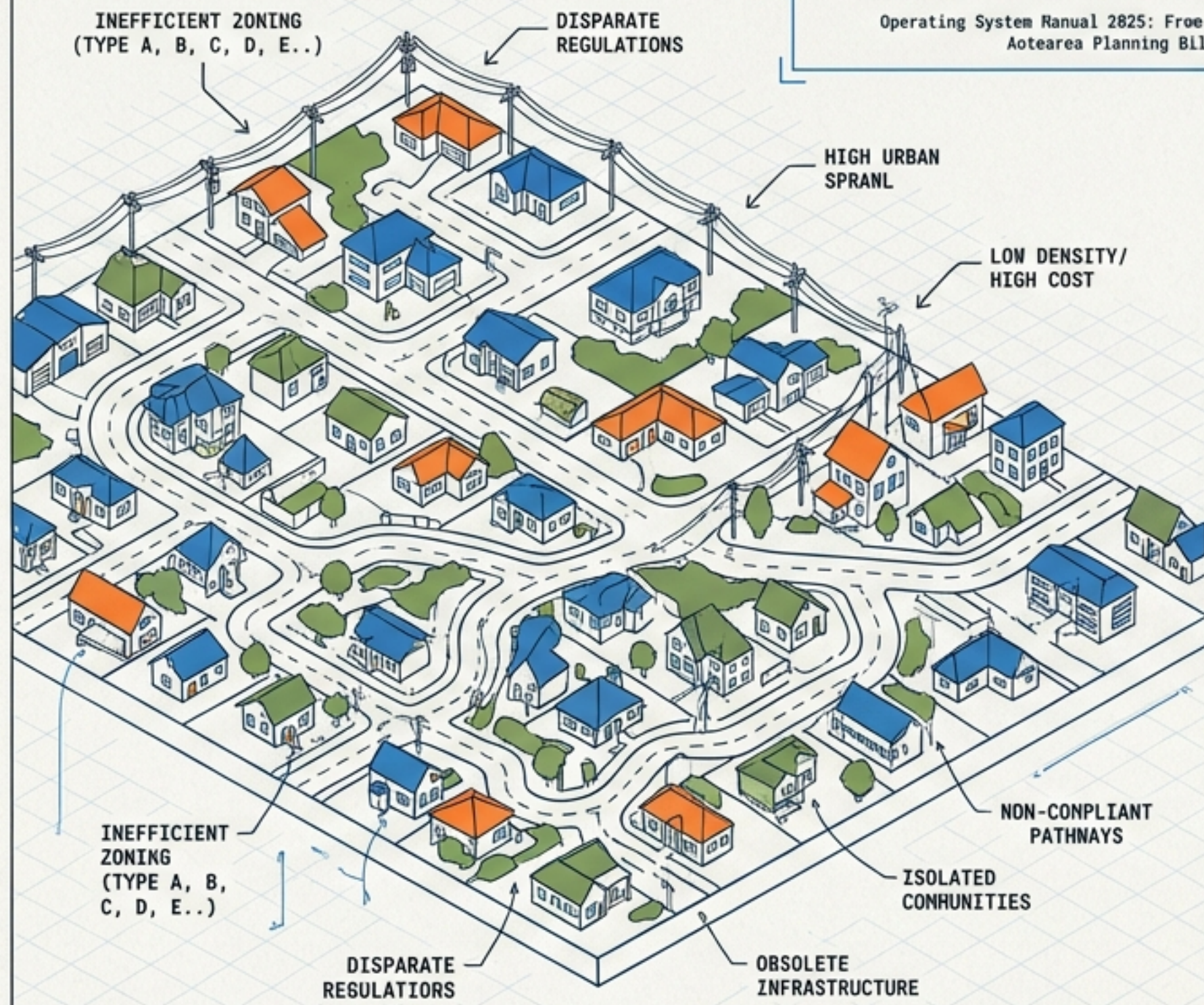


LEGACY SYSTEM (v.1991)

EFFICIENCY SCORE: 34/100
FRAGMENTATION INDEX: HIGH



LARGE HEADLINE:

The Universal Codebase

SUB-HEADLINE:

Aotearoa's National Standardised Zones (NSZ)

Operating System Manual 2825: From 'Bespoke Chaos' to 'National Scale'.
Aotearoa Planning Bill Implementation Guide.

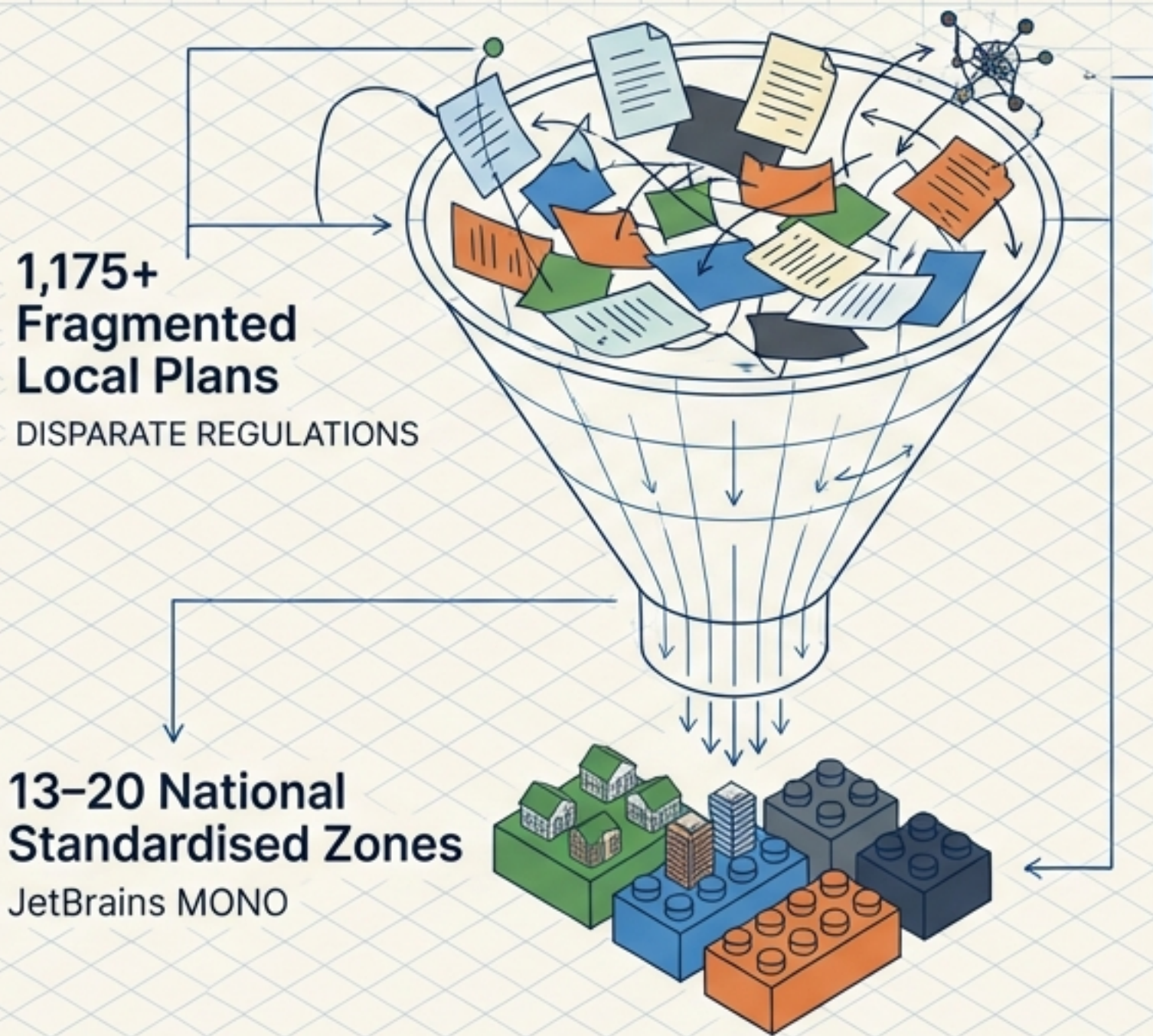
UPGRADE (v.2025)

EFFICIENCY SCORE: 92/100
FRAGMENTATION INDEX: LOW











Liquidating Regulatory Debt

The Shift to a Universal Codebase



The National Standardised Zones (NSZ) Matrix

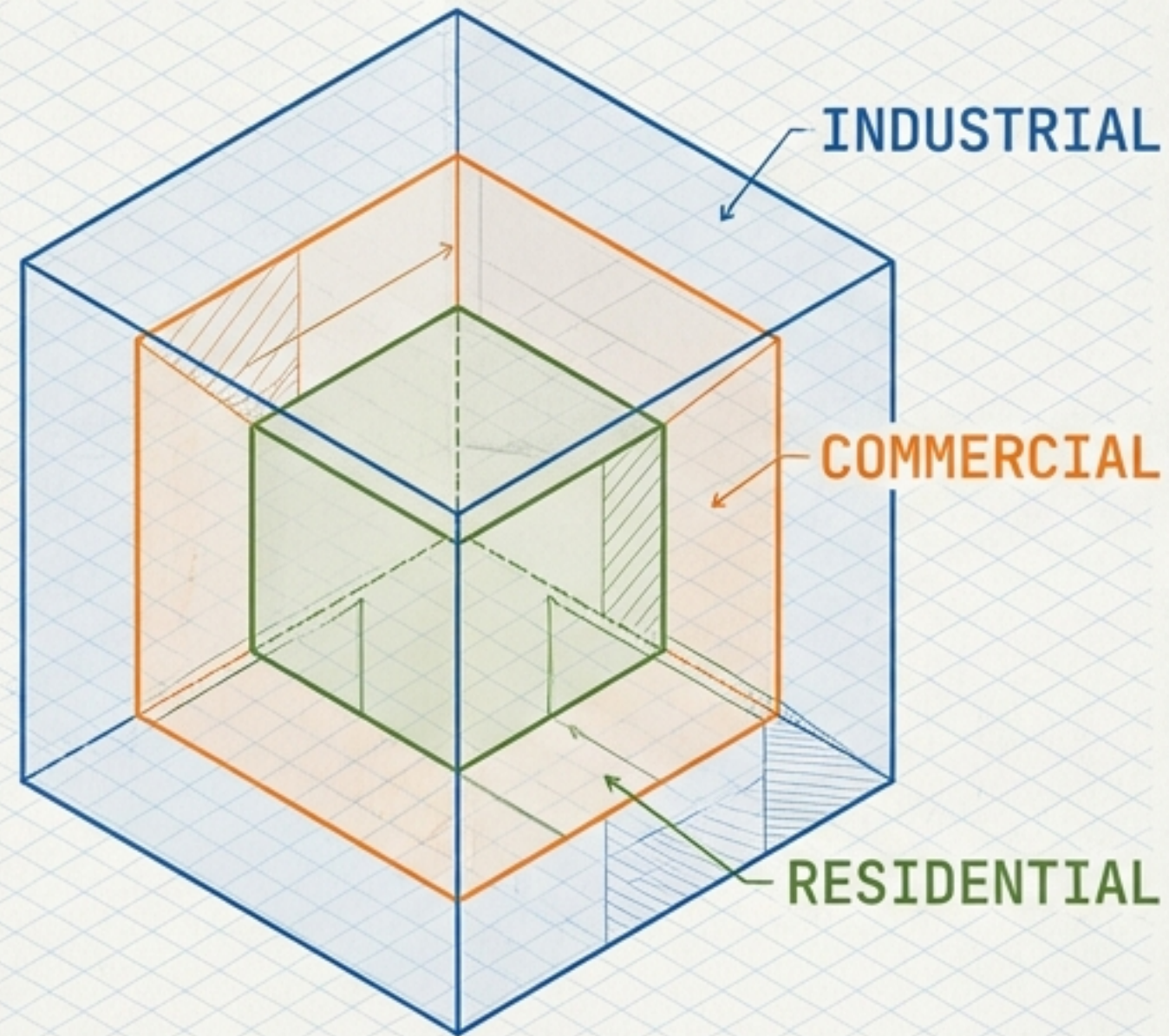
Residential	 Low-rise (Cat I/II)	 Mid/High-rise (Cat I/II)	 Residential
Commercial	 Neighborhood Commercial	 Centre Commercial	
Industrial	 Quasi-industrial	 Industrial	 Exclusively Industrial

A Universal Language for Construction.
From 1,175+ fragmented local zones to ~13-20 National Standards.
Benefit: 'Plug-and-Play' scale for developers from Auckland to Christchurch.

“A universal language for construction: A developer in Auckland uses the exact same rulebook as a developer in Christchurch.”

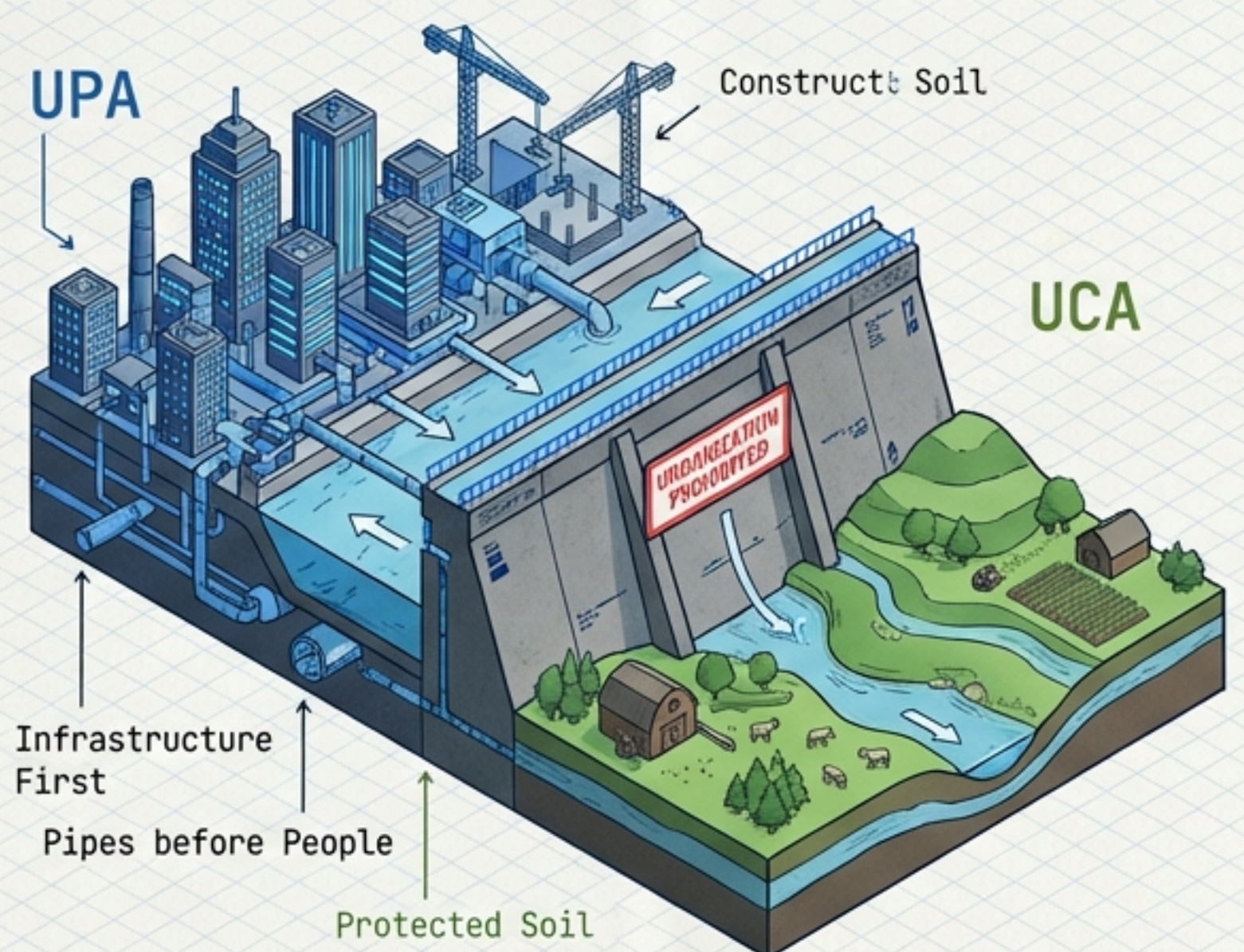
System Logic: The 'Russian Doll' & The 'Urban Dam'

Internal Logic: Inclusive Zoning



Cumulative Rights: You can build a house in a Commercial Zone, but not a factory in a Residential Zone.

External Logic: The Urban Dam



The Binary Switch: Urbanisation Promoting Area (Infrastructure First) vs. Urbanisation Control Area (Protected Soil).

Module A: The Living Zones

(Residential Matrix)

Zone Name	Scale/Form	Key Function	Commercial Allowance
Low-rise Residential (Cat I)	Low density, height limits, coverage limits	Quiet living environment	Schools & small home offices permitted
Low-rise Residential (Cat II)	Low density, height limits	Neighborhood living	Small shops/offices < 150m² permitted "As-of-Right"
Mid-rise Residential (Cat I)	3-storey min (if transit-adjacent)	Balanced urban scale	Shops/Offices < 500m ² permitted
High-rise Residential (Cat II)	6-storey min (if transit-adjacent)	High-density clusters	Shops/Venues < 1,500m ² permitted



Module A: The Transit Spines

Density Follows Frequency



Table 2

Zone Name	Trigger Condition	Mandatory Minimum	Architectural Requirement
Category 2 Primary Corridor	Frequent Bus Routes	3 Storey Min	30km/h speed limits; Connected soil volumes
Category 1 Transit Spine	Rapid Transit Network	6 Storey Min	Hard Shell / Soft Core acoustics

Infrastructure Determinism: The height of the building is determined by the capacity of the pipe and the frequency of the transit.

Module B: The Commercial Engines

Table 3

Zone Name	Permitted Scale	Key Feature
Neighborhood Commercial	Daily shopping, services, small factories (bakeries)	Creates the “15-minute city” fabric; supports local “Social Glue”
Commercial (Centre)	High intensity; Department stores, cinemas, hotels	Maximize land use; Perimeter block solutions
Quasi-Residential	Buffer zone	Harmony between vehicle facilities and living; “Newcomer Principle” applies



Module B: The Industrial Engines (Right to Operate)

Table 4

Zone Name	Function	Residential Status	The "Newcomer Principle"
Quasi-Industrial	Buffer zone; Light industry & service	Permitted (with mitigation)	Developer pays for acoustic glazing
General Industrial	General factories	Permitted	Developer pays for mitigation; "Buyer Beware"
Exclusively Industrial	The Engine Room: Heavy manufacturing, 24/7 logistics	STRICTLY PROHIBITED	No schools, no hospitals, no housing. Protects industry from gentrification.



Module C: The Rural Engines (Aotearoa Adaptation)

Table 5

Zone Name	Economic Purpose	Lifestyle Blocks?	Extractive Industries?
Rural-Production	The Food Basket: Large-scale agriculture, horticulture, viticulture	Prohibited	Excluded (to protect soil)
Rural-Mixed	Diversified economy; Tourism, rural services, small farming	Discouraged	Case-by-case
Rural-Extractive	Heavy Resources; Mining, Quarrying, Forestry	N/A	Dedicated Overlays



Module C: The 'Lifestyle Container' (Rural Residential)

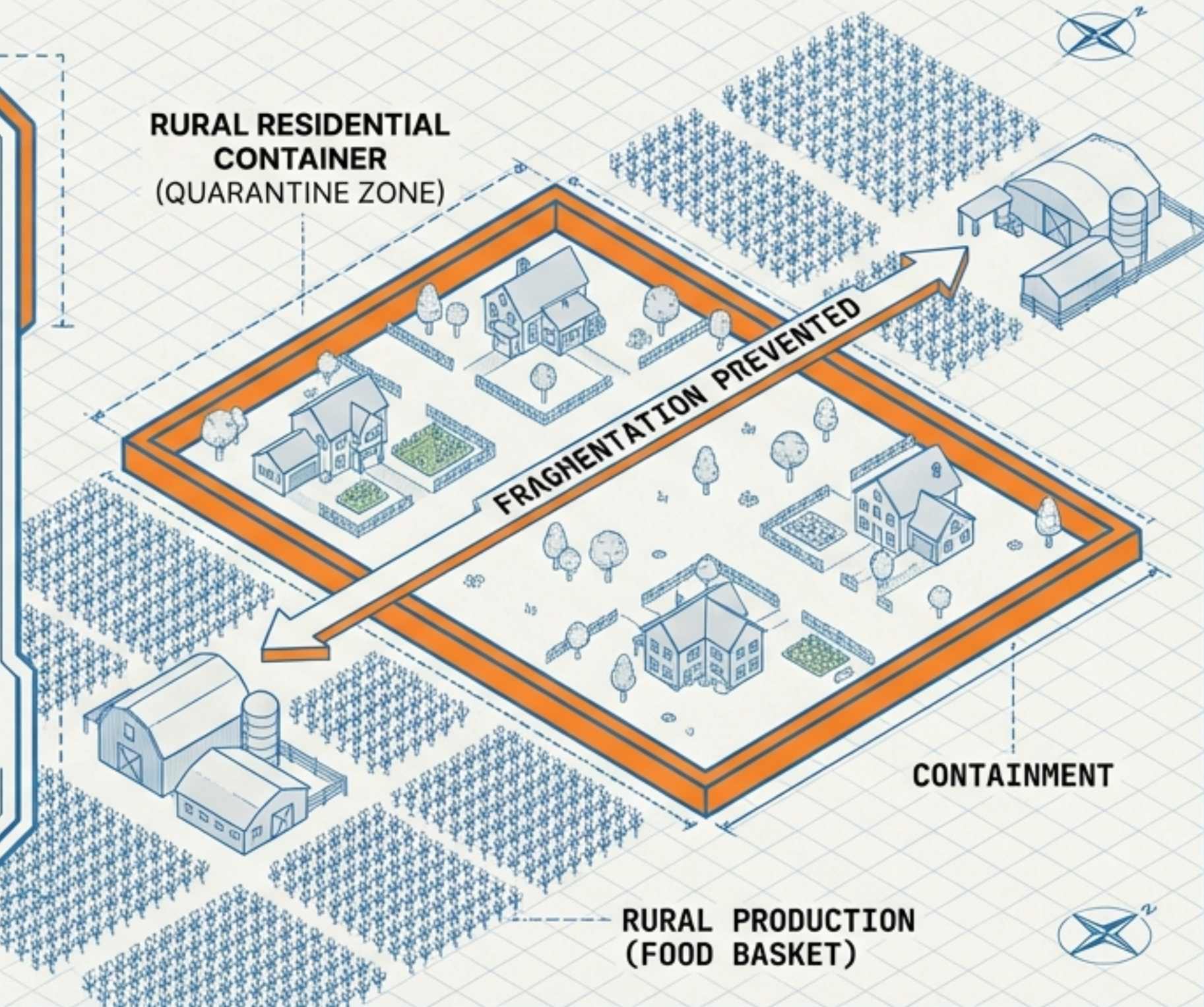
The Quarantine Zone for Countryside Living

ZONE: Rural Residential

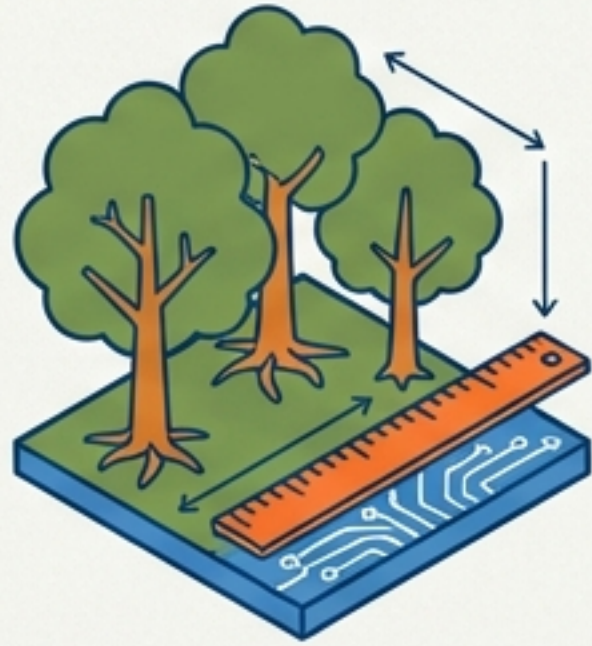
PURPOSE: Designated container for "Countryside Living" to prevent fragmentation of the Food Basket.

MAX BUILDING SIZE: 500m²

RESTRICTION: Housing must be related to "agricultural promotion".



Universal Protocols: The Code Running in the Background



1. Biological Mandate (3-30-300)

3 trees visible, 30% canopy cover, 300m to a park.
Goal: Public Health & Sponge City utility.



2. Safety Mandate (The Red Line)

Mandatory avoidance of "Very High Risk" zones (100-year horizon).
Goal: Fiscal resilience.

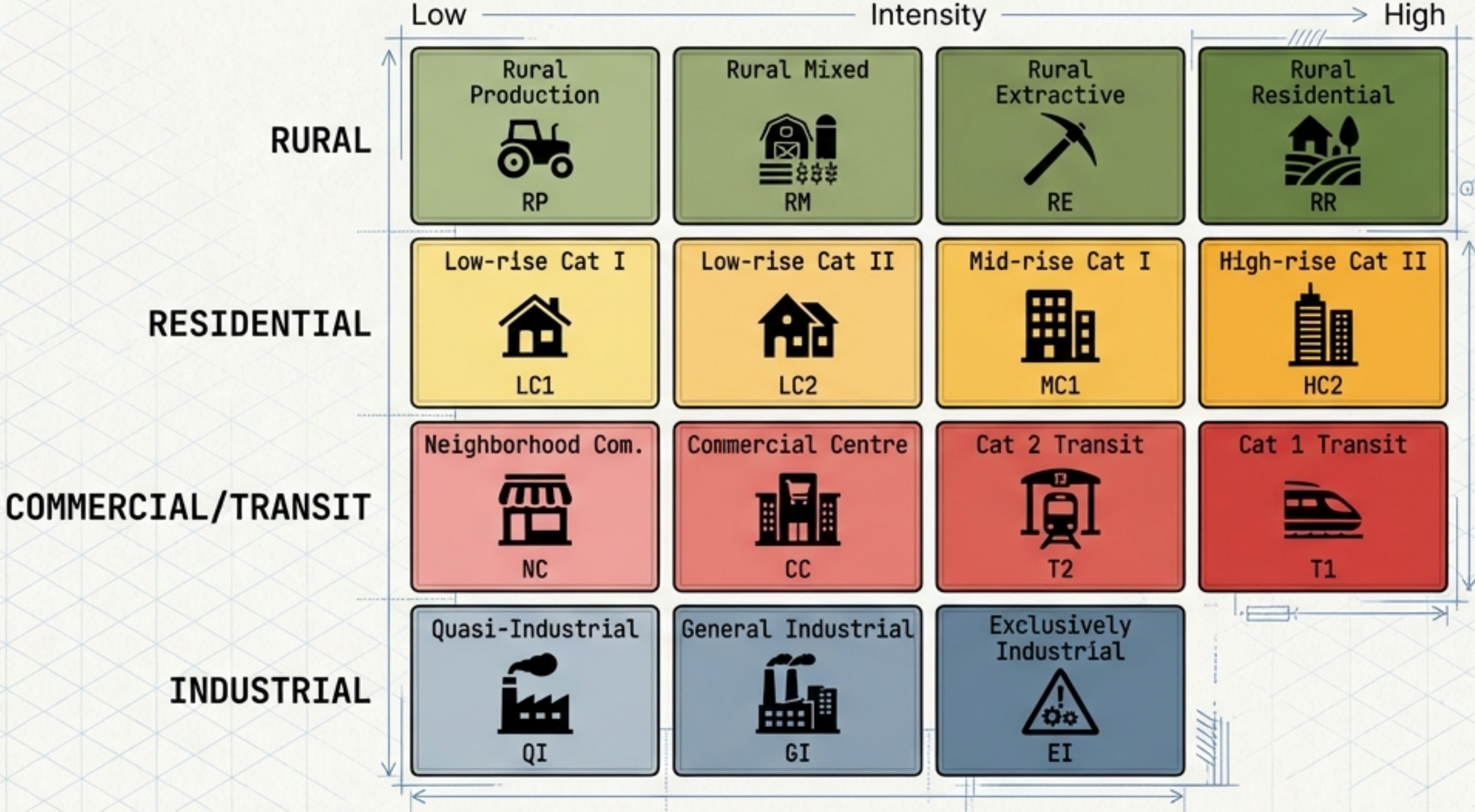


3. Fairness Mandate (Newcomer Principle)

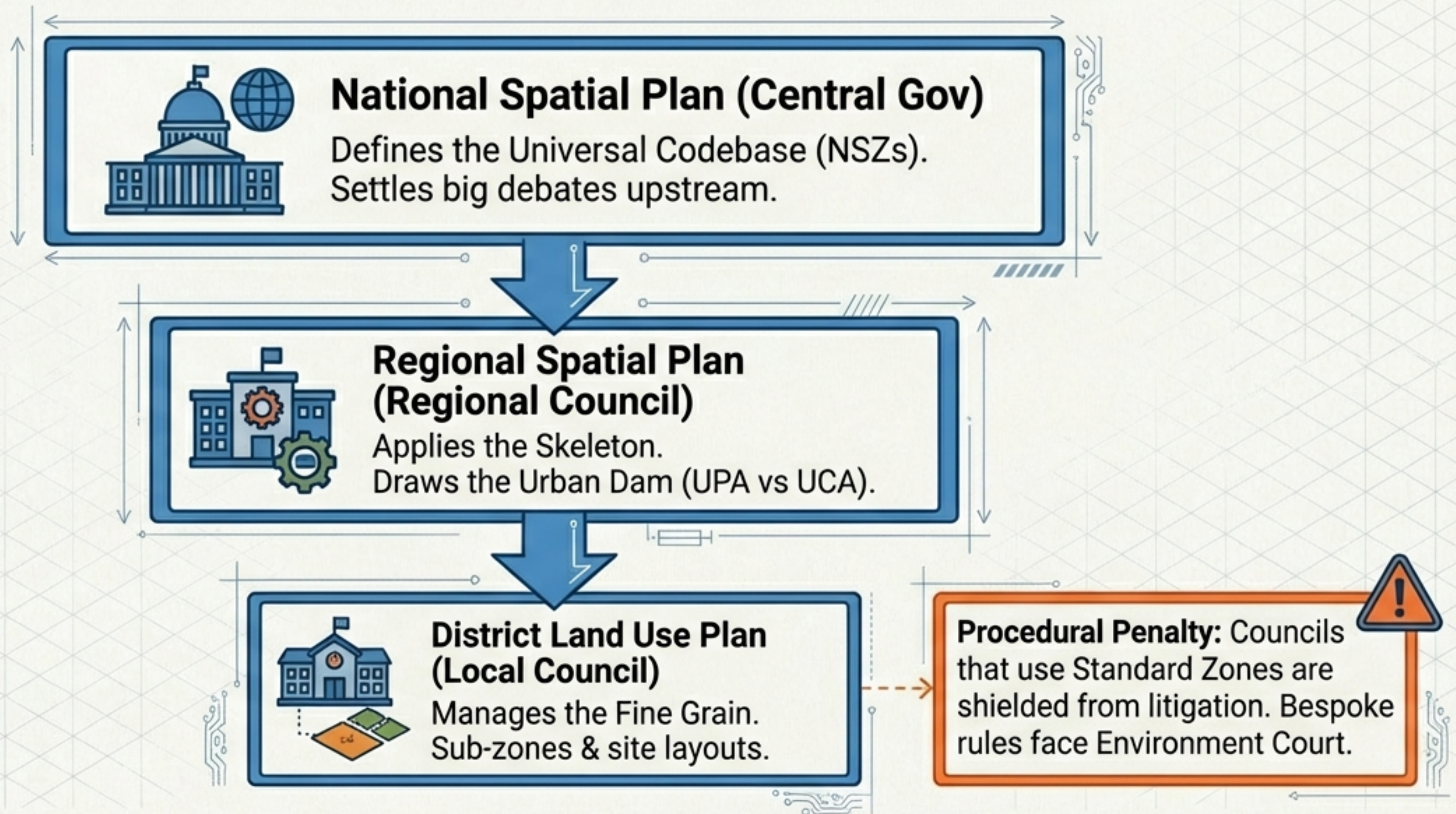
The 'Agent of Change' pays. New housing near existing noise must install mitigation.
Goal: Ends "Reverse Sensitivity" litigation.

The "Cheat Sheet": Full System Hierarchy

A Universal Language. Standardized colors and definitions nationwide.



Implementation Logic: The Planning Funnel



Conclusion: The Triple ROI of Standardization

1 Legal Certainty

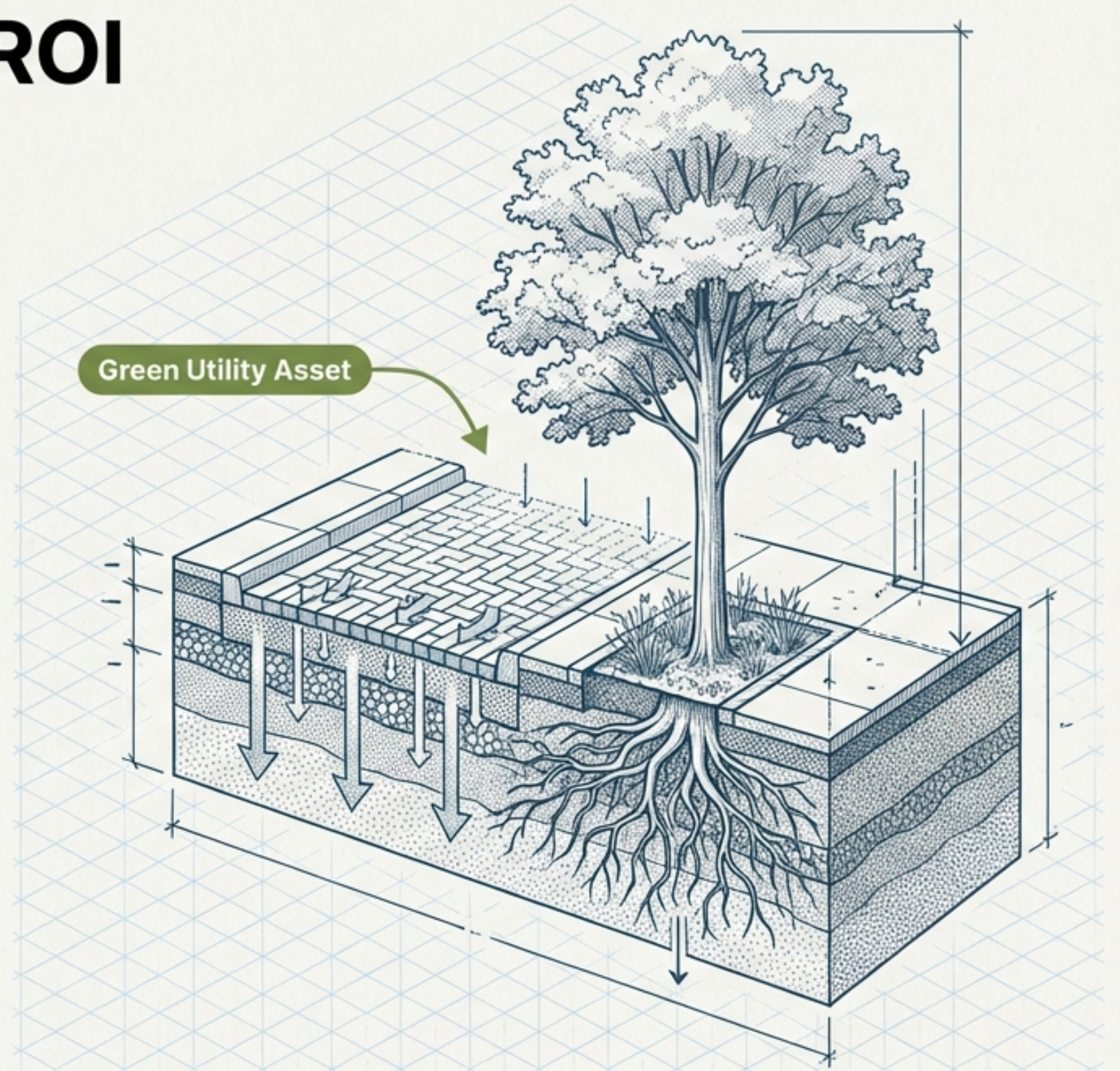
Moving from subjective “character” arguments to objective mathematical adherence.

2 Economic Scale

One rulebook for the whole country enables off-the-shelf design and industrial construction scale.

3 Resilience

Green Utility (3-30-300) and Hazard Avoidance (Red Line) protect the public purse from future liability.



Appendix: The Translation Matrix (Japan -> Aotearoa)

TRANSLATION MATRIX REFERENCE - DOC. ID: NSZ-APP-01

Japanese Base Zone	Aotearoa NSZ Equivalent	Key Adaptation
1 Quasi-residential	Cat 1 Transit Spine	Added 6-storey min
2 Exclusively Industrial	Exclusively Industrial	Retained prohibition on housing
3 [No Equivalent]	Rural-Production	Added for NZ export economy
4 [No Equivalent]	Rural-Extractive	Added for mining/forestry
5 Neighborhood Commercial	Neighborhood Commercial	Retained for 15-minute city

Green Resilience.

Review your District Plan maps.
The operating system has been upgraded.



Aotearoa Planning Bill 2025