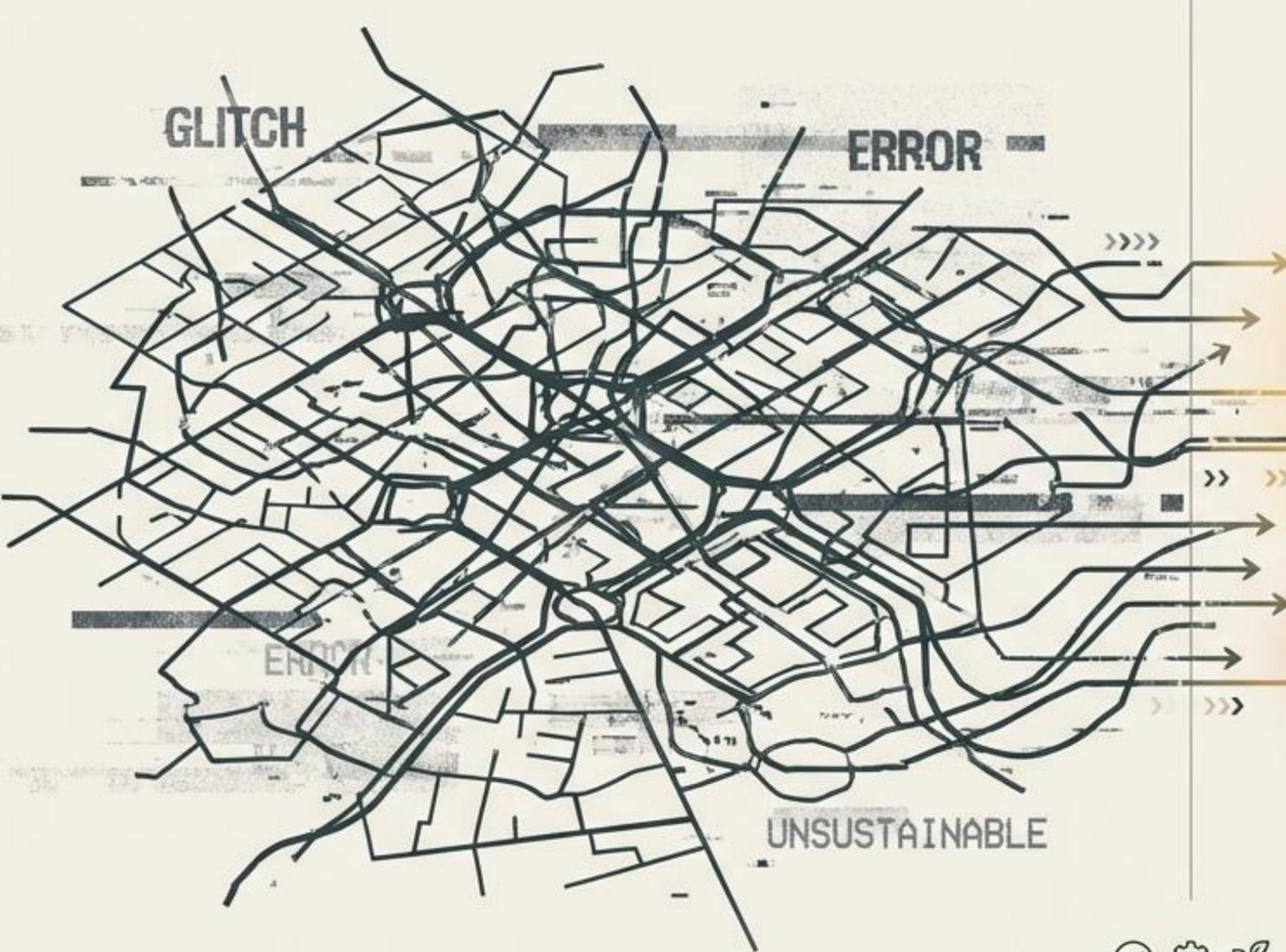


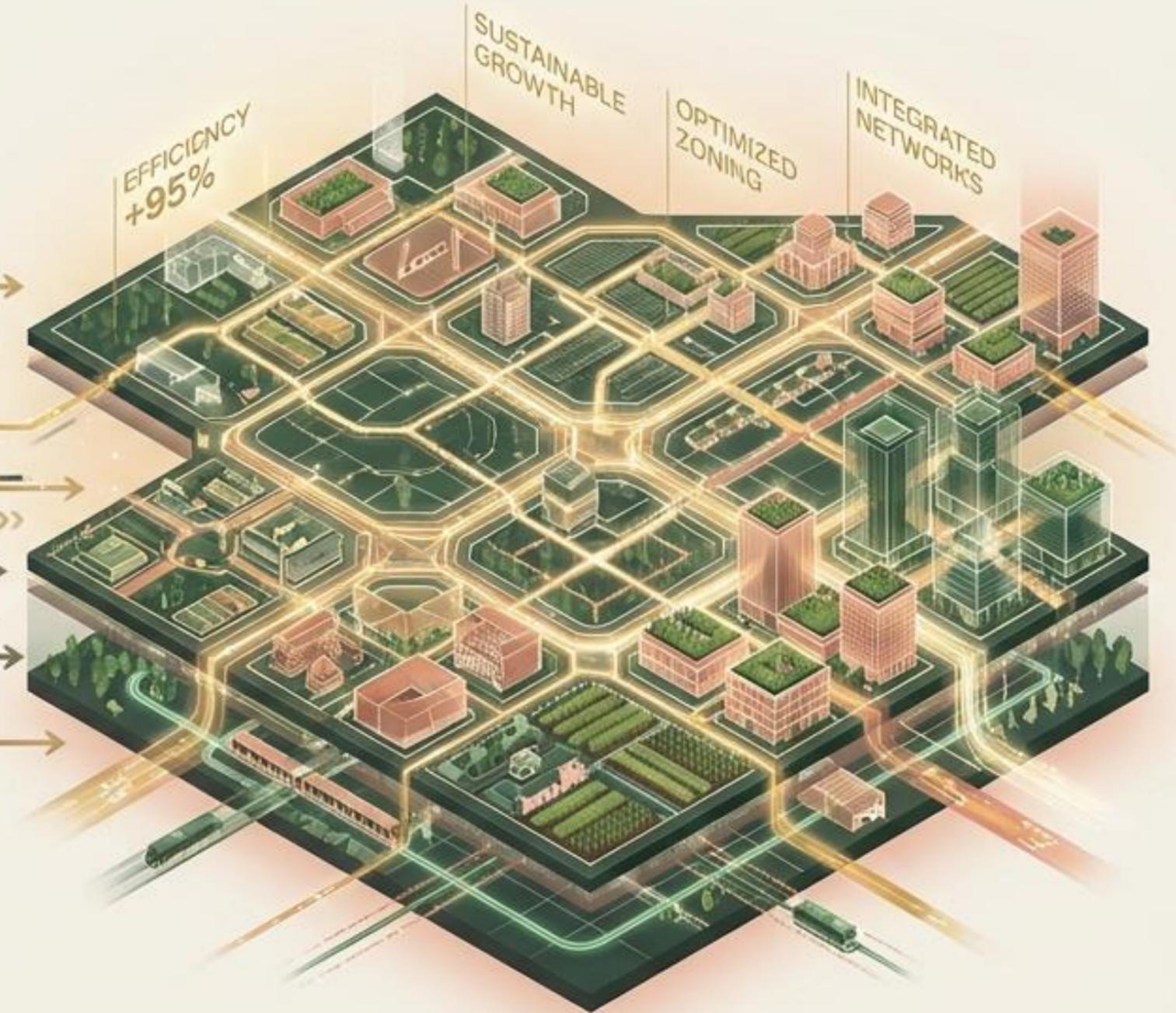
# OLD RMA SYSTEM: CHAOS & DISCONNECTION

Inefficient Planning Processes, Fragmented Zoning, Stalled Growth



# AOTEAROA'S NEW URBAN OPERATING SYSTEM

The National Standardised Zoning Framework | Planning Bill 2025



# From 'Permission' to 'Adherence'

Shifting from Property Rights Supreme to Public Welfare Supreme

1,175+ Local Zones  
(RMA)

20 National  
Standardised Zones



**PUBLIC WELFARE  
SUPREME**

Collective urban health as  
infrastructures utility takes  
precedence over individual  
property preferences or  
speculation.



THE 3-30-300 RULE



3 TREES



20%



WITHIN 300M  
A PARB



HEALTHY  
AND CULTURAL  
LIVING

20 National  
Standardised Zones

- Urban Density A
- Mixed-Use B
- Conservation B
- Conservation C
- Infrastructure D

OPERATIONALIZING THE CODEBASE

**THE NEWCOMER  
PRINCIPLE**

The 'agent of change' pays  
for mitigation, protecting  
existing engine from residential complaints



**SECTION 201  
MANDATE**

Planners are legally  
required to ignore subjective  
teofere like private views or  
aesthetic "character"

# Managing Hydraulic Pressure: The Urban Dam

**The Reservoir**  
(Urbanisation Promoting Area - UPA)

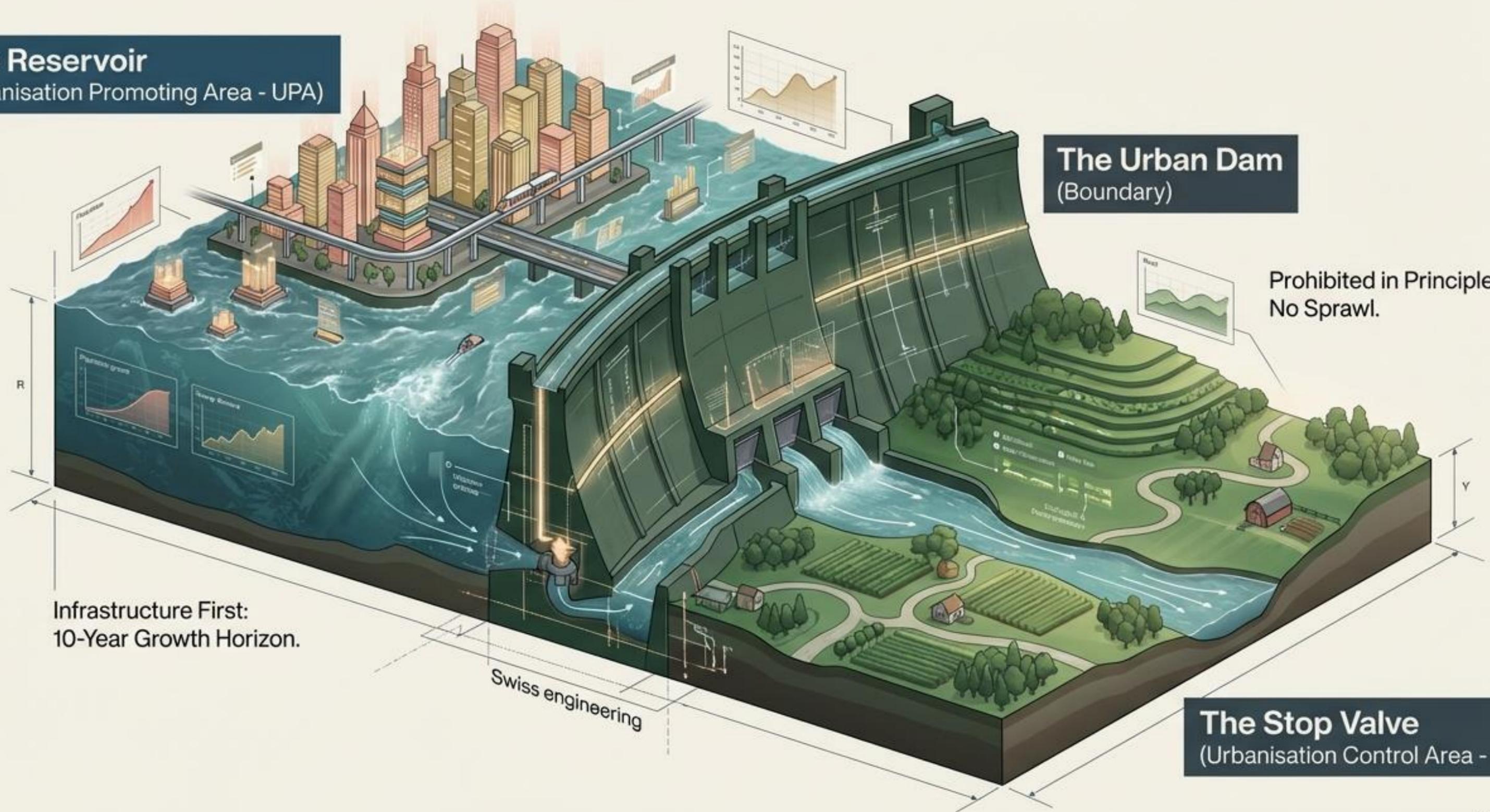
**The Urban Dam**  
(Boundary)

Prohibited in Principle:  
No Sprawl.

Infrastructure First:  
10-Year Growth Horizon.

Swiss engineering

**The Stop Valve**  
(Urbanisation Control Area - UCA)



# Density Follows Frequency.

Building height is legally tethered to infrastructure capacity.

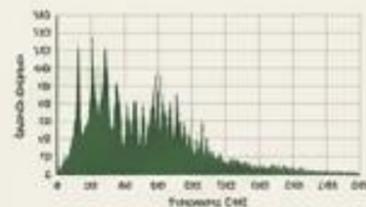
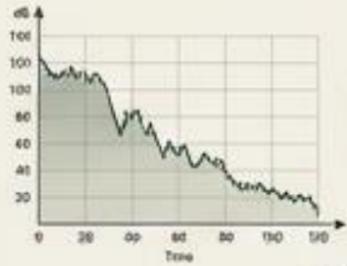


# Typology: The Hard Shell / Soft Core

Reconciling high-intensity density with restorative living

## The Hard Shell

**Acoustic Glazing:** Multiple panes with sound-dampening layers deflect and absorb noise pollution. Reduces interior decibels significantly.



## The Soft Core

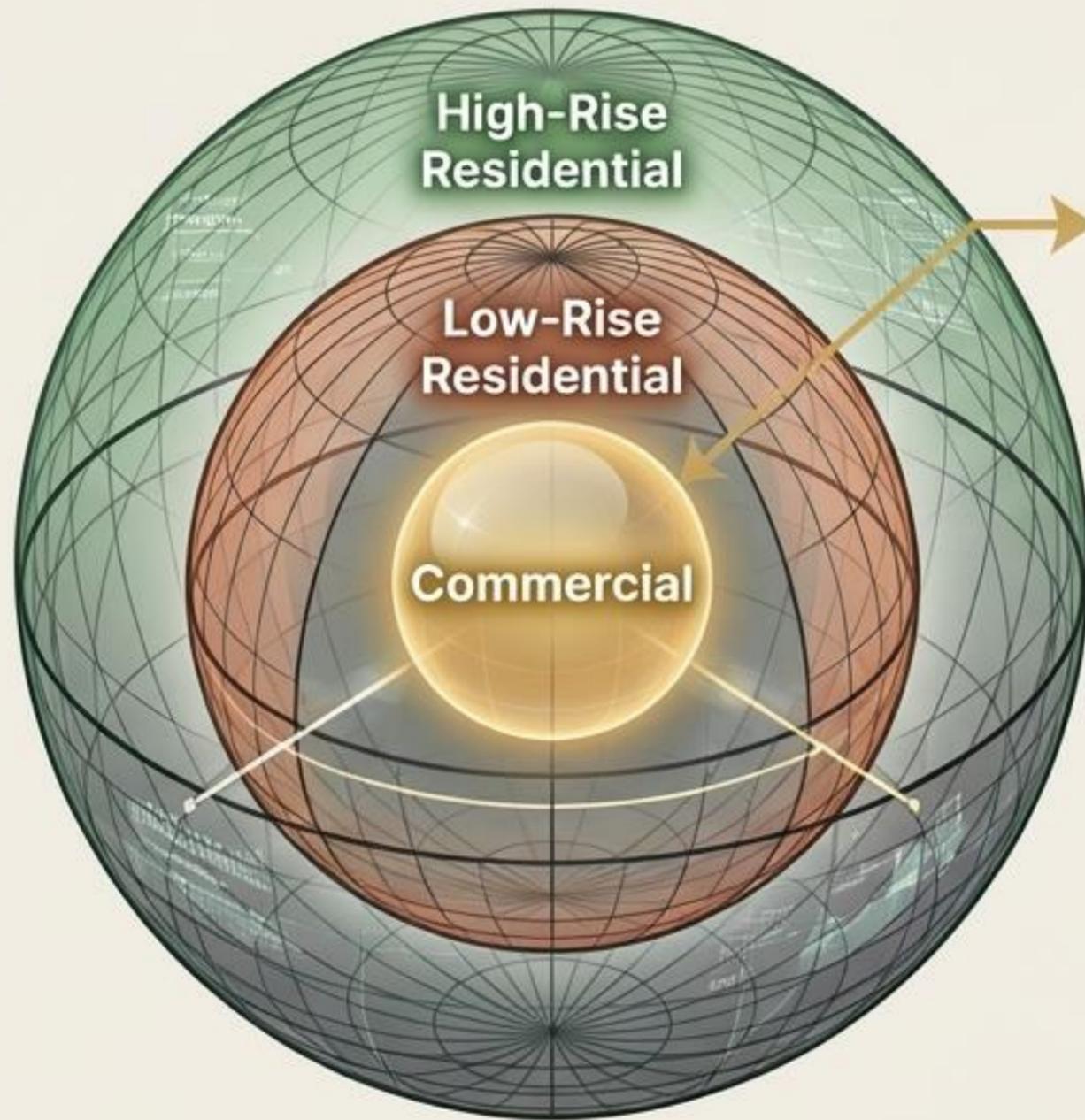
## The Soft Core

**Green Sanctuary & Biodiversity:** Protected inner courtyard fosters micro-ecosystem, provides acoustic buffer, and enhances mental well-being.



# The 'Russian Doll' Model: Inclusive Zoning

Zones defined by nuisance control, not segregation.



As-of-Right  
Commercial  
(150 sq.m)



# Protecting the Right to Operate

Shielding the economic engines from litigation.



Industrial Zone: Permits Factories. ✓

Exclusively Industrial (The Hard Core):



- **STRICTLY NO** Housing, Schools, or Hospitals.

Shielding the economic engines from litigation.



# The Aotearoa Adaptation: Rural Stewardship

The rural environment is a factory floor for food, not a waiting room for suburbia.



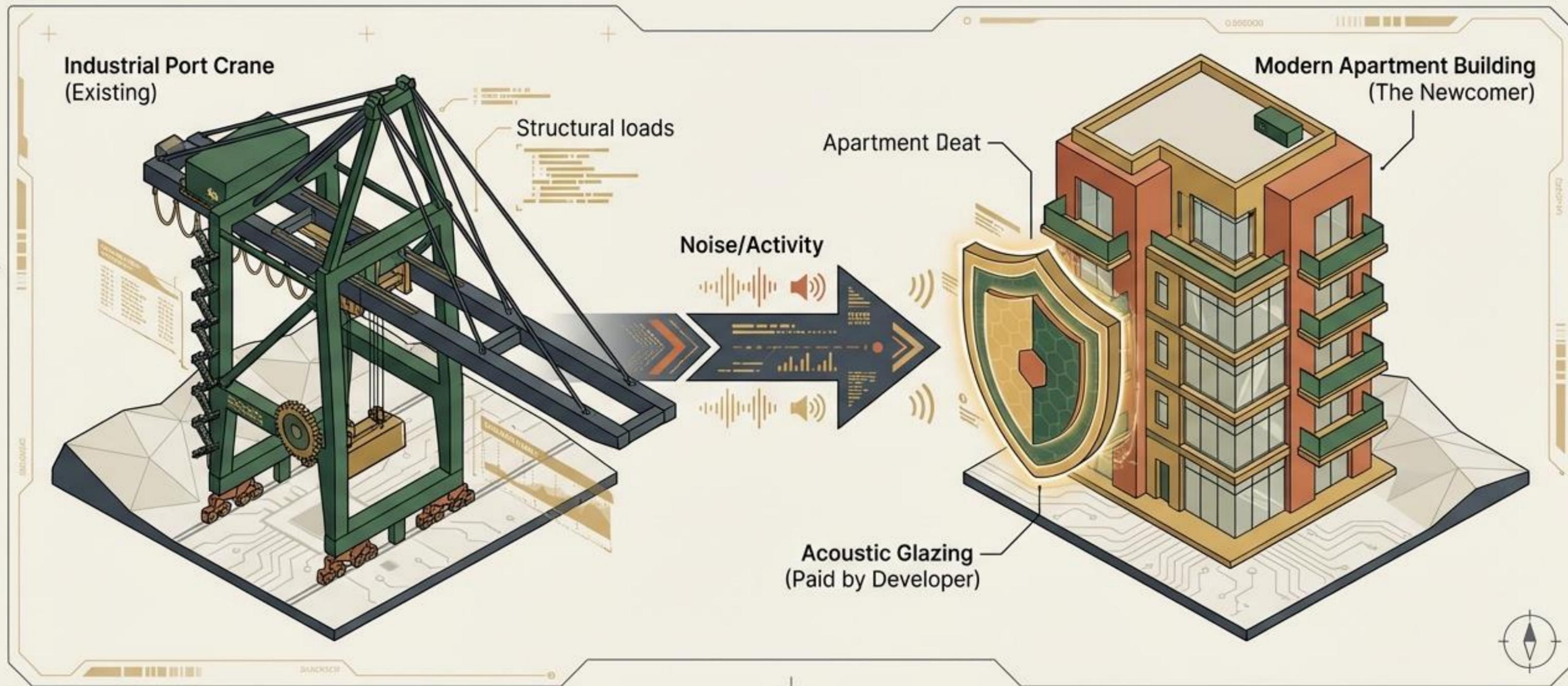
# The Lifestyle Quarantine

Containing countryside living to prevent land fragmentation.



# Conflict Resolution: The Newcomer Principle

First in Time, First in Right. The Agent of Change bears the cost.



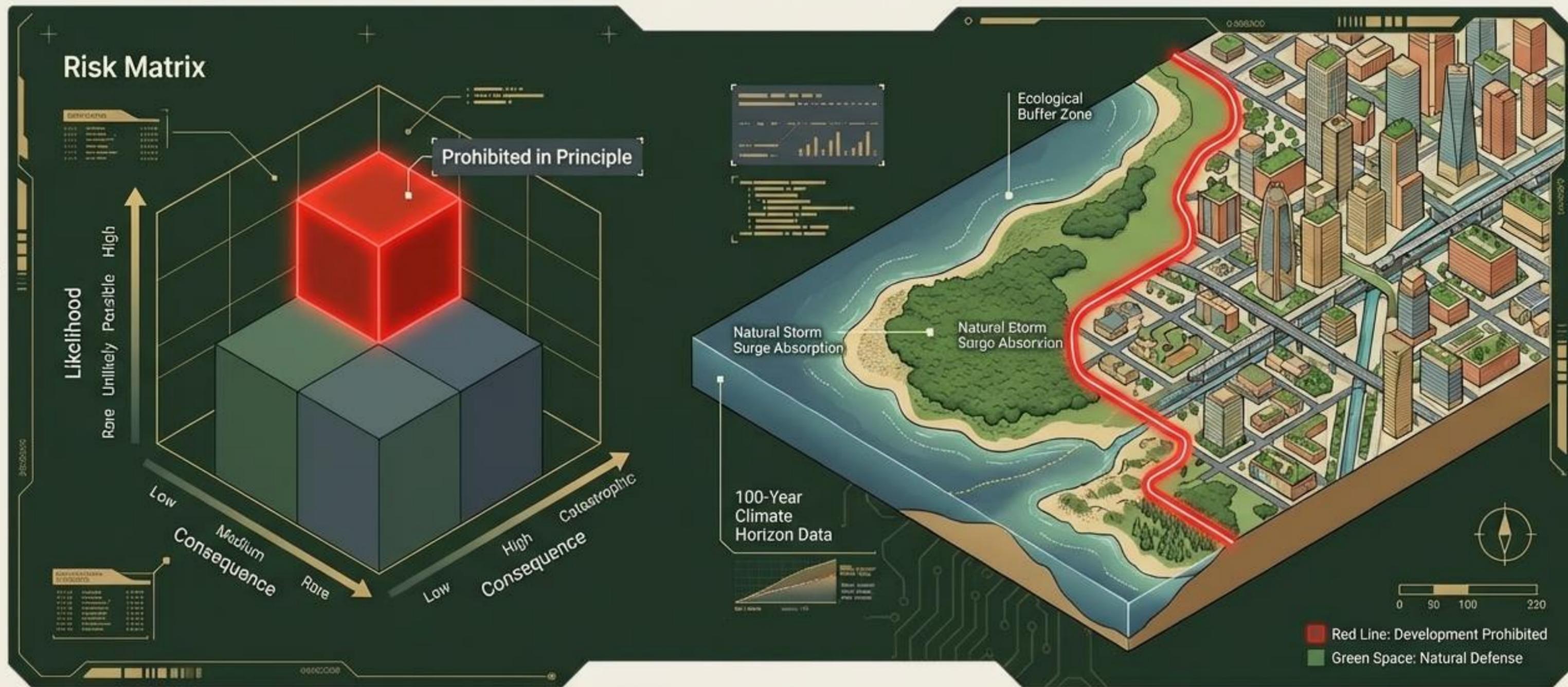
# The Green Utility: The 3-30-300 Rule

Nature is infrastructure, not decoration.



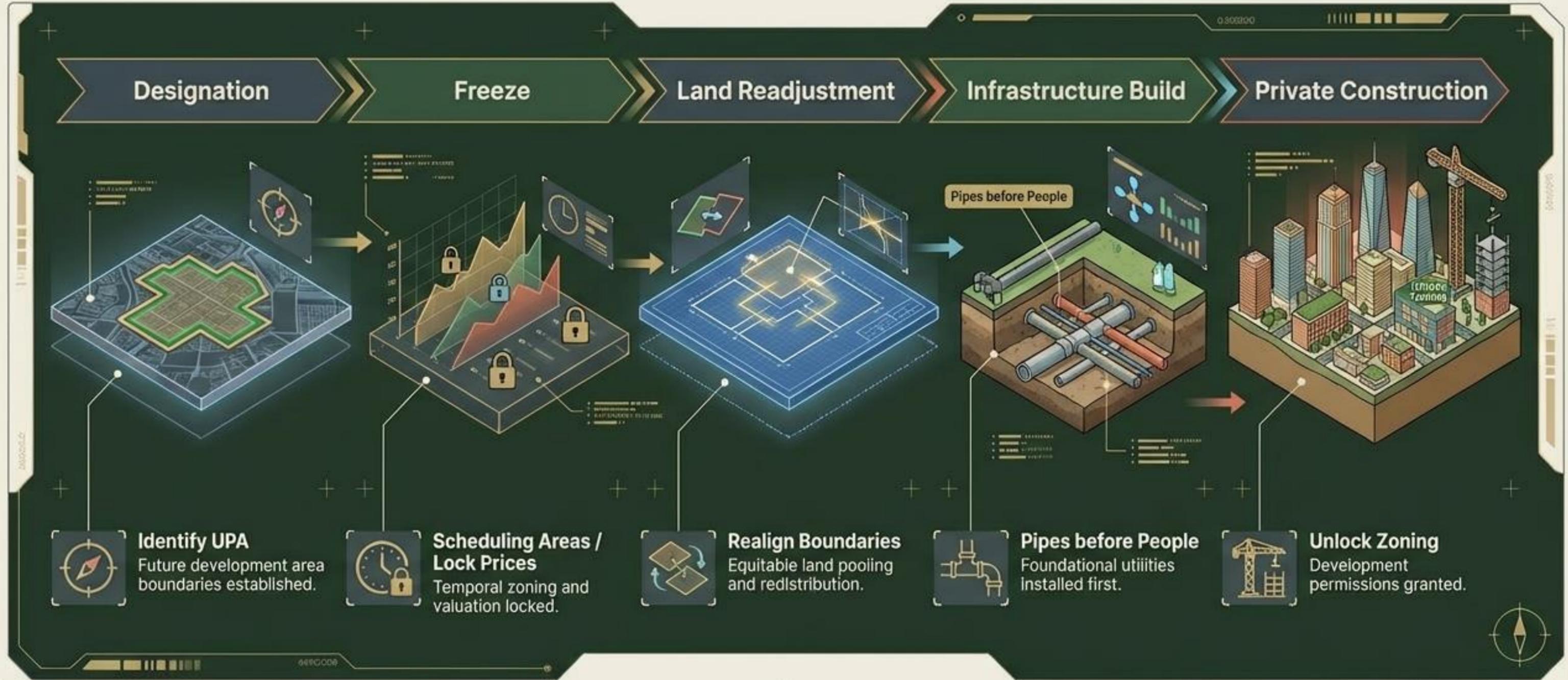
# Hazard Avoidance: The Red Line Policy

Planning for the 100-Year Climate Horizon (Year 2126).



# Implementation: From Future Urban to Live Zoning

The City Planning Project Workflow.



# The Outcome: The Complete Neighborhood

A day in the life of a resilient city



 Commute:  
**10-min walk to Rapid Transit**  
Clean technical body text details in the inter.

 Environment:  
**30% Canopy Cover**  
Canopy meanopy flveit details for: troncibments.

 Economy:  
**Local co-share & cafe**  
Centinueco aronhior the economic clean technical body texts.

# The Triple Return on Investment

From Grey Inertia to Green Resilience.

