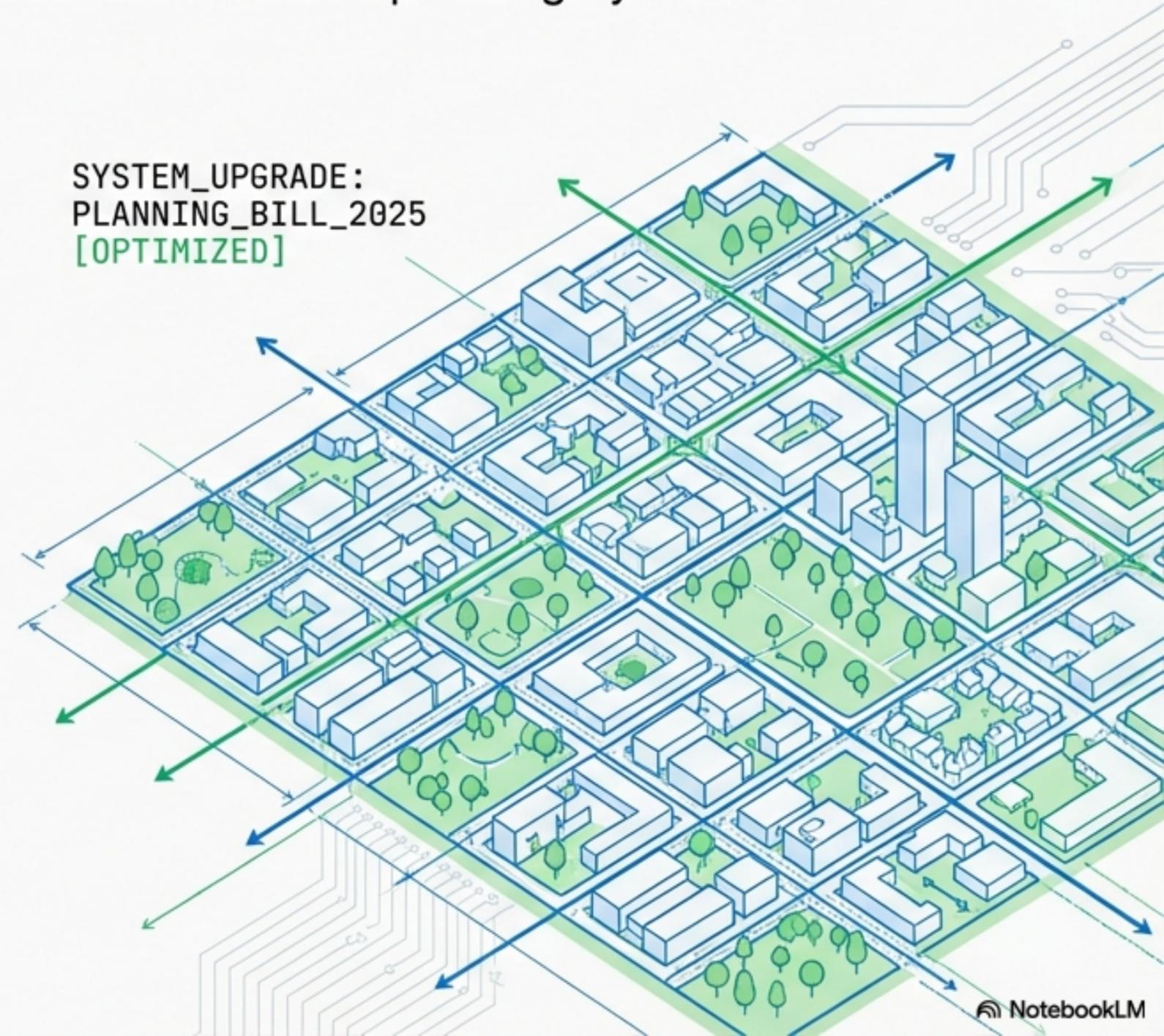
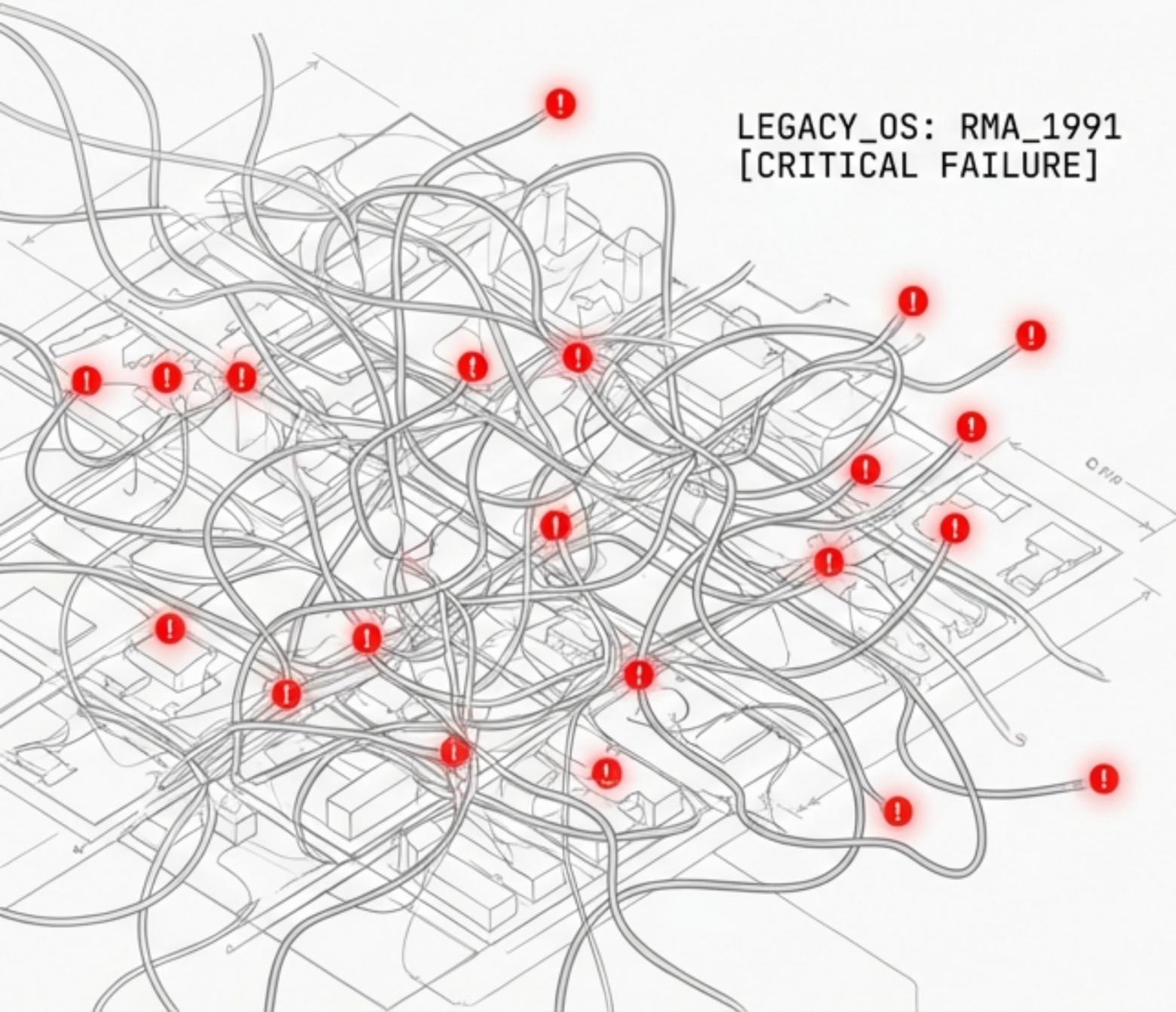
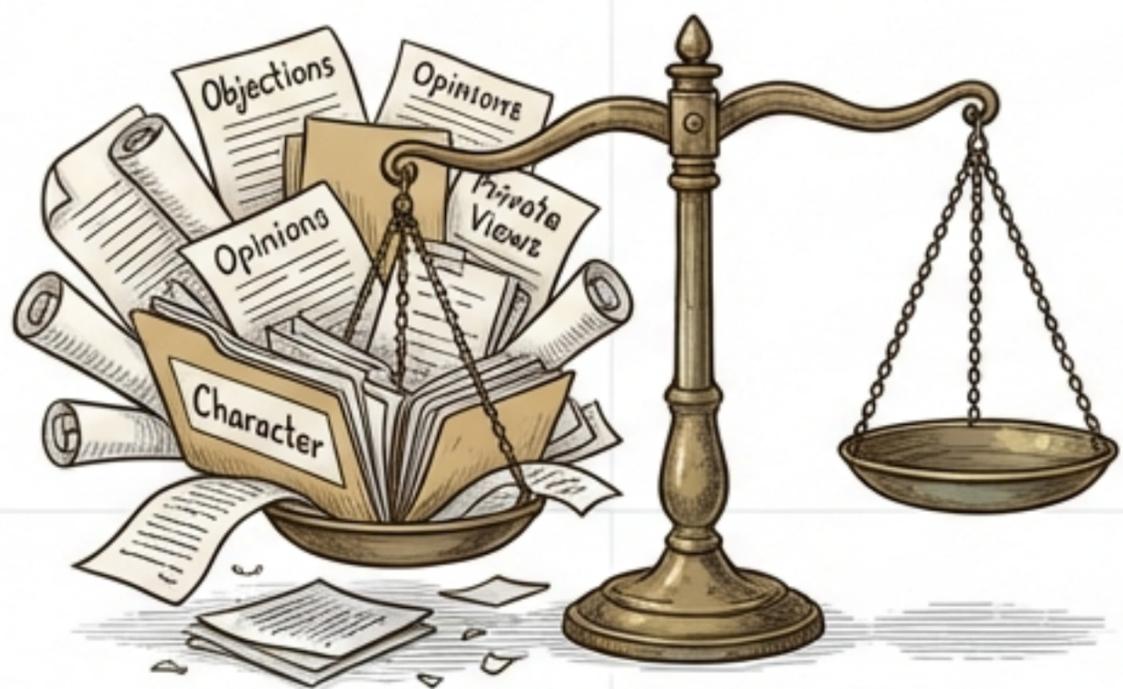


Aotearoa Planning Bill 2025: System Upgrade v1.0

Liquidating "Grey Inertia" and Installing a Resilient Urban Operating System.



The Core Shift: From Permission to Adherence



SUBJECTIVE GATEKEEPING



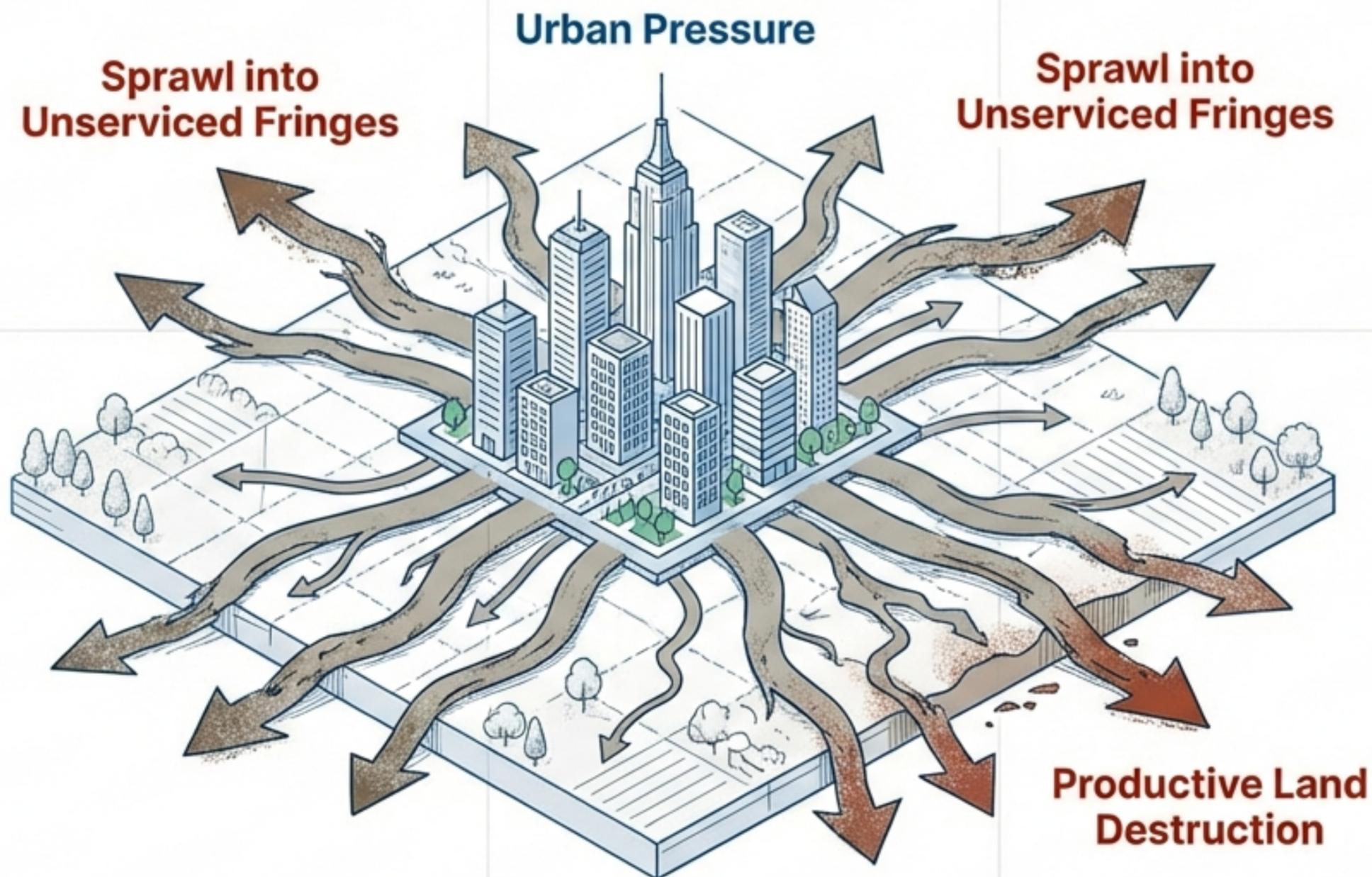
OBJECTIVE ADHERENCE

PATCH NOTES

- **The Pivot:** Transition from Subjective Argumentation (Opinion) > < / > Objective Mathematics (Code).
- **The Goal:** Liquidate "Regulatory Debt" and end the "Postcode Lottery" of 1,175+ fragmented zones.
- **The Mechanism:** Install the "Japanese Source Code" (1974 Land-Use Law) to create ~20 National Standardised Zones (NSZ).

PATCH NOTE: Compliance with objective rules = Automatic Permission.

System Audit: The Cost of Grey Inertia



KEY METRIC BOX

System Audit

Grey Inertia: Bureaucratic stagnation where "Regulatory Debt" accumulates.

Negative Productivity: Economic hemorrhage via congestion and "The Car Tax".

The Failure: "Death by a thousand cuts" — Project-level litigation allowing neighbor vetoes on city-scale infrastructure.

BIOS Flash: Installing the “Public Welfare Supreme” Kernel



Context Note

The Pivot:

Replacing “Private Property Rights Supreme” with a Japanese-model “Public Welfare” standard.



IMPLICATION

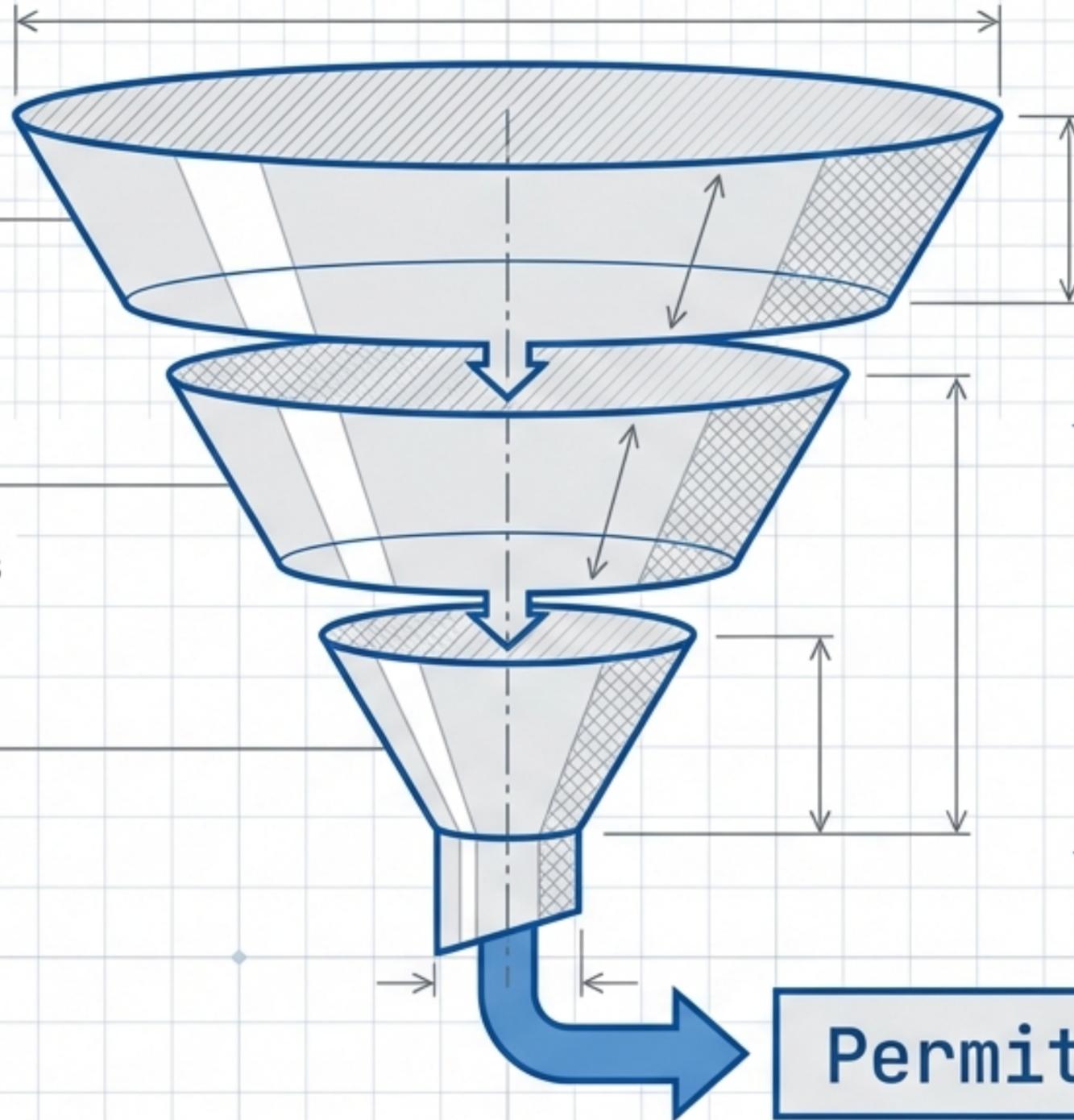
Individual land rights must yield to the collective stability and health of the city.

The Architecture: The Planning Funnel

National Spatial Plan
(Source Code / NSZ)
Strategic Direction & Standards

Regional Spatial Plan
(The Skeleton)
Infrastructure & Growth Boundaries

Land Use Plan
(Implementation)
Local Rules

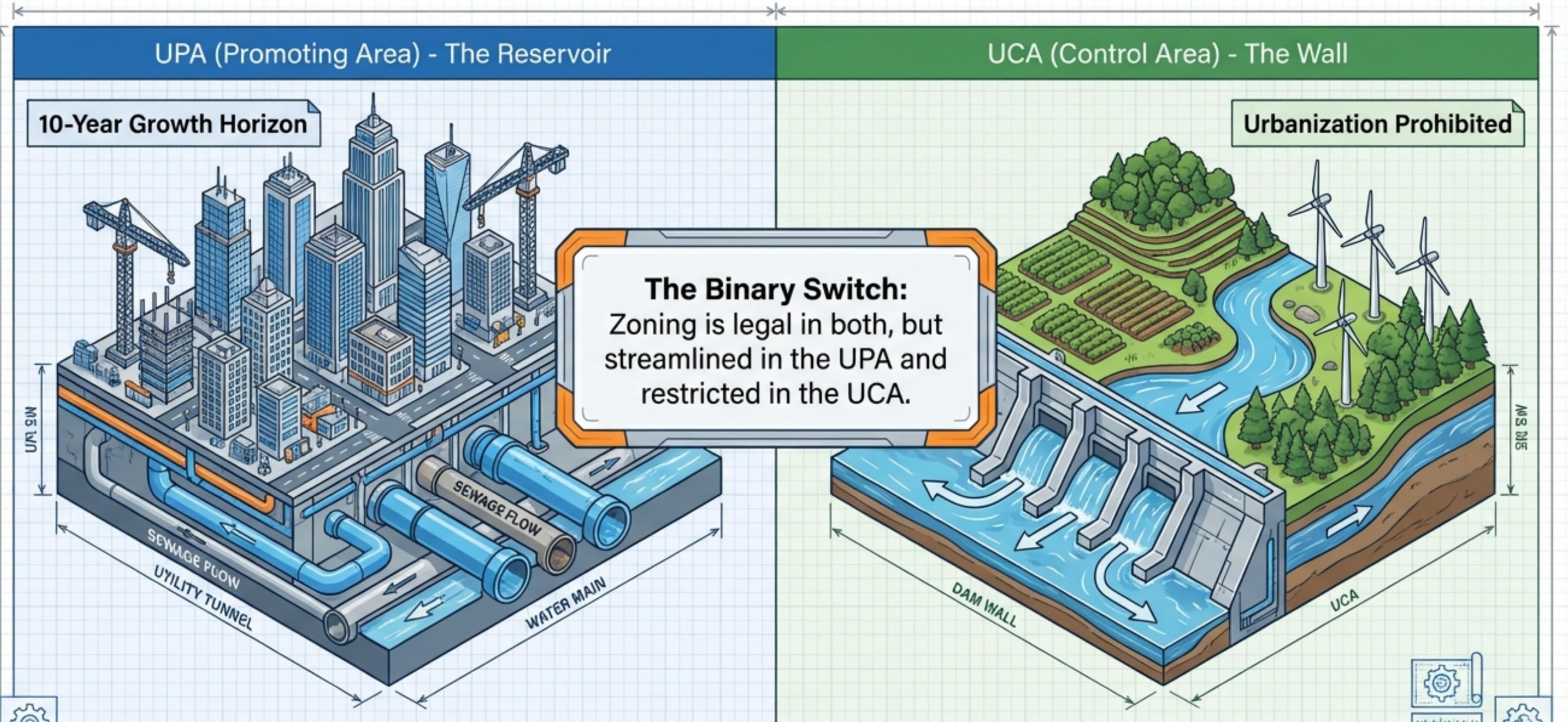


THE GOLDEN RULE

Lower plans *must* give effect to higher plans. Issues settled upstream cannot be re-litigated downstream.

Permitted Outcomes

Mechanism I: The Urban Dam



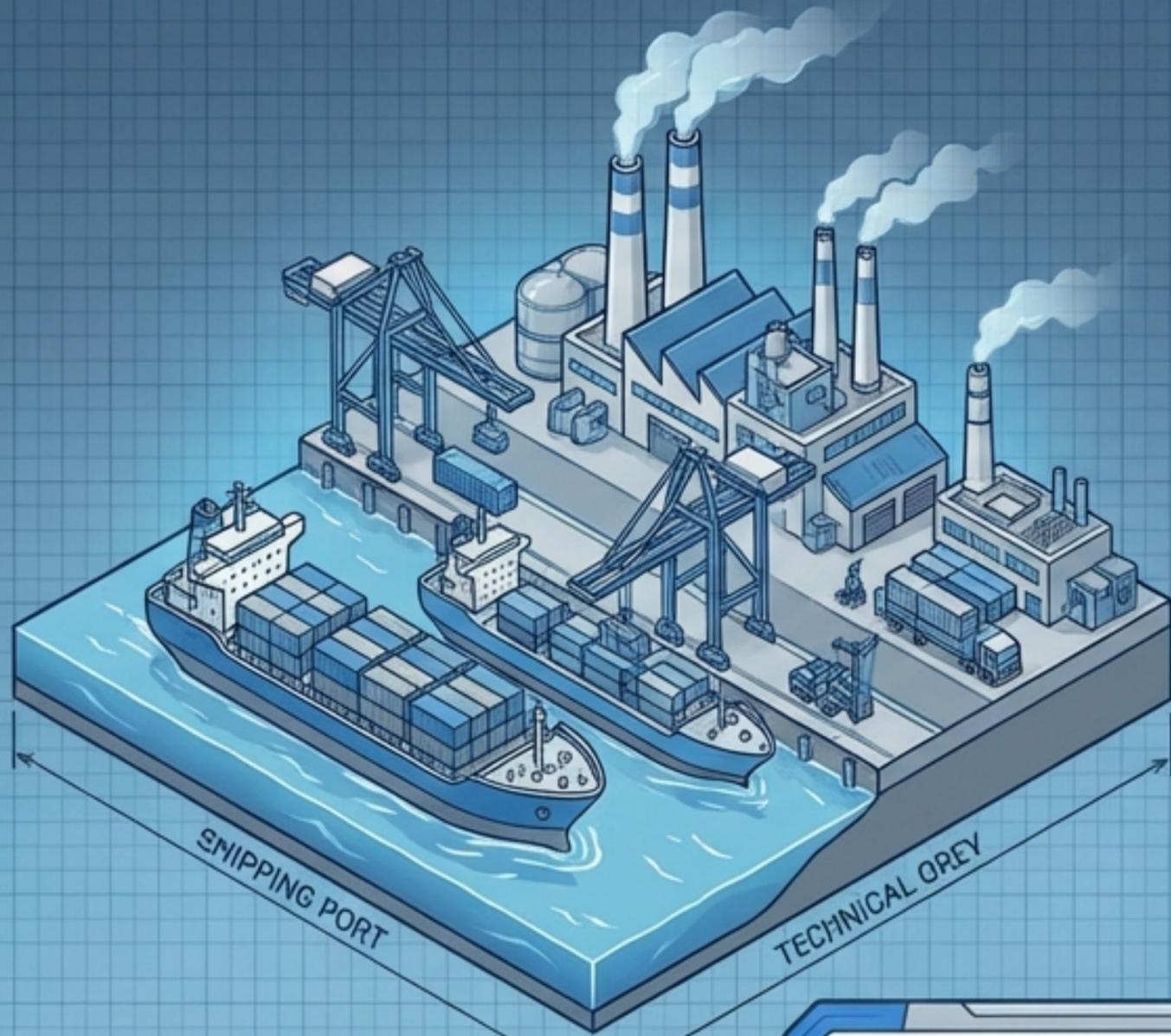
Economic Note: Decouples rural land value from speculative housing potential.

Mechanism II: The Newcomer Principle



Existing Economic Engine (First in Time)

Agent of Change (Newcomer)

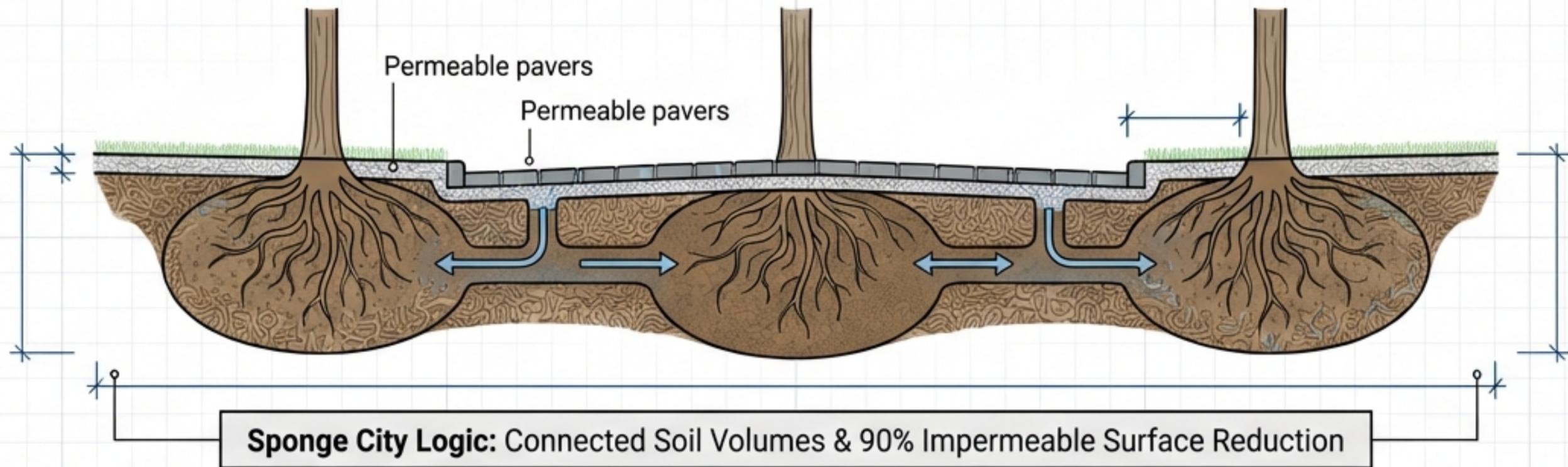
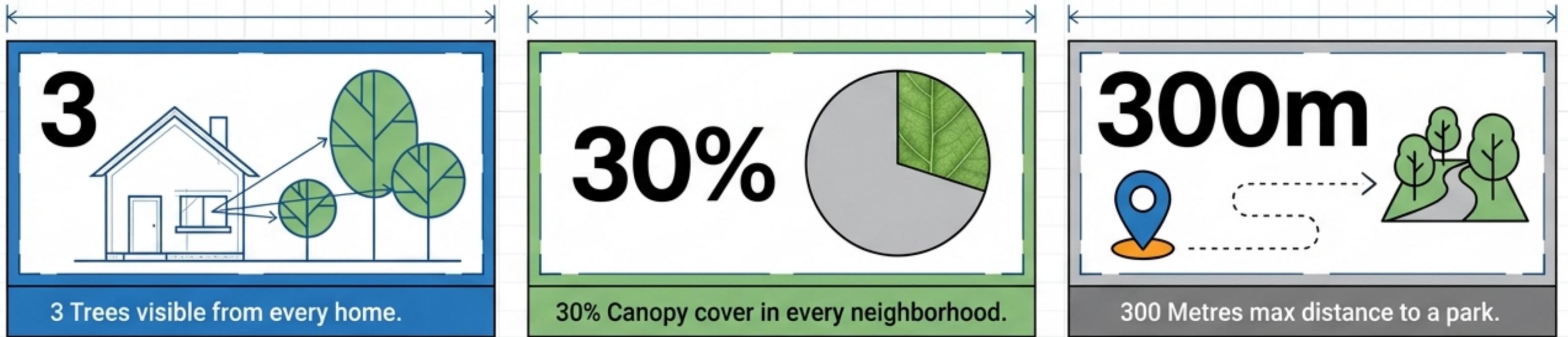


Rule: "First in Time, First in Right".

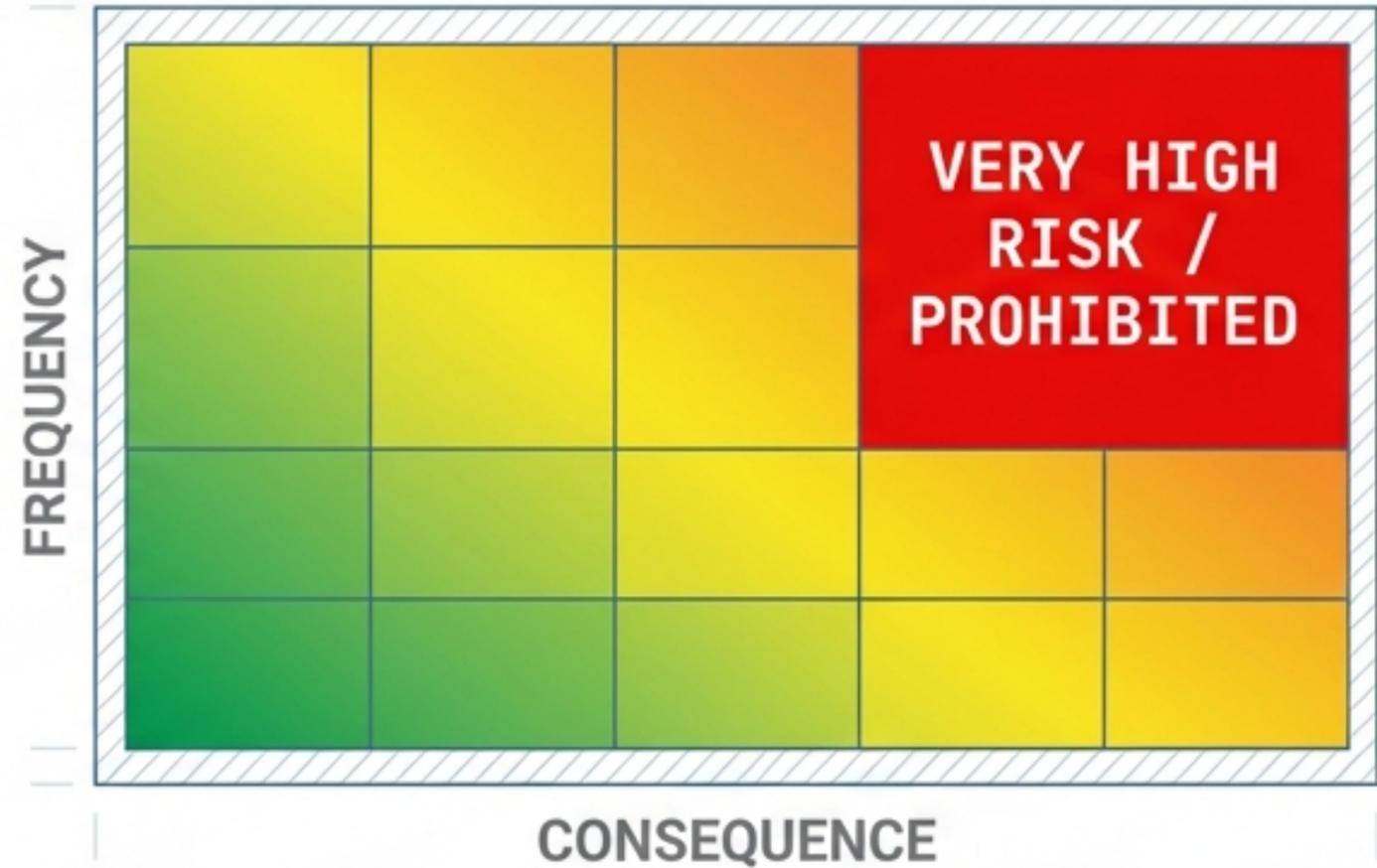
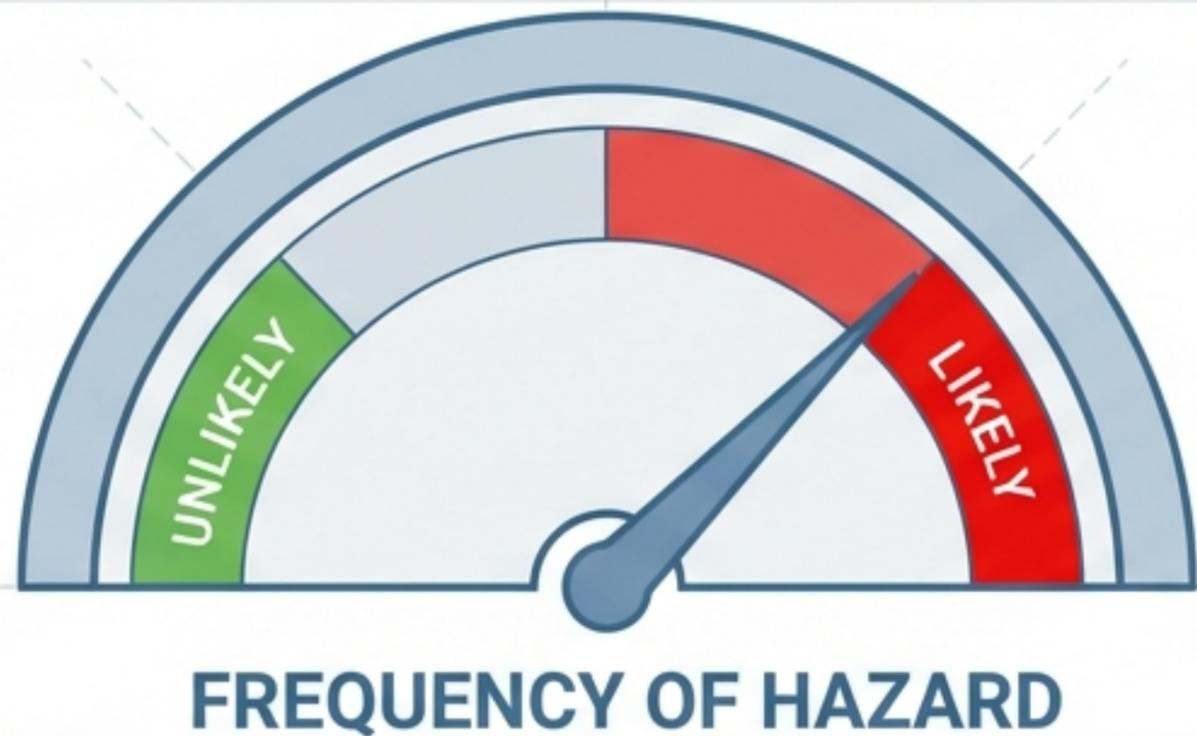
Existing operations are legally protected from reverse sensitivity complaints.



Mechanism III: The Green Utility (3-30-300)



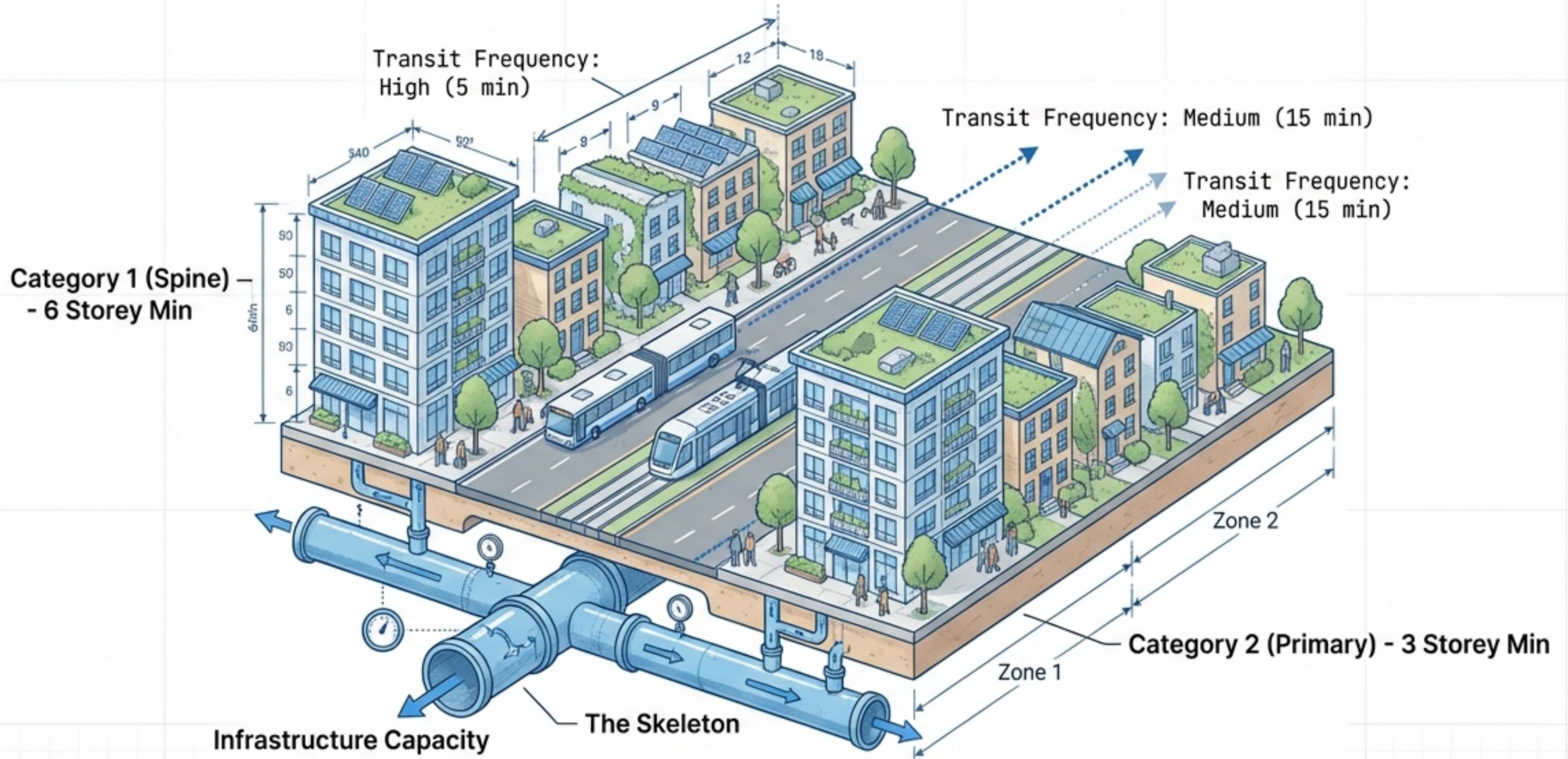
Mechanism IV: The Red Line Policy



- ✓ **THE HORIZON:** Risk assessed on a 100-year climate timeline (Year 2126).
- ✓ **THE MANDATE:** Development in 'Very High Risk' zones is PROHIBITED. Non-negotiable.
- ✓ **PHILOSOPHY:** Prevention over cure. No building behind failed defenses.

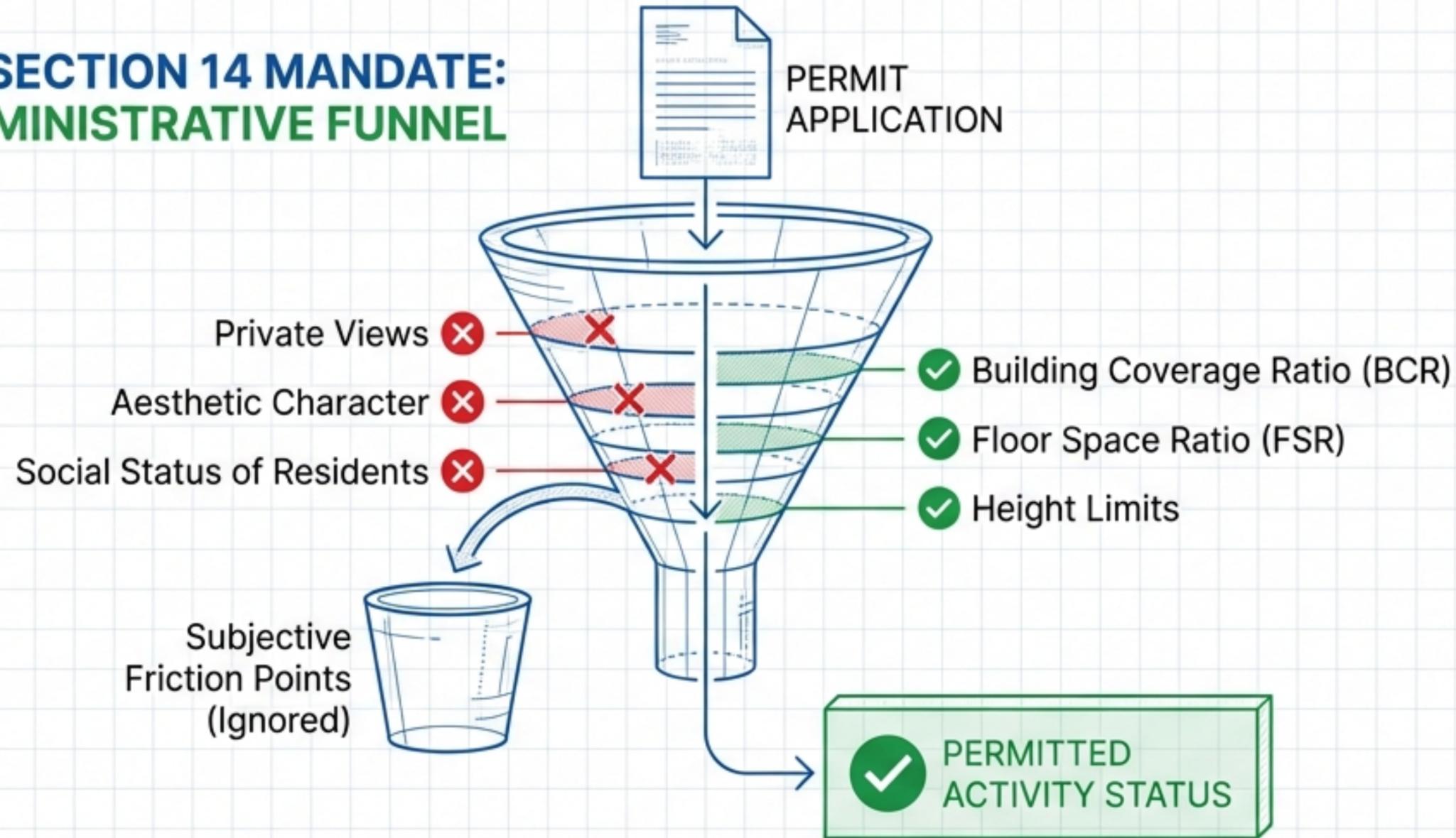
Mechanism V: Density Follows Frequency

The Rule: Building intensity is legally tied to transit capacity.



Section 14: Liquidating the “Nitpicking Trap”

SECTION 14 MANDATE: ADMINISTRATIVE FUNNEL



Planners are explicitly instructed to ignore subjective friction points. **If it fits the math, it is permitted.**

Rural Strategy: Protecting the Soil Engine

Rural - Mixed



Enables small-scale farming/tourism.
Lifestyle blocks discouraged.



Rural - Extractive



Dedicated zone for Mining/Forestry.
Segregated from food production.



Outcome: Soil is valued for production utility, not potential subdivision.

The Business Case: Certainty and Scale



01. **Standardization:** 1,175+ zones consolidated to ~20 **National Standardised Zones (NSZ)**.



02. **Legal Certainty:** Strategic debates settled upstream; no court battles over permitted activities.

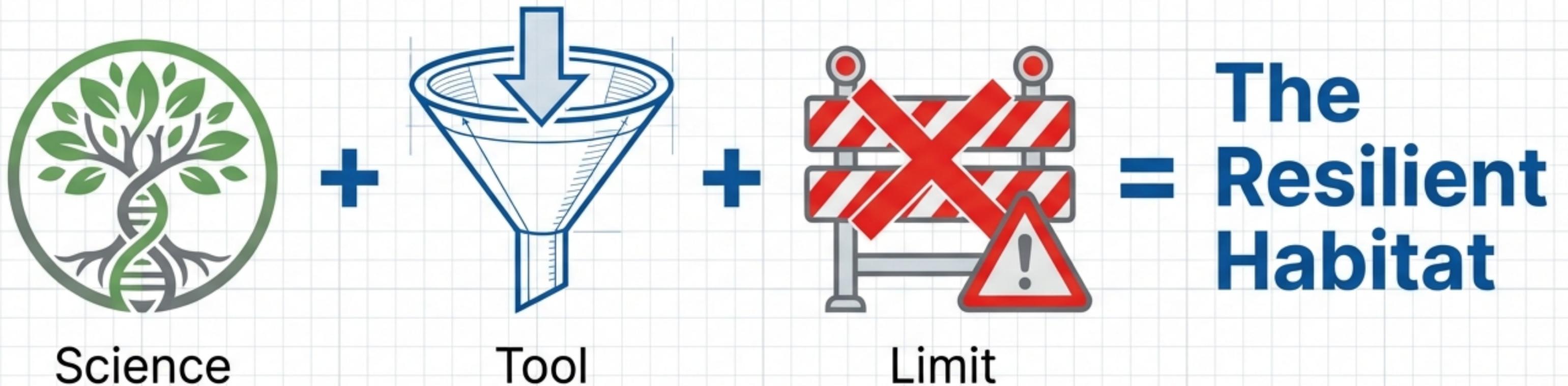


03. **Economic Scale:** Enables industrial-scale housing delivery with repeatable designs.



04. **Resilience:** Lower CAPEX via Sponge City mandates.

Conclusion: Machine vs. Habitat



SYSTEM VULNERABILITY: The Risk of Centralized Failure.

Success depends entirely on the quality of the National Instruments (Source Code).

The Aotearoa Planning Bill 2025 is a Resilient Urban Operating System designed to survive the next century.