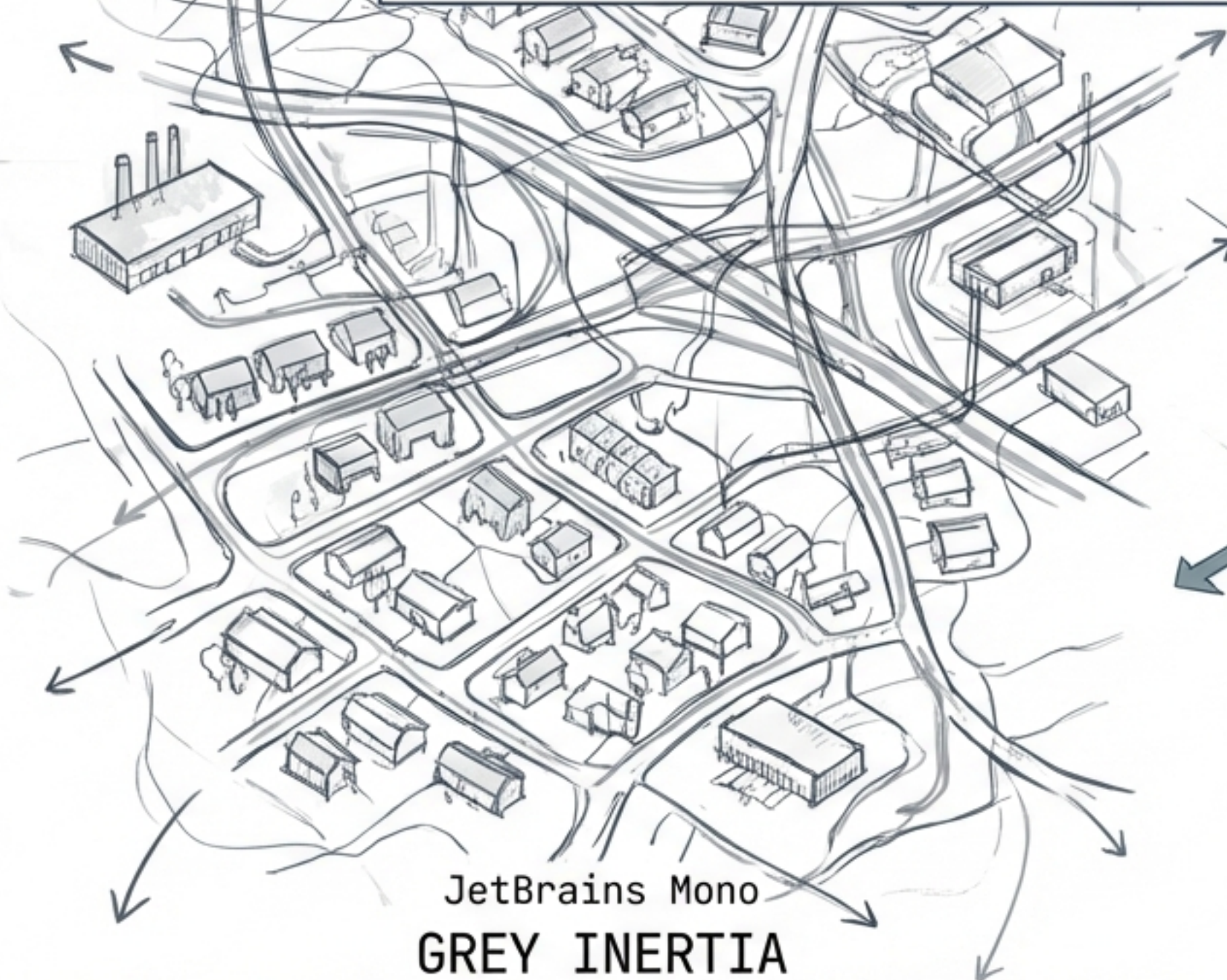


# Aotearoa Planning Bill 2025: The Urban Operating System Upgrade

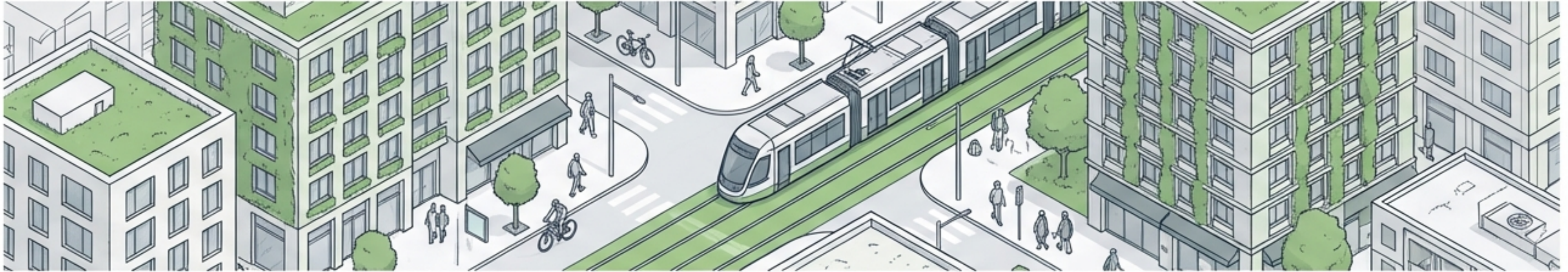
A Strategic Briefing on the Transition from 'Grey Inertia' to 'Green Resilience'





# The Hard Reset: Liquidating Regulatory Debt

## The Triple ROI



### 1. Legal Certainty



Strategic decisions are moved “upstream” via the Funnel Model. Once National/Regional plans are set (Section 12), they cannot be relitigated at the consent level.

### 2. Economic Scale



Consolidating 1,175+ fragmented local zones into ~20 National Standardised Zones (NSZ). Enables industrial-scale housing delivery and “off-the-shelf” design compliance.

### 3. Long-Term Resilience



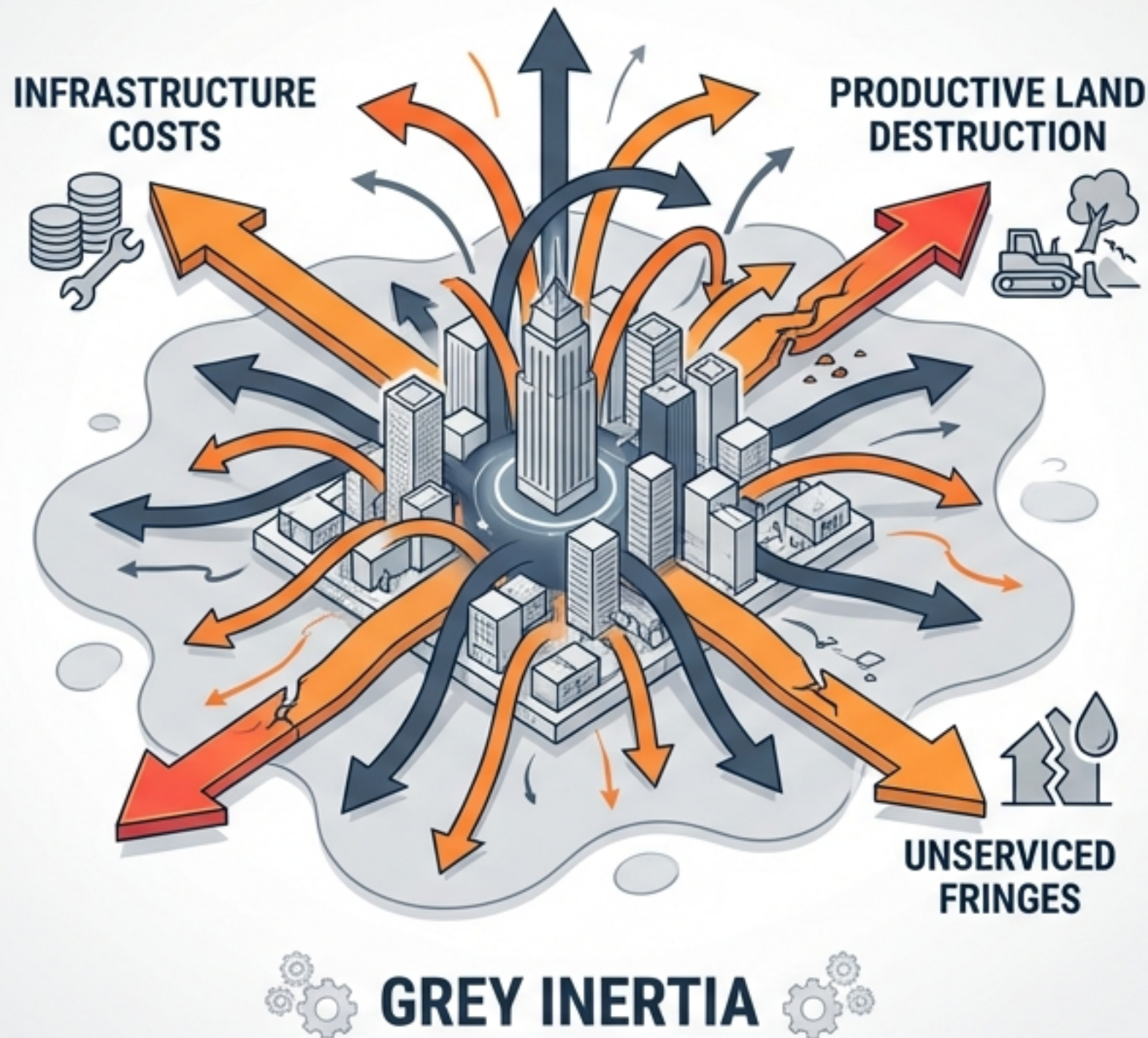
Mandates “Green Utility” (3-30-300 Rule) and strictly enforces **“Red Line” hazard avoidance** to secure assets against **100-year climate risks**.

Core Concept: The Bill replaces a ‘Culture of Permission’ (subjective/reactive) with a ‘Culture of Adherence’ (objective/standardized).



# The Problem Statement: The 'Hydraulic' Failure of Grey Inertia

From Chaos to Calculation: The Blueprint Adaptation



## The Leaking Vessel Metaphor

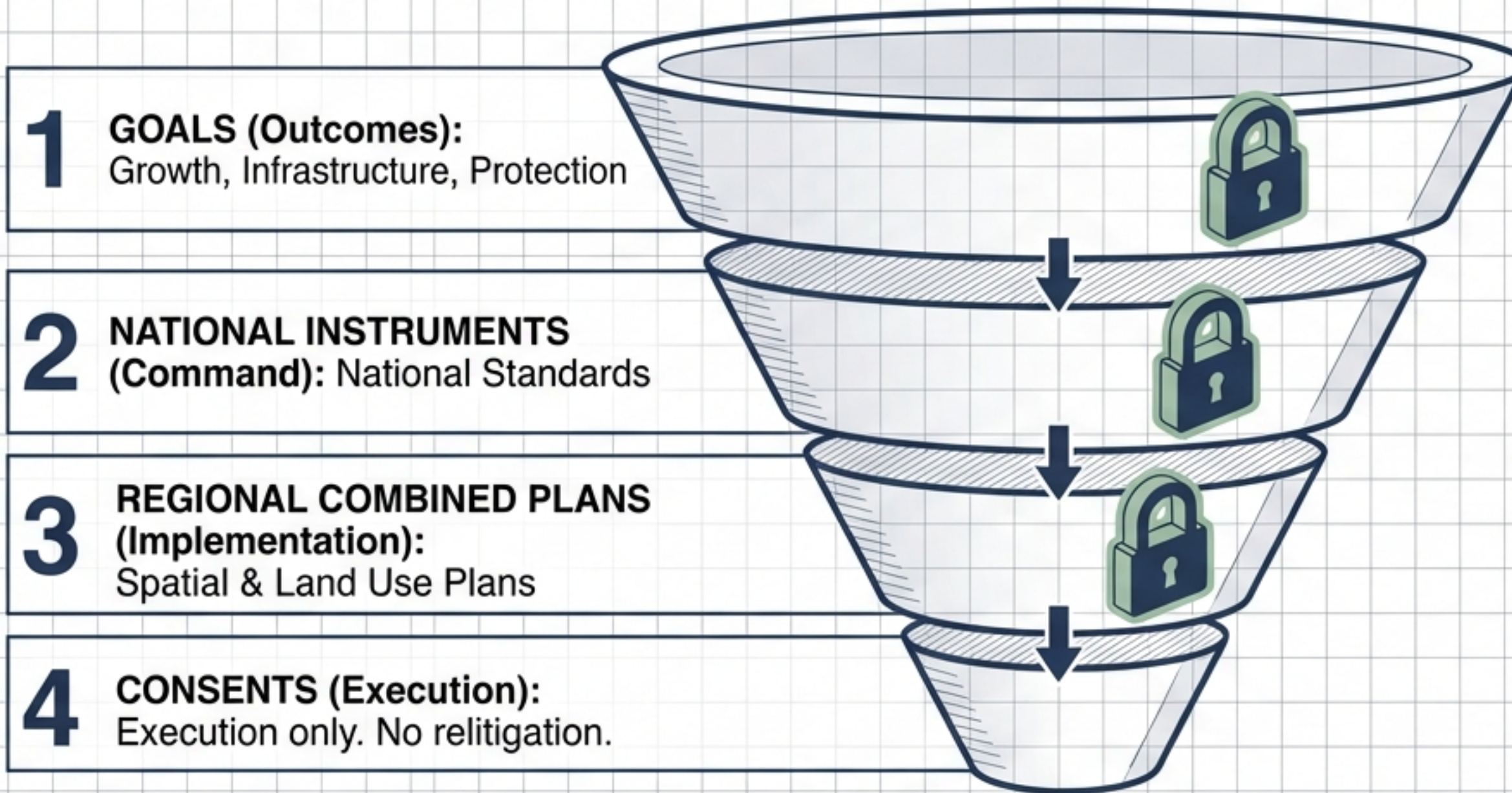
- **The Piston:** Capital investment and rising land values push down on the city center.
- **The Fluid:** The working class and essential workers.
- **The Leak:** Without a containment system ('Urban Dam'), pressure forces people out into unserved rural fringes.

## Consequences

1. **Regulatory Debt:** Compounding liability of low-density asphalt deserts.
2. **Negative Productivity:** The economic drain of congestion.
3. **The Nitpicking Trap:** Bureaucratic stagnation over subjective aesthetics.



# Governance Architecture: The 'Funnel' Model



**The Golden Rule:**  
Merriweather  
Decisions made upstream  
cannot be relitigated  
downstream.

## The Section 14 Mandate

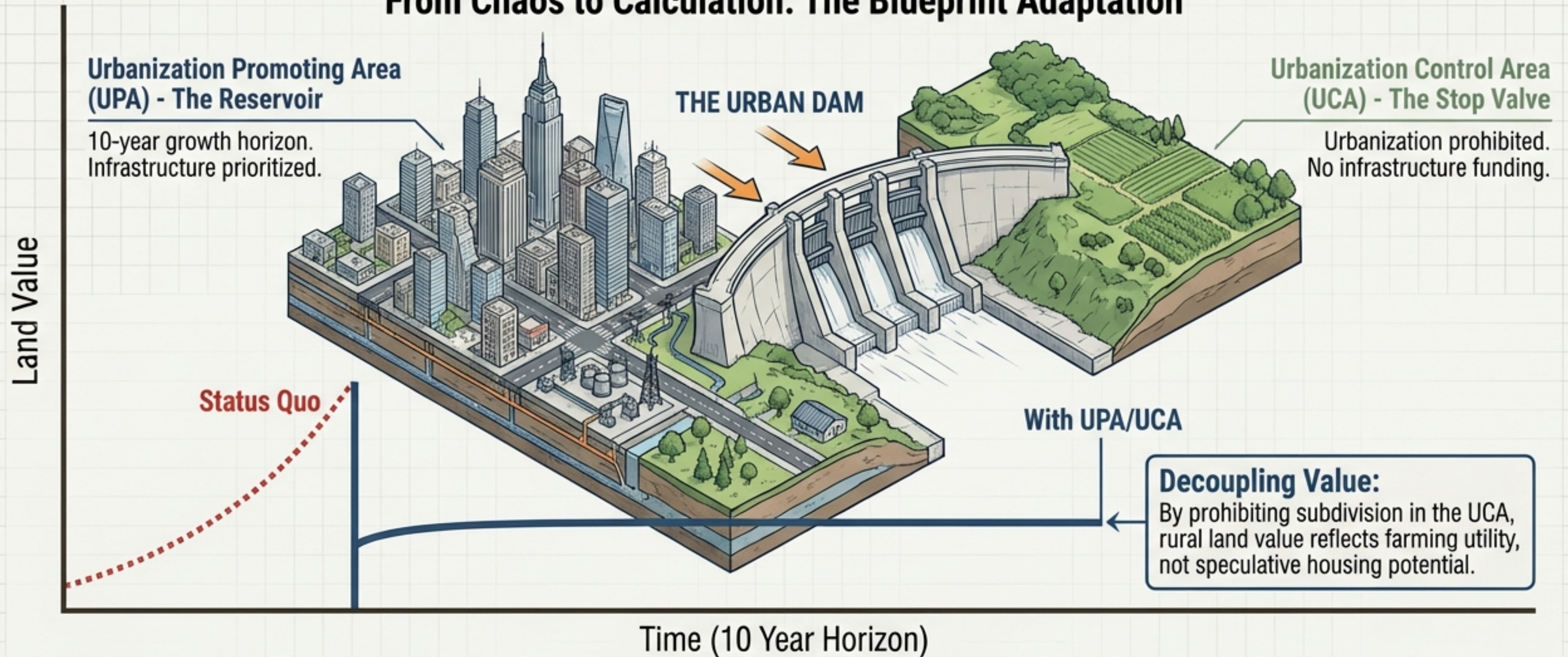
Planners are legally required to IGNORE subjective friction points during consenting:

- Private views from private property
- Aesthetic 'character' or visual amenity
- Social status of future residents
- Trade competition



# The Urban Dam: Managing Hydraulic Pressure

## From Chaos to Calculation: The Blueprint Adaptation



**Strategic Goal:** Objective: To stabilize land values and force density into serviced areas while protecting the productive rural engine.

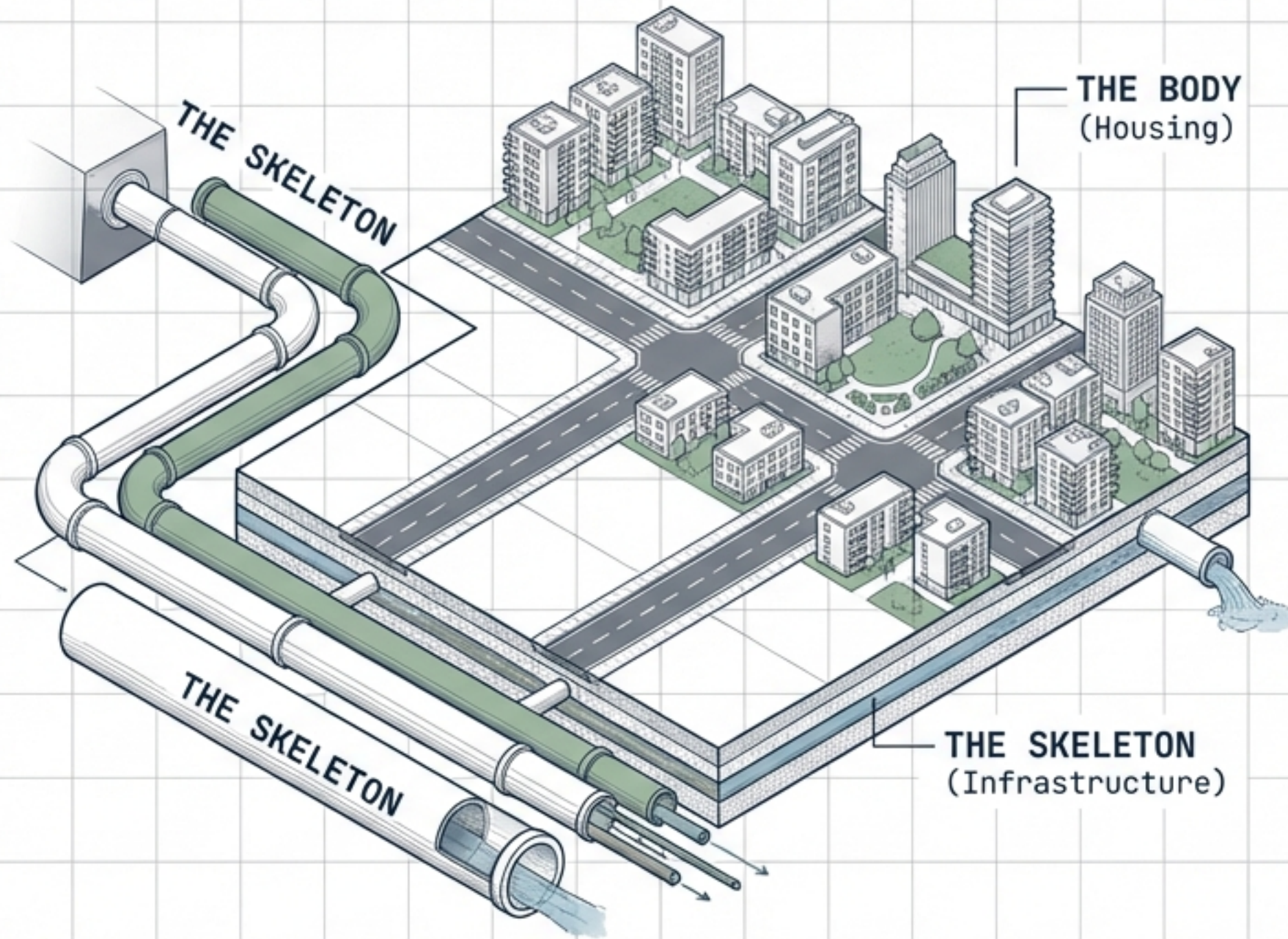


# Operational Logic: The Skeleton Before the Body

## The Mandate: Pipes before People

High density is a variable of infrastructure capacity.

No pipes = No density.



## Implementation Tool: Scheduling Areas

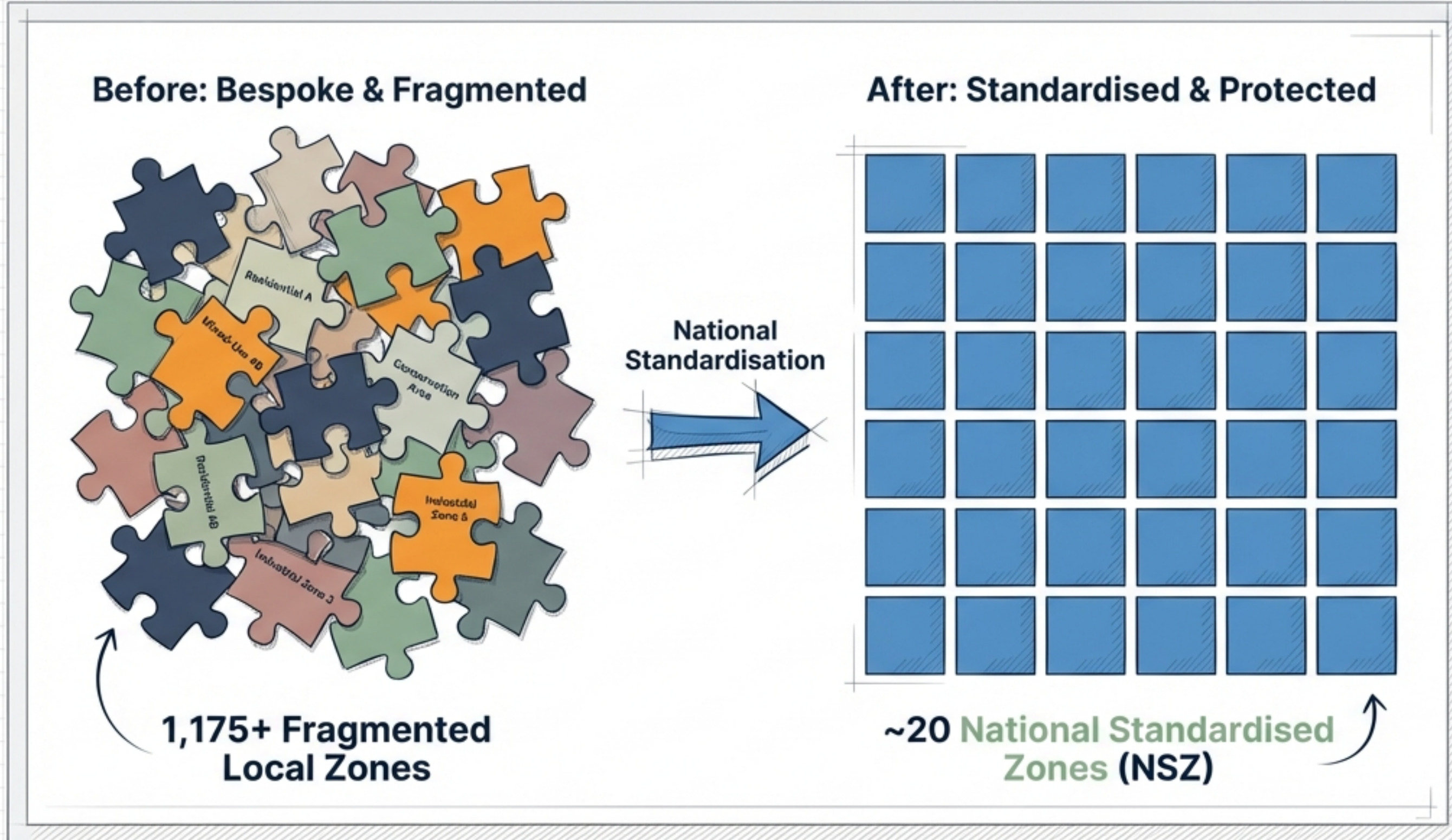
Councils designate and secure land for infrastructure BEFORE private speculation drives up costs.

This prevents public funds from being wasted on inflated land acquisition.

**Fiscal Benefit:** Creates a predictable 10-year pipeline of serviced land, preventing the creation of “asphalt deserts”.



# Zoning Reform: The 'As-of-Right' Model

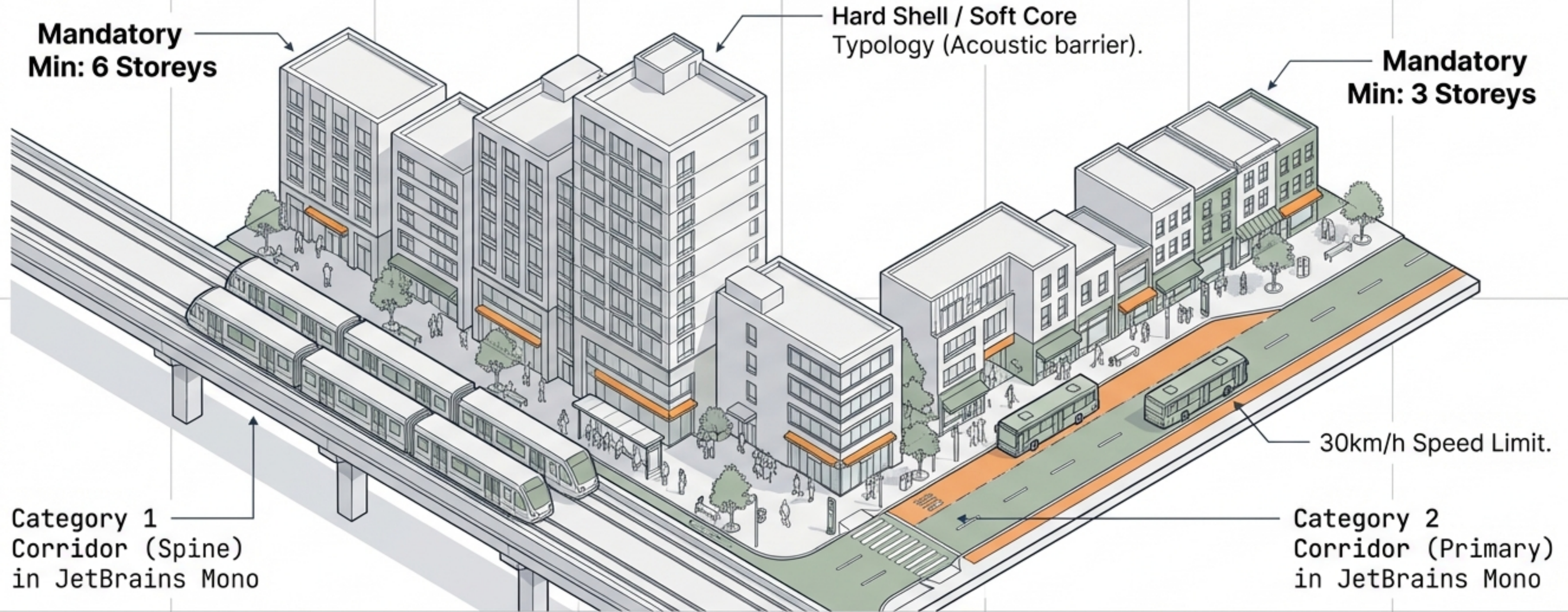


## Inclusive Zoning: Engineering Compatibility

- From Euclidean Zoning (Segregated by distance) to Japanese Zoning (Mixed by nuisance management).
- Mechanism: **Maximum Nuisance Tolerance**. Industrial/Commercial allowed in residential areas if objective standards (noise/smell) are met.
- Benefit: Lowers barriers for small business; enables organic neighborhood evolution.



# Transport & Form: Density Follows Frequency

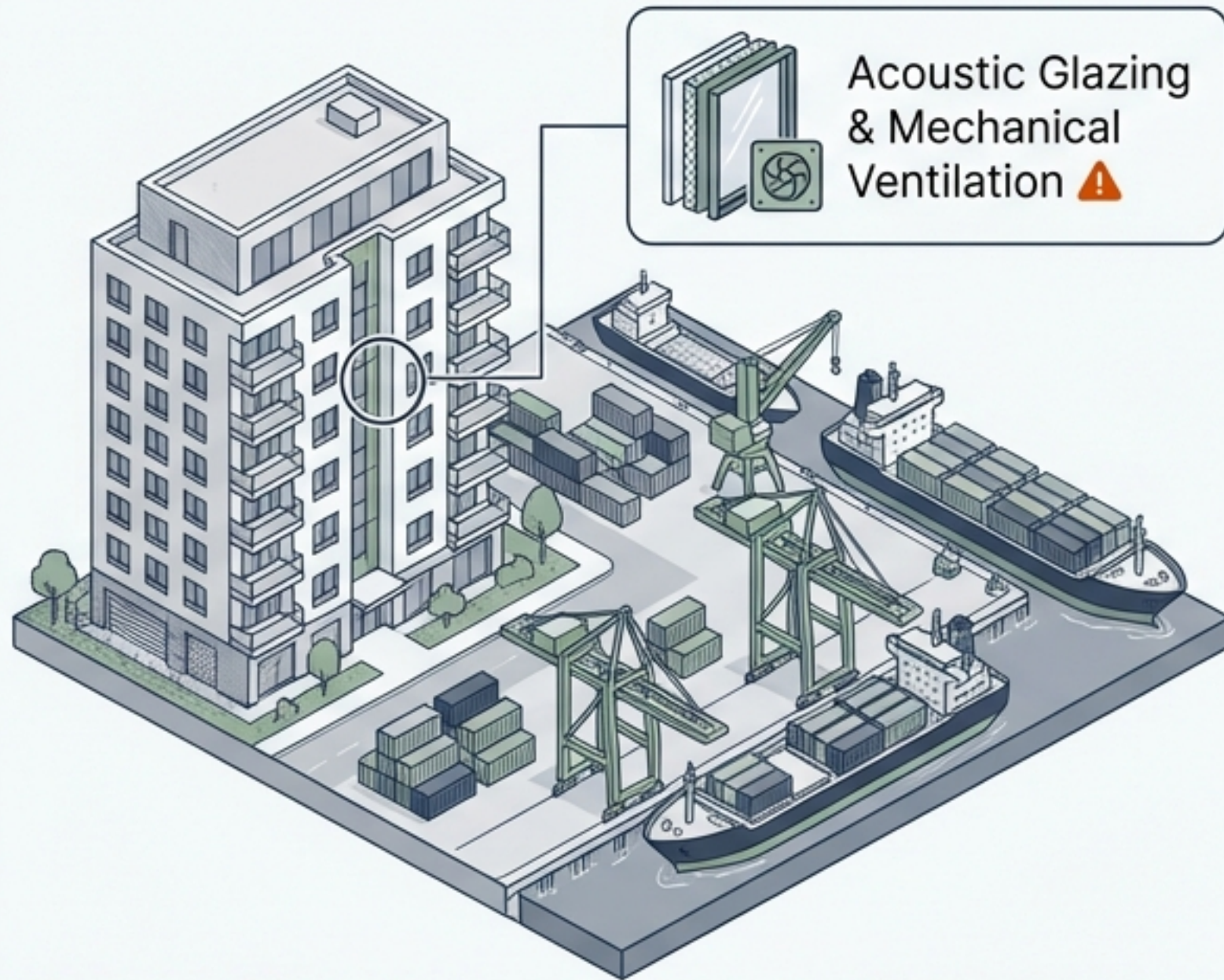


**Maximizes ROI on public transport investment and creates walkable communities by default.**



# Conflict Resolution: The Newcomer Principle

## THE AGENT OF CHANGE BEARS THE COST



**Rule:** The “Agent of Change” (Newcomer) pays 100% of mitigation costs.

## SCENARIO: APARTMENTS NEXT TO INDUSTRY/PORT

**Situation:** New apartments built next to existing Port/Orchard.

**Old Way:** Residents complain -> Port operations curtailed (Reverse Sensitivity).

**New Way:** Developer installs acoustic glazing -> Residents have **NO legal standing** to complain.

## STRATEGIC GOAL

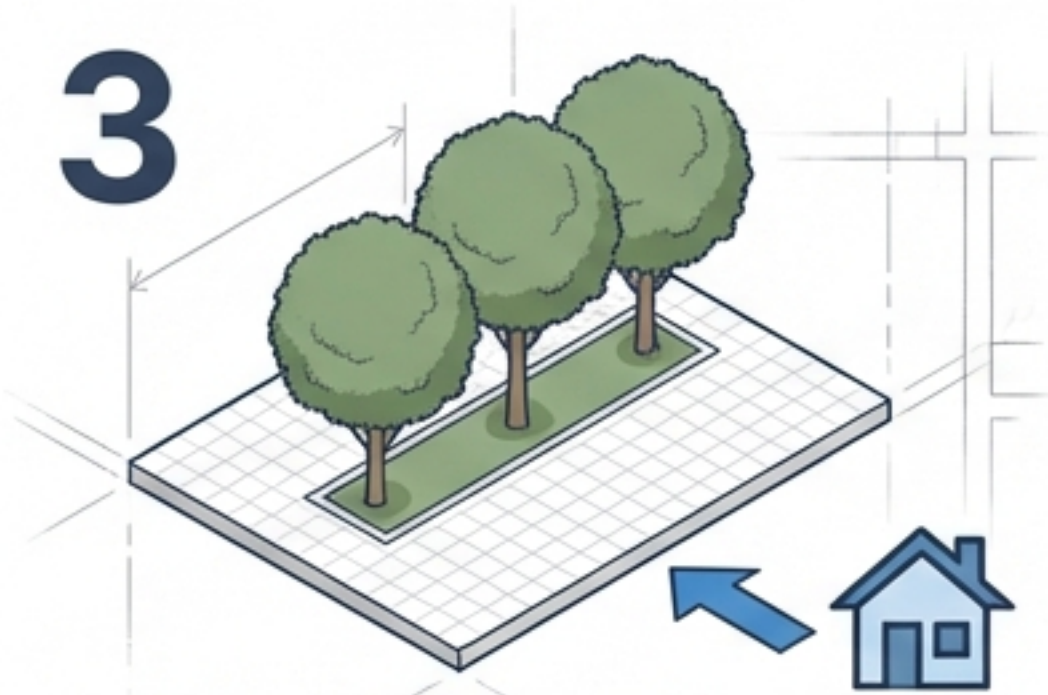
Protects the “Economic Engines” (Ports, Rail, Production Soil) from being shut down by residential encroachment.

 Shields vital industrial hubs from “reverse sensitivity” litigation.



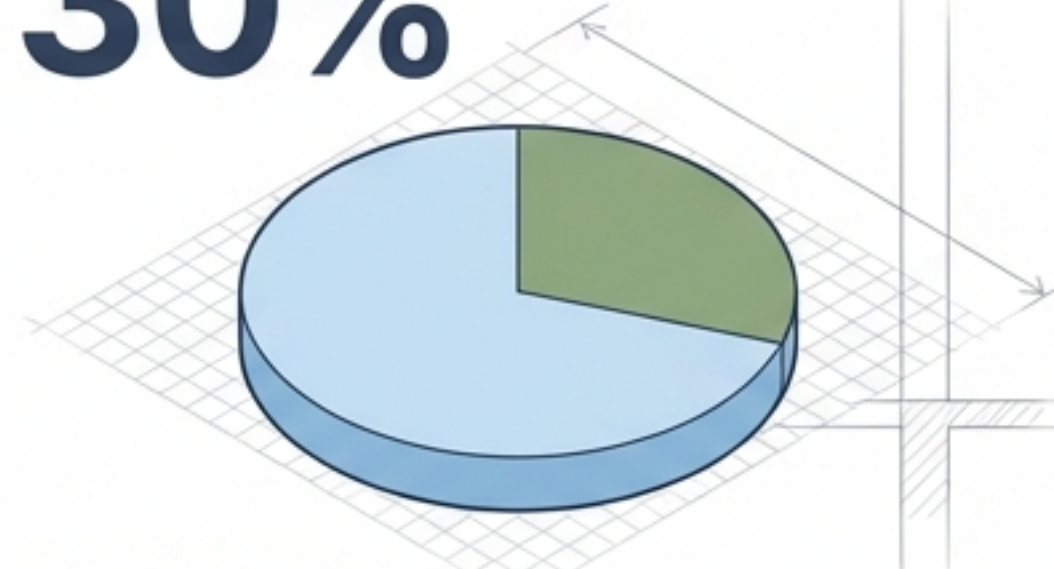
# Green Utility: The Biological Mandate

3



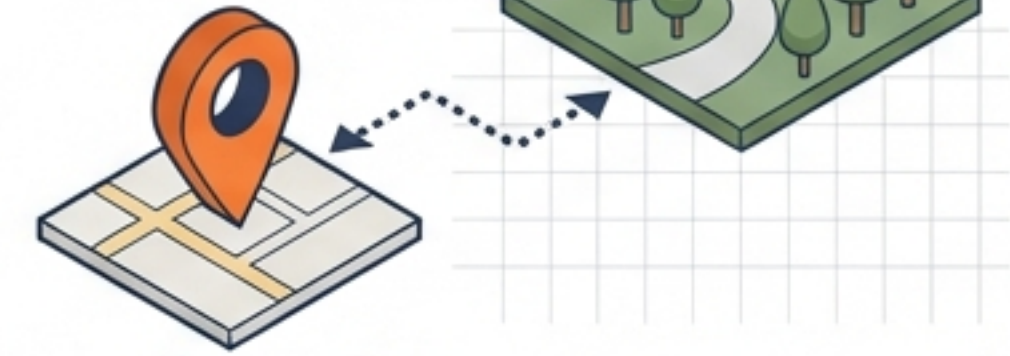
TREES visible from every home.  
Visible from home

30%



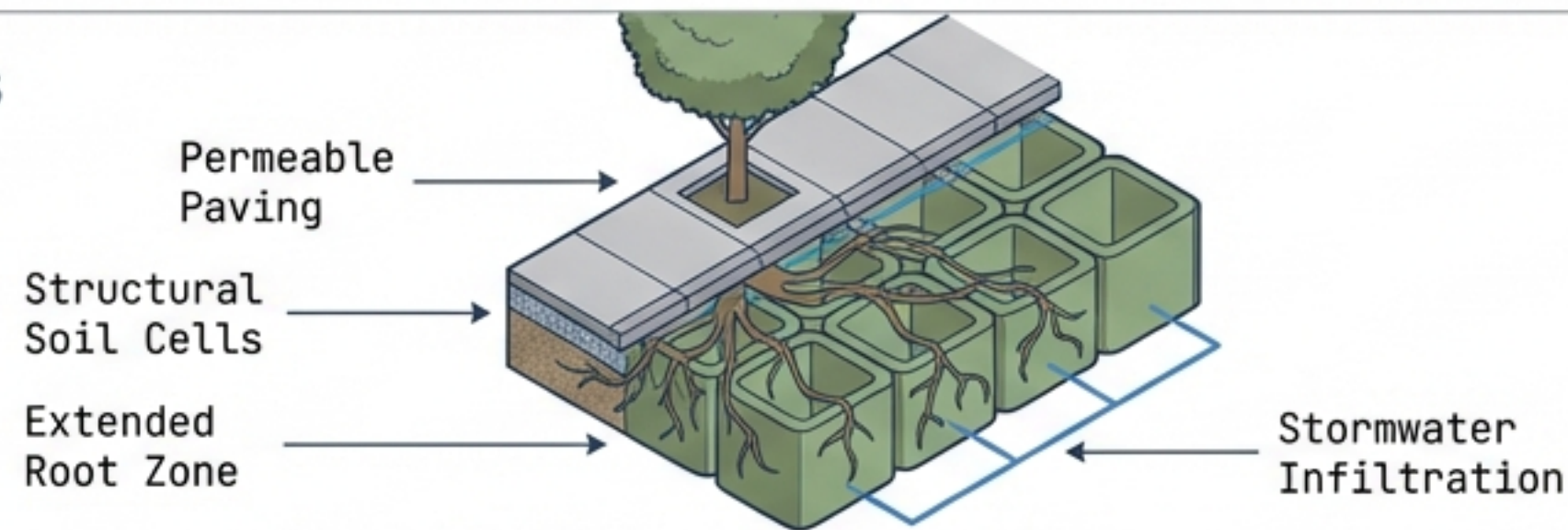
CANOPY COVER in every  
neighborhood.

300  
METRES



maximum distance to nearest park.  
Distance to park

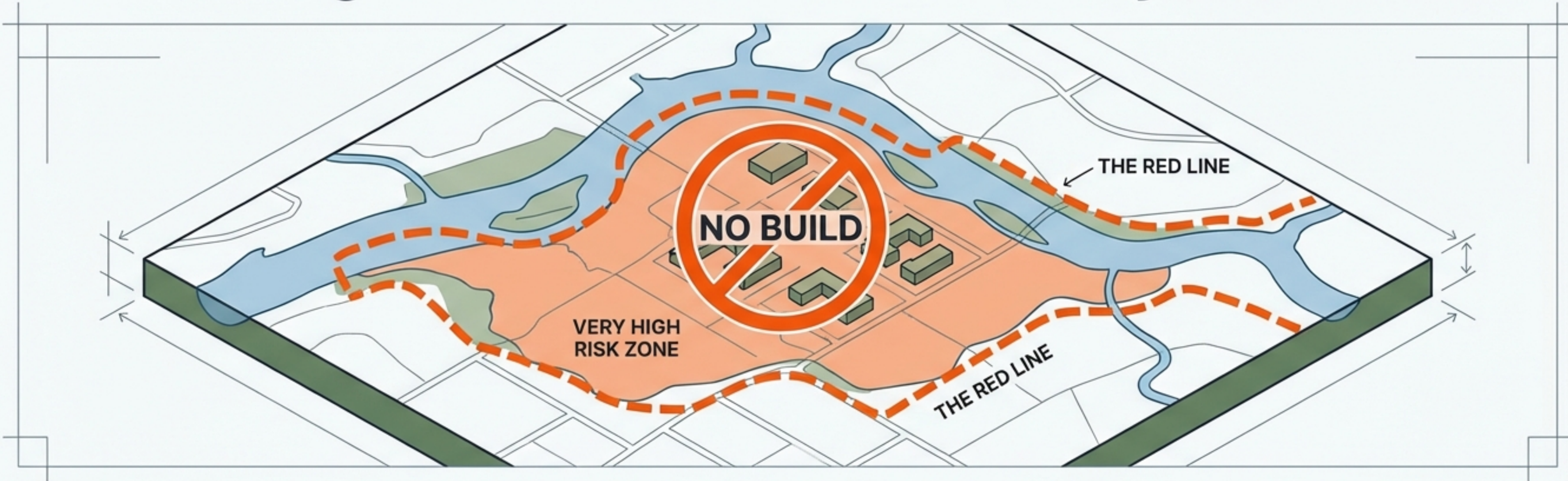
## Connected Soil Volumes



ROI: "Sponge City" logic—reducing impermeable paving by 90% cuts stormwater CAPEX by up to 50%.



# Risk Management: The Red Line Policy



- **The Policy:**

Mandatory avoidance of Top-Left Risk Quadrant (High Likelihood / High Consequence).

- **The Horizon:**

Planning based on a 100-Year Climate Horizon (Year 2126).

- **Philosophy:**

"Fail Safely." Engineering defenses will eventually fail; the only safety is avoidance.

- **Fiscal Impact:**

Prevents "Stranded Assets" and uninsurable municipal liabilities.

**THE RED LINE POLICY:** Mandatory avoidance of "Very High Risk" zones. 100-year horizon for flooding/climate hazards.



# The Output: Complete Neighborhoods

## Key Metrics:

- **Typologies:** Missing Middle (Duplexes, Cottage Courts, 6-plexes).
- **Density Target:** 40–60 homes/hectare.
- **Economic Threshold:** 15 Dwelling Units Per Acre (DU/AC) for viable commerce.
- **Social Outcome:** “Third Places” within a 15-minute walk.



“Reversing ‘Negative Productivity’ by eliminating the commute.”



# The Rural Mandate: Production Over Lifestyle

## Productive Rural



Farming/Forestry.  
Soil quality protected  
from fragmentation.

## The Economic Firewall

## Rural Residential

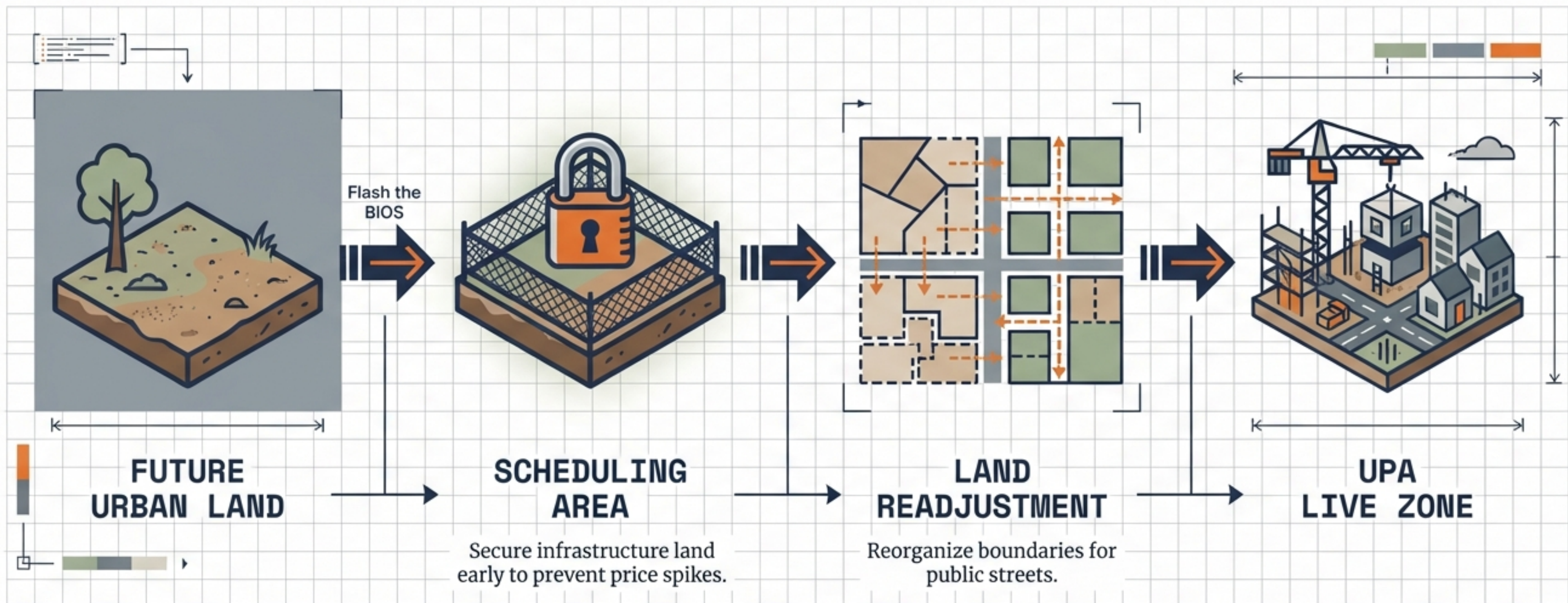


Quarantine zone for  
Lifestyle Blocks.

- ✓ **Certainty:** Farmers know neighbors won't become subdivisions.
- ✓ **Productivity:** Soil protected from extraction.
- ✓ **Newcomer Principle:** Shields farmers from complaints regarding spray drift/noise.



# Operational Execution: The Toolkit for Decision Makers

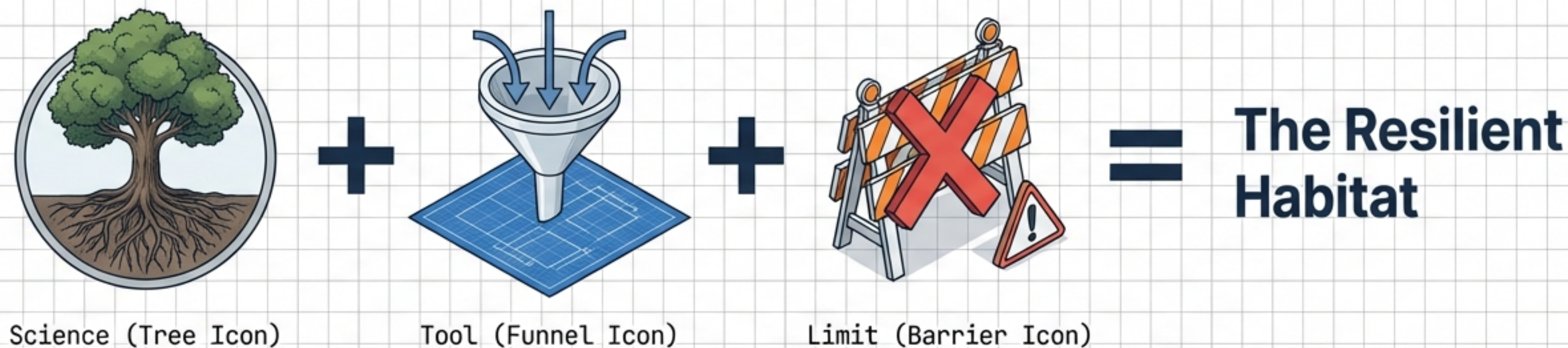


Moving from 'Subjective Art' (Planning) to 'Objective Engineering' (Execution).

PROCESS DIAGRAM



# Conclusion: The New Urban Contract



Old System	New System
<ul style="list-style-type: none"><li>• Subjective, Reactive, Sprawl, Permission.</li></ul>	<ul style="list-style-type: none"><li>• Objective, Proactive, Containment, Adherence.</li></ul>

*The Bill represents an investment in national balance sheets—creating a system that is fiscally sustainable, legally certain, and physically resilient.*