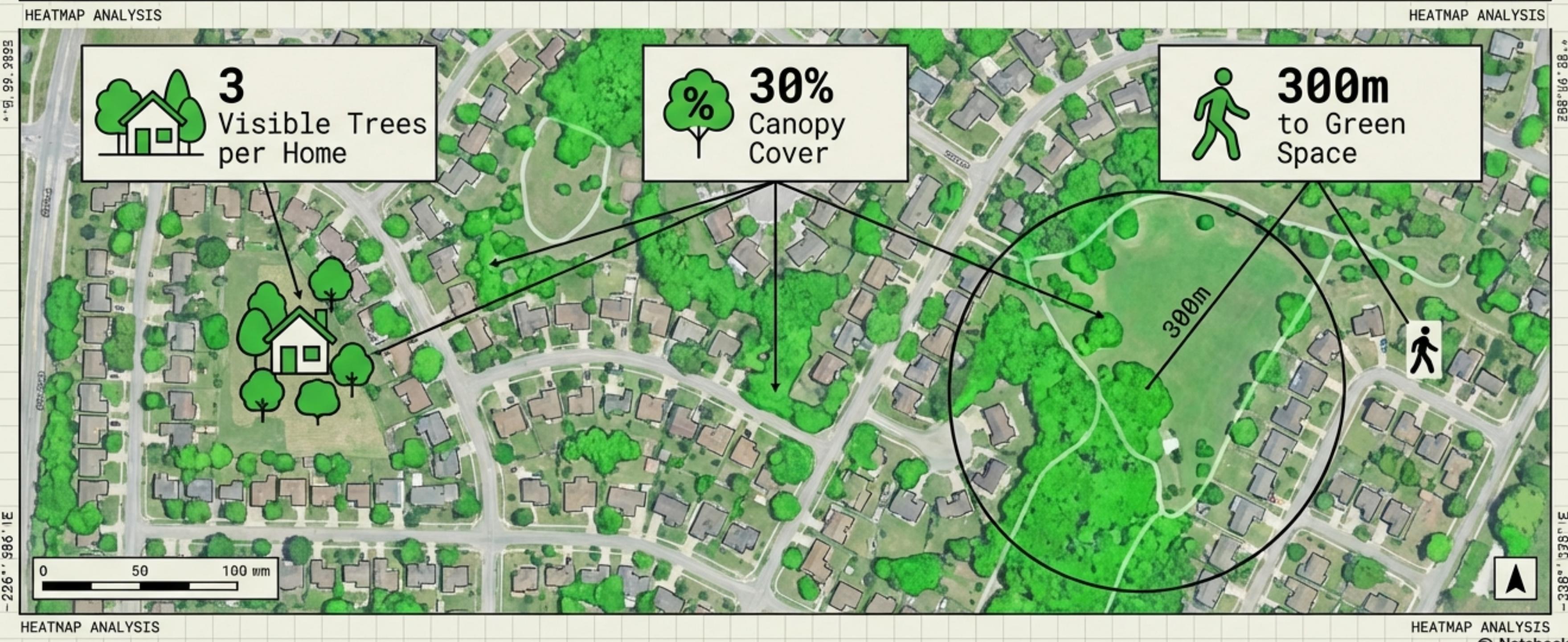
- **Rural-Production:** Large-scale farming. Lifestyle blocks PROHIBITED.
- **Rural Residential:** The designated container. Housing capped at 500m².

⚠ Constraint: No mining in food production zones.

Goal: Protecting export-grade land from fragmentation.

SYSTEM SAFEGUARD: THE GREEN UTILITY

The 3-30-300 Rule applies to ALL zones, including industrial.
Public health is treated as hard infrastructure.



SYSTEM SAFEGUARD: THE RED LINE POLICY

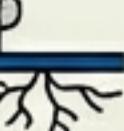
100-Year Climate
Horizon (Year 2126).

Very High Risk Zones:
Development PROHIBITED.

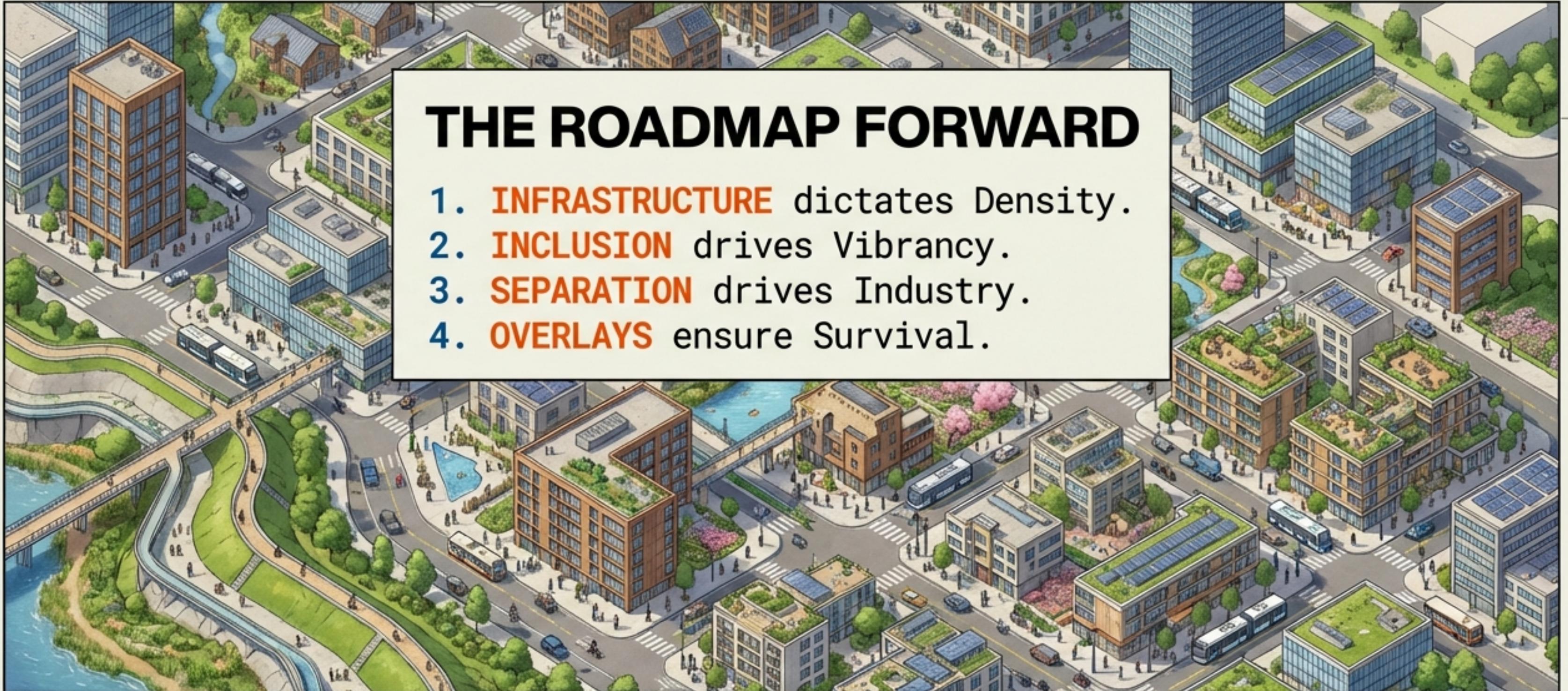
Mandatory Avoidance:
No negotiation on the
Top-Left Risk Quadrant.



THE SUMMARY MATRIX: NATIONAL STANDARDISED ZONES

ZONE NAME	TRIGGER / LOCATION	PERMITTED USE	KEY CONSTRAINT
Cat 1 Spine	Rapid Transit (800m) 	Mixed Use, 6 Storeys+ 	Acoustic Glazing (Hard Shell) 
Cat 2 Corridor	Bus Route (400m) 	Mixed Use, 3 Storeys+ 	Connected Soil Volumes 
Industrial	Workforce Habitat 	Factory + Residential 	Newcomer Principle 
Exclusive Industrial	Port / Heavy Rail 	Heavy Industry 	NO HOUSING (Hard Limit) 
Rural-Production	Export Soil 	Farming 	NO LIFESTYLE BLOCKS 

Replacing 1,175 local plans with one Universal Codebase.



THE ROADMAP FORWARD

1. **INFRASTRUCTURE** dictates Density.
2. **INCLUSION** drives Vibrancy.
3. **SEPARATION** drives Industry.
4. **OVERLAYS** ensure Survival.

ADOPT THE CODEBASE. TRANSITION FROM SUBJECTIVE
NEGOTIATION TO A CULTURE OF ADHERENCE.