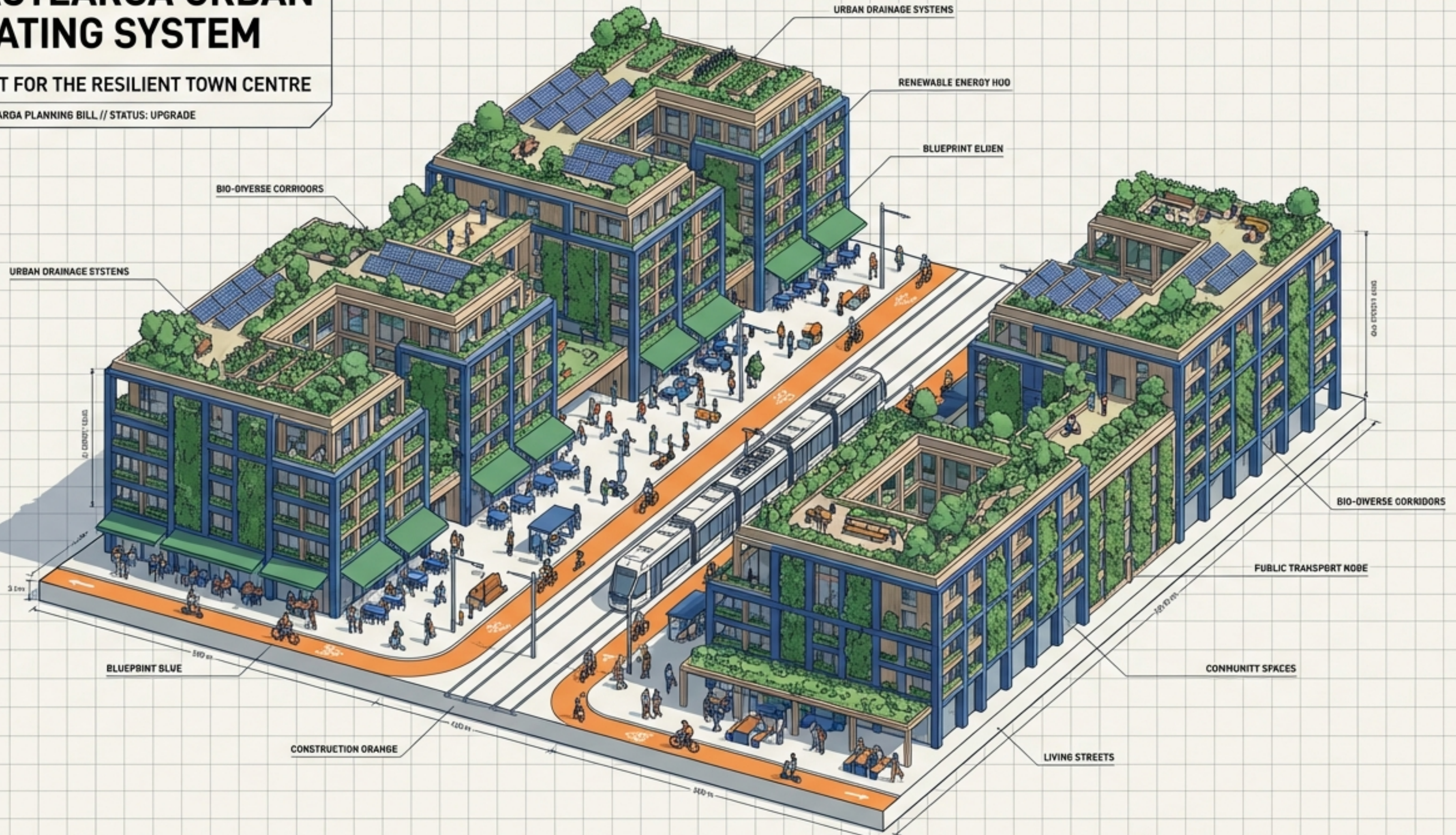


# THE AOTEAROA URBAN OPERATING SYSTEM

A BLUEPRINT FOR THE RESILIENT TOWN CENTRE

VERSION 2023 // AOTEAROA PLANNING BILL // STATUS: UPGRADE

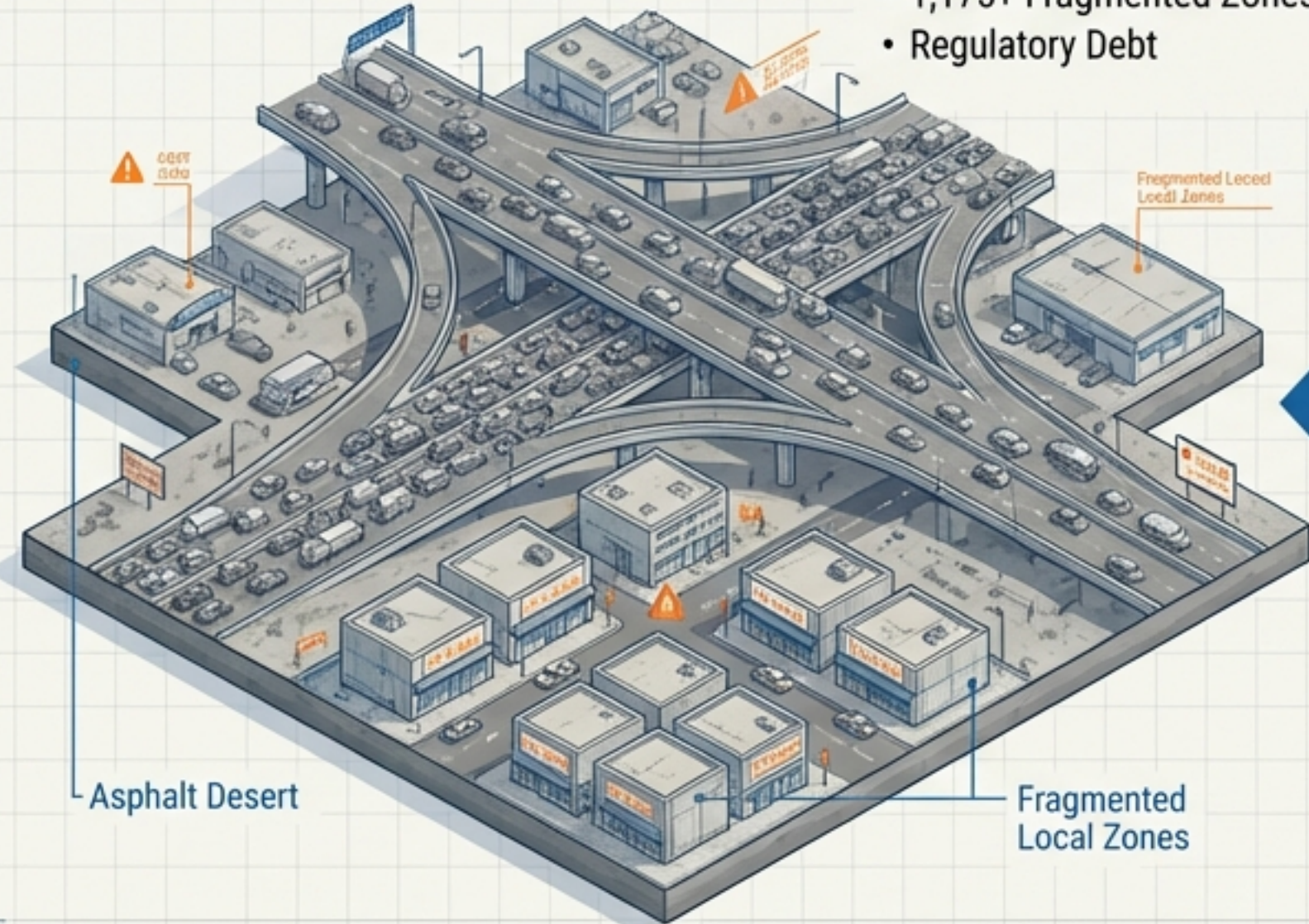


# System Upgrade: Flashing the Urban BIOS

Adapting the Japan Land Use Act 1974 to Engineer Aotearoa's Future

## GREY INERTIA (Legacy RMA)

- Subjective Permission
- 1,175+ Fragmented Zones
- Regulatory Debt



## GREEN RESILIENCE (2025 Bill)

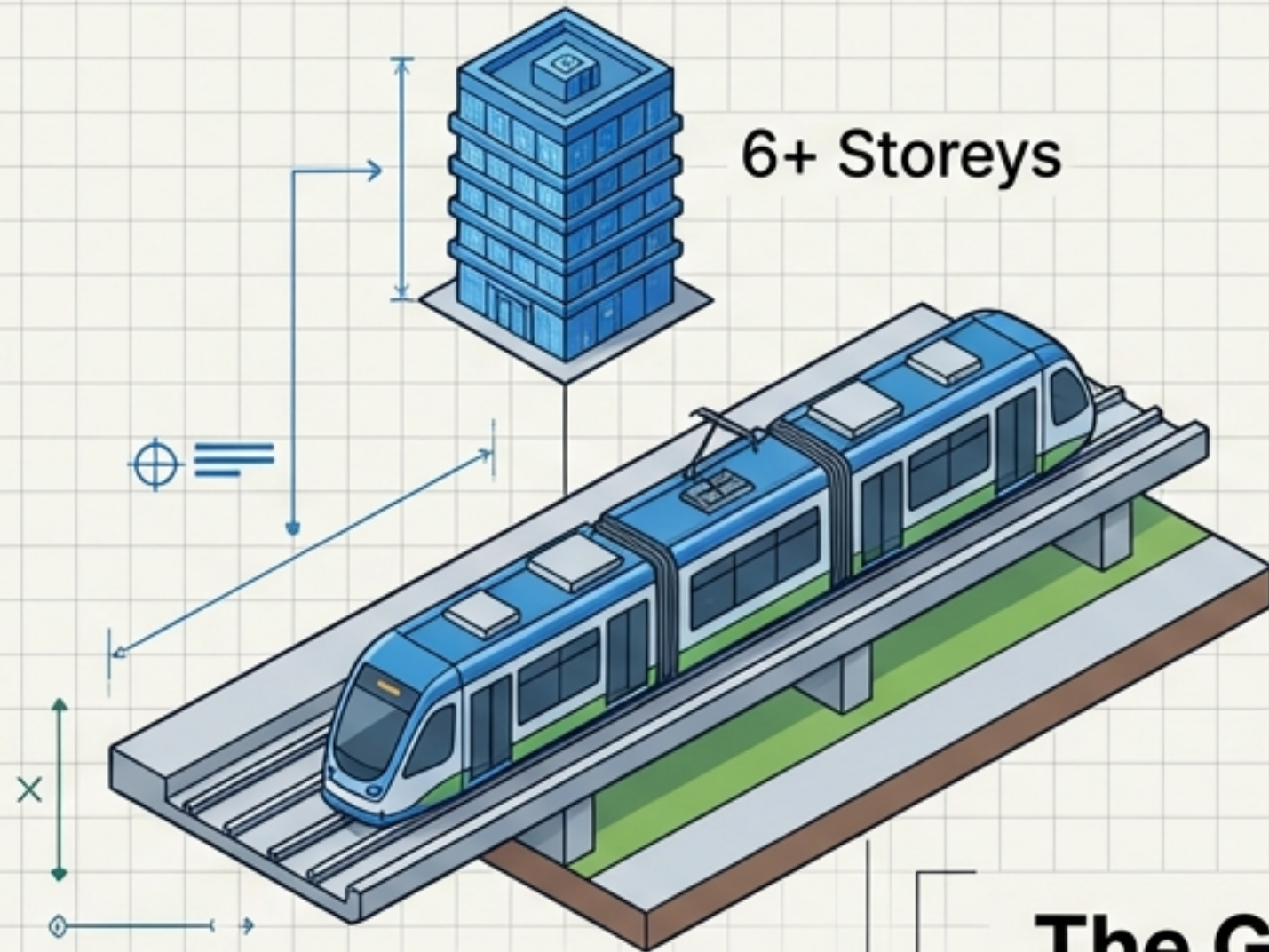
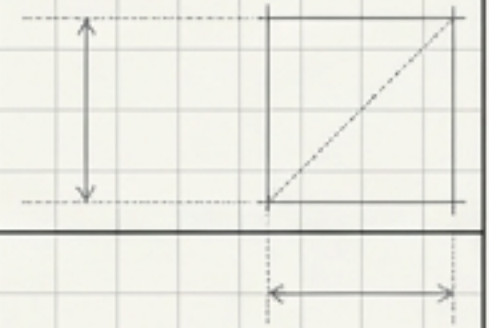
- Objective Adherence
- ~20 National Standardised Zones
- Japanese Structural DNA



The Aotearoa Planning Bill 2025 represents a strategic pivot. We are upgrading the urban operating system to liquidate the “regulatory debt” of the past—inefficient sprawl, fiscal liability, and environmental risk. This reform imports the DNA of the Japanese planning system to prioritize the environment and public welfare.



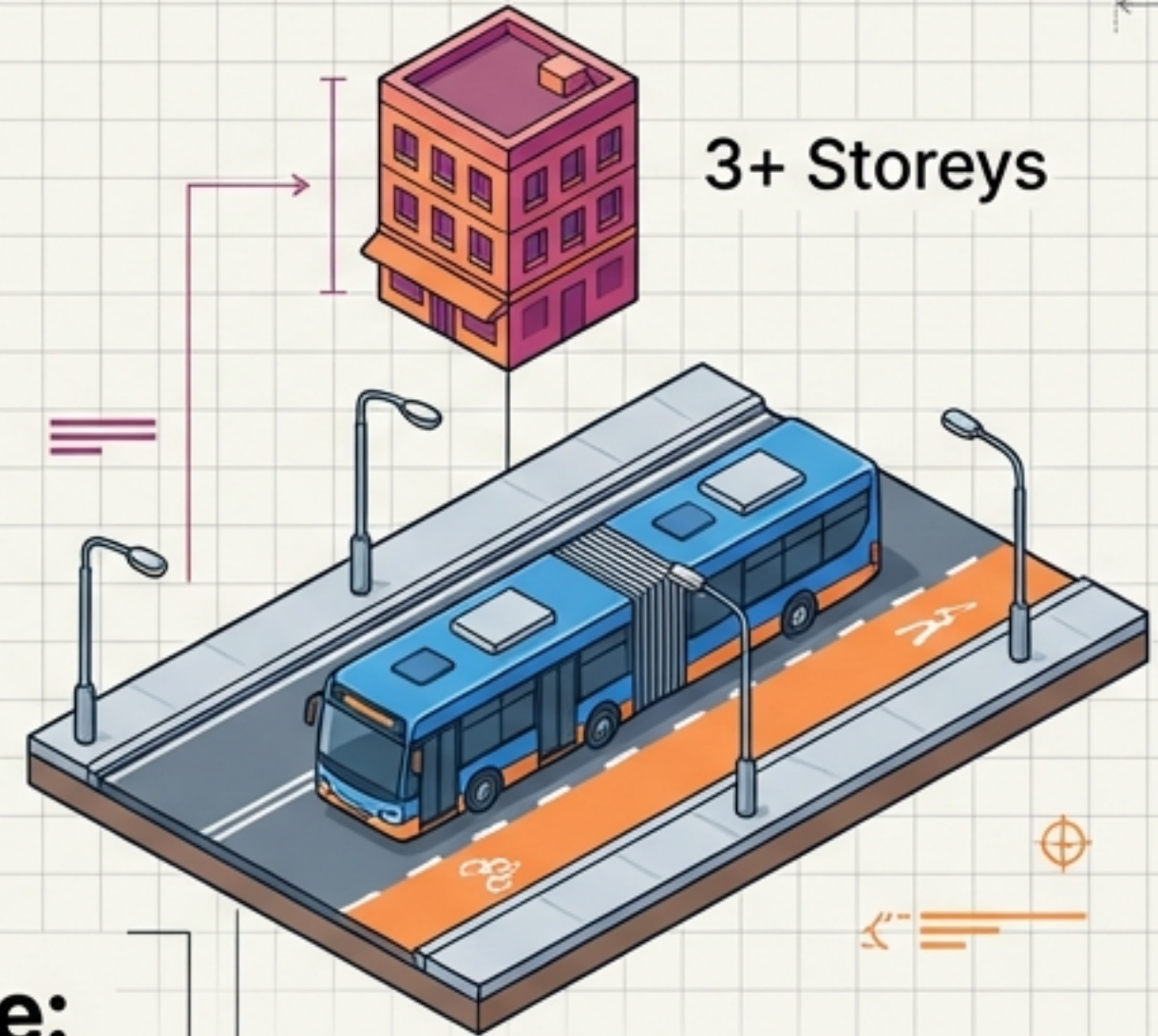
# The Skeleton: Density Follows Frequency



6+ Storeys

**CATEGORY 1:**  
RAPID TRANSIT SPINE  
(800m - 1200m Catchment)

**The Golden Rule:**  
Building height is  
legally tethered to  
transport capacity.



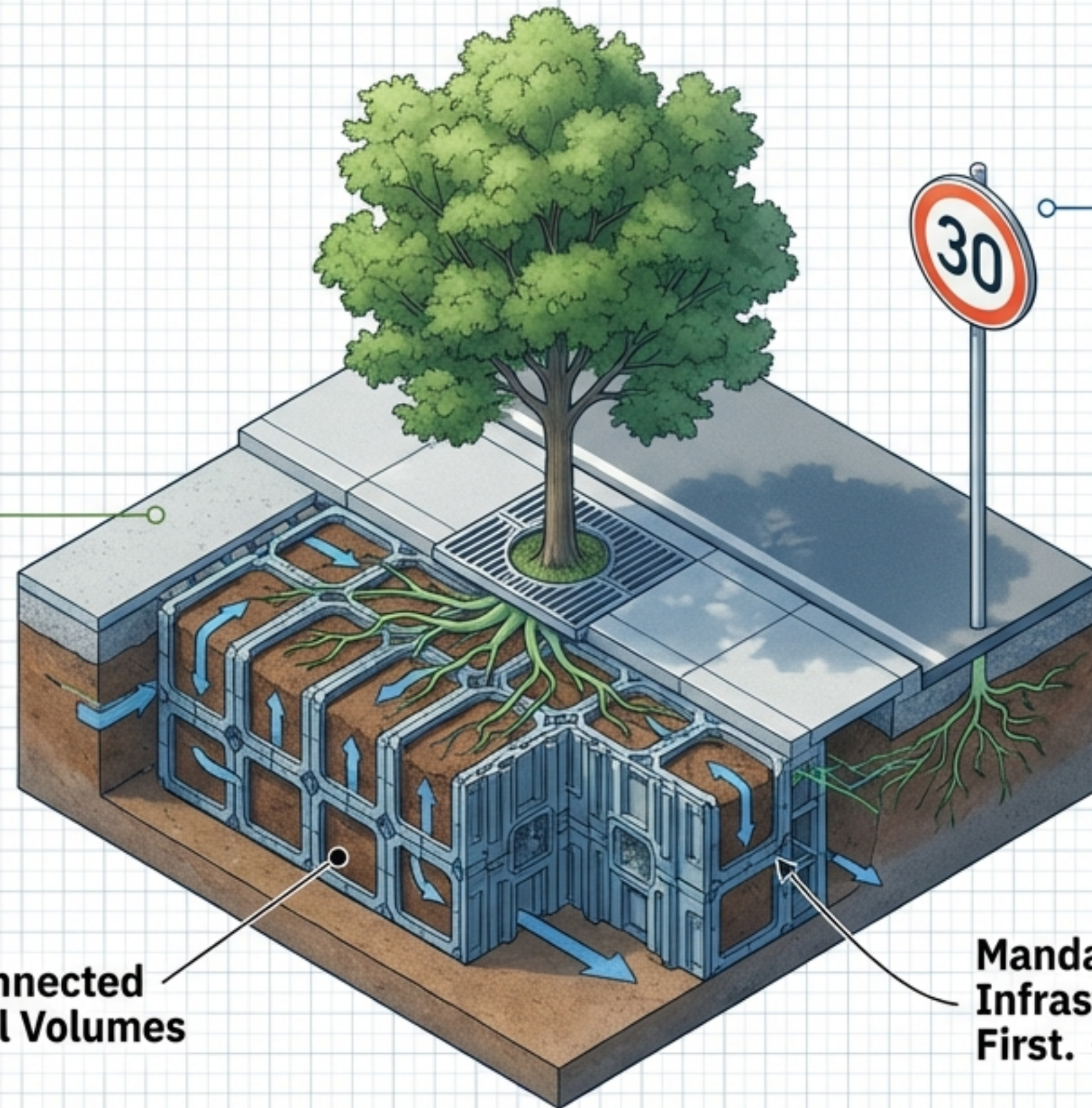
3+ Storeys

**CATEGORY 2:**  
FREQUENT BUS GRID  
(400m - 600m Catchment)

A cross-section illustration of the city zoning logic.



# The Grid: Engineering the Public Realm



## Structural Soil: Trees as infrastructure, not decoration.

The connected soil system of modular trees been intonocking structural structural cells made engineered material, filling rich screes with citro modular engineered material.

## Universal Access: 30km/h speed limits for the '8-80 Rule'.

Safety rule is on ertn 30km/h speed limit to miyon street. The noad is around for healthy rate-timit. The speed unitarmc is protecting the propet safety.

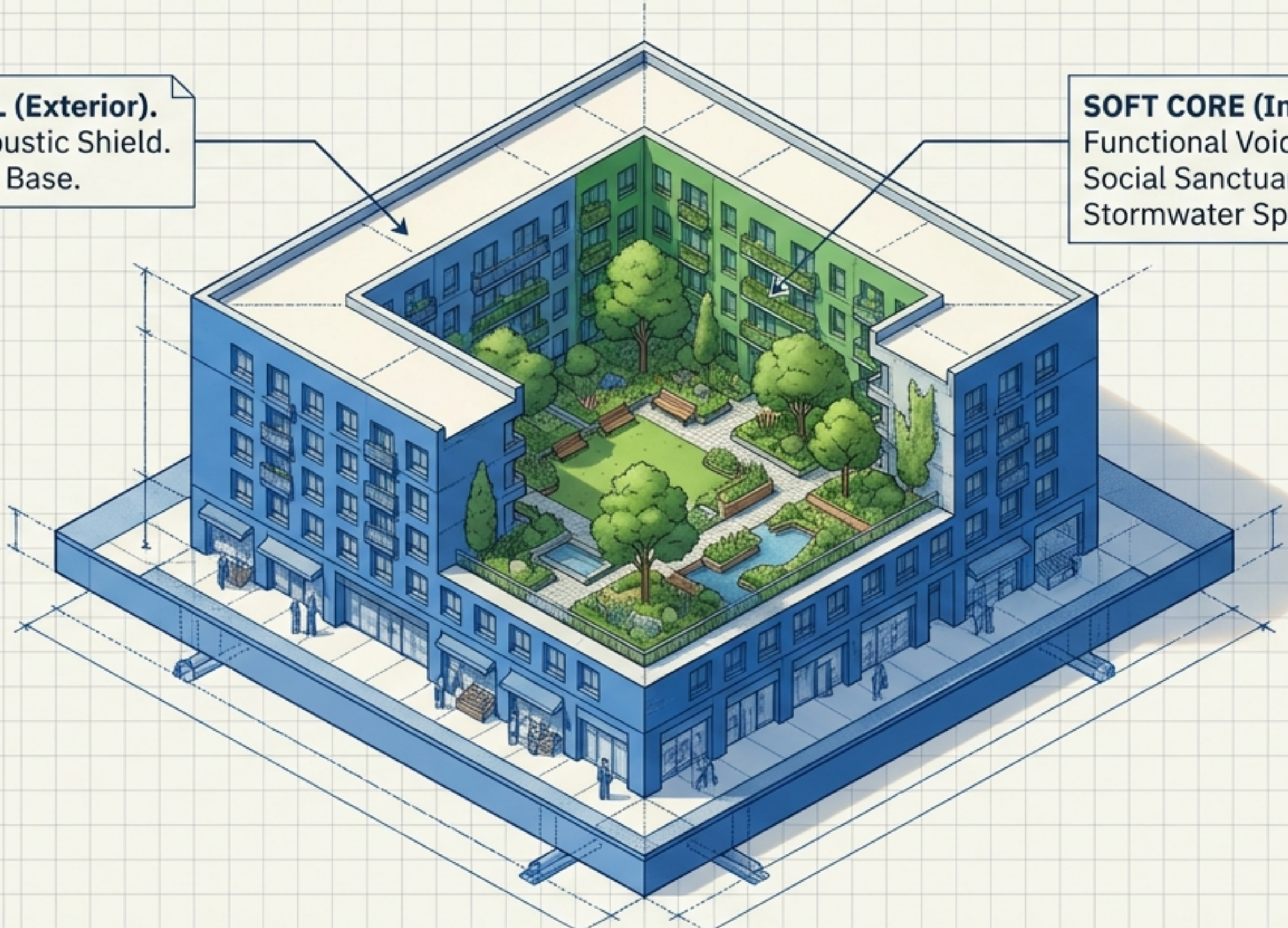
Connected Soil Volumes

Mandatory Infrastructure First. →

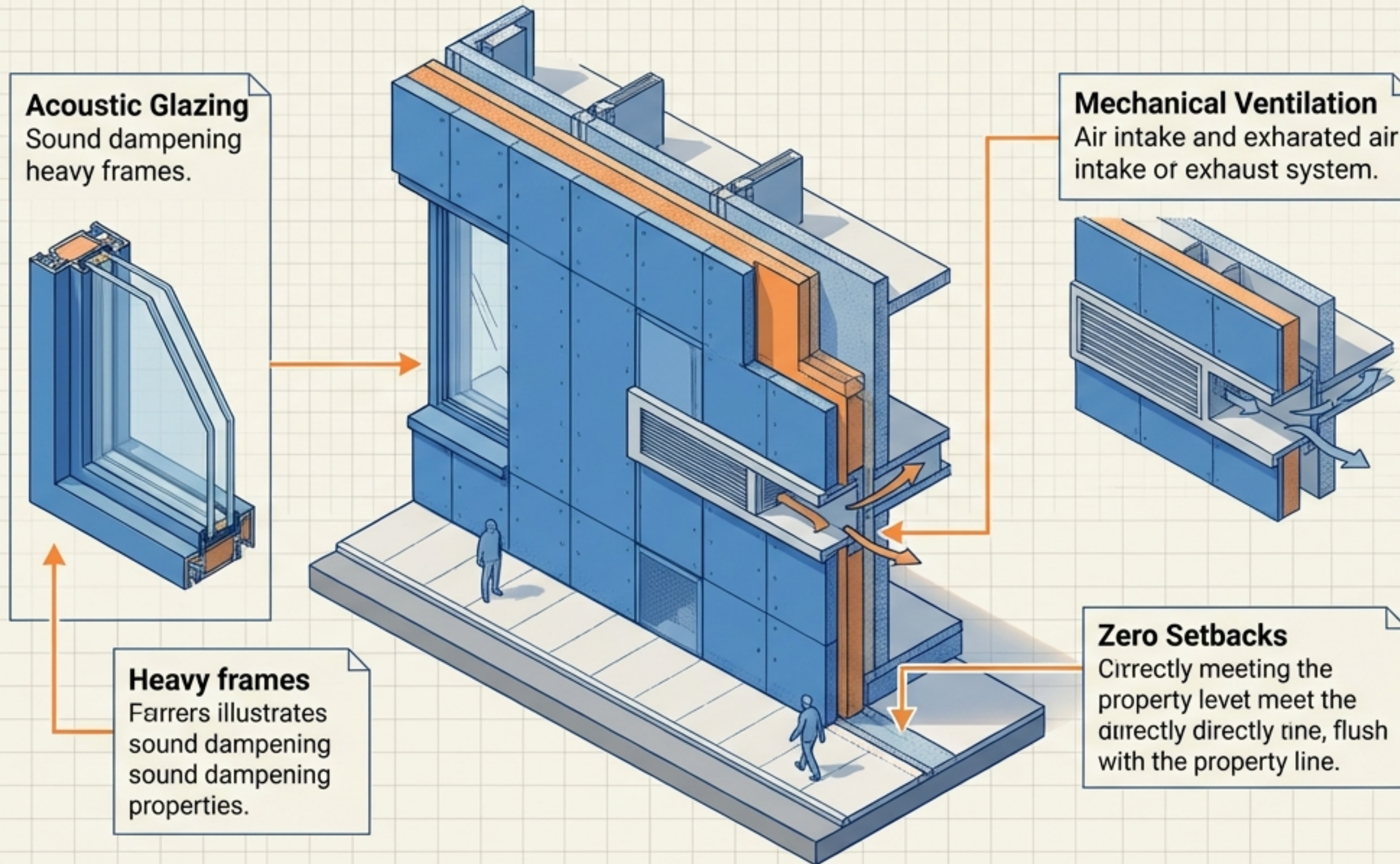
# The Form: The Perimeter Block Solution

**HARD SHELL (Exterior).**  
6-Storey Acoustic Shield.  
Active Retail Base.

**SOFT CORE (Interior).**  
Functional Void.  
Social Sanctuary &  
Stormwater Sponge.



# The Hard Shell: Engineering Silence



## The Newcomer Principle:

“First in Time, First in Right.”

The developer bears the cost of mitigation to protect the city's economic engines (ports/rail).

# The Fabric: Filling the Missing Middle



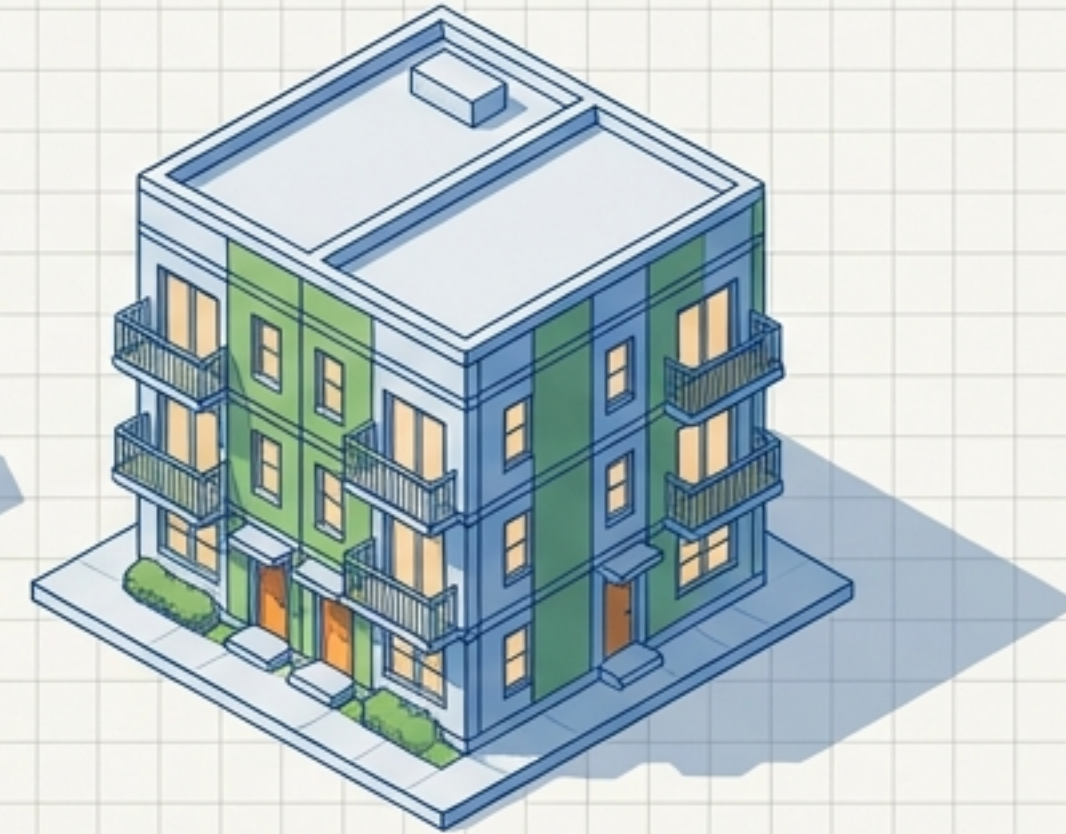
**Fourplex**

A single, house-scaled building divided into four separate apartment units.



**Cottage Court**

Small cluster of cabins around a green patch.





**Sixplex**

Small apartment block

## Gentle Density (8–15 homes per acre)

The “Goldilocks Zone” that supports community services without overwhelming the streetscape.

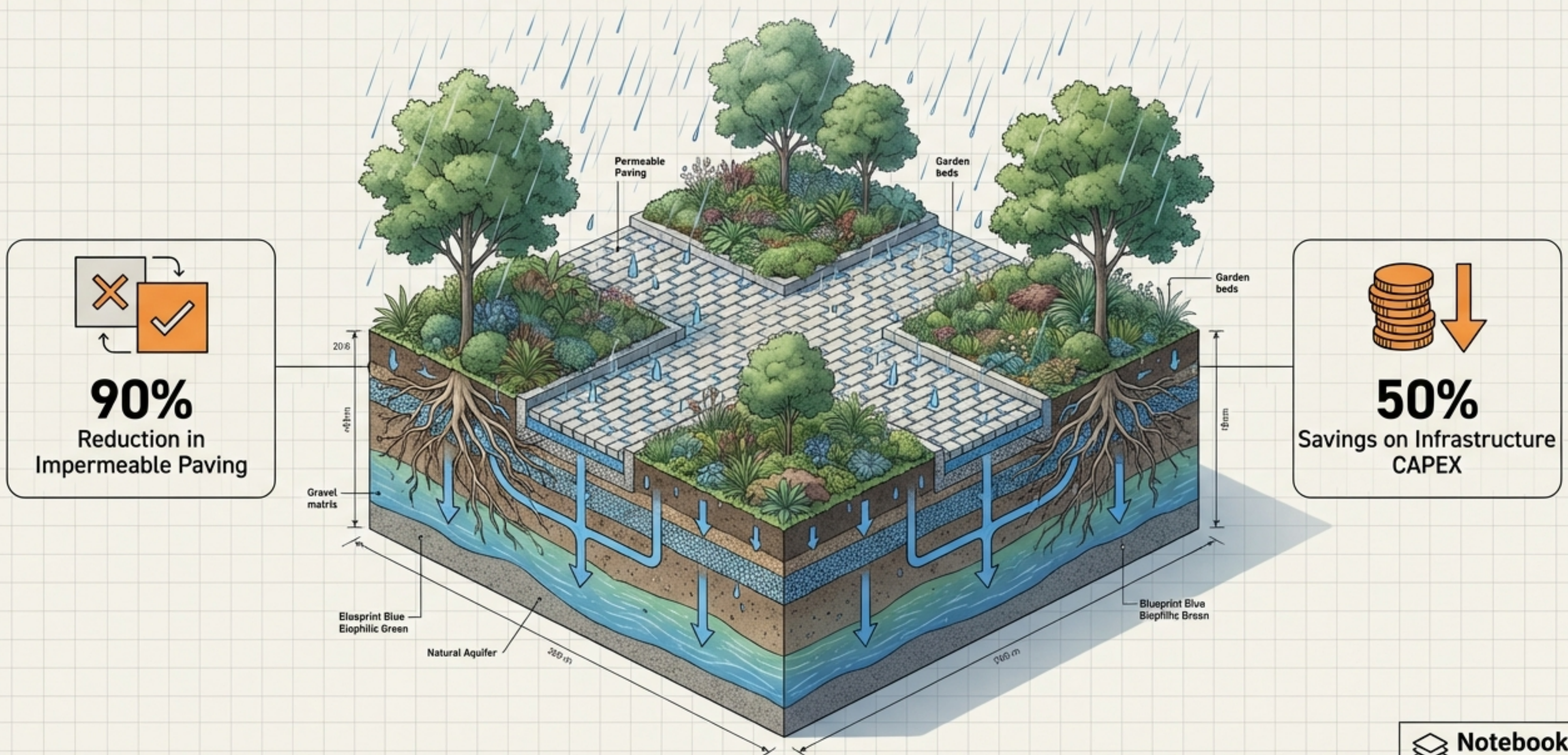
# The Pulse: The 24-Hour Cycle

	Day (Function/Health)	Night (Social/Safety)
Live-Work Units	 <p>Zero Commute, Local Economy</p>	
Cottage Courts		 <p>Combating Loneliness, Passive Surveillance</p>

Preventing the "Dormitory Suburb" by designing for time as well as space.


# The Green Utility: The Sponge City

Sponge City Concept in Action During a Rainstorm



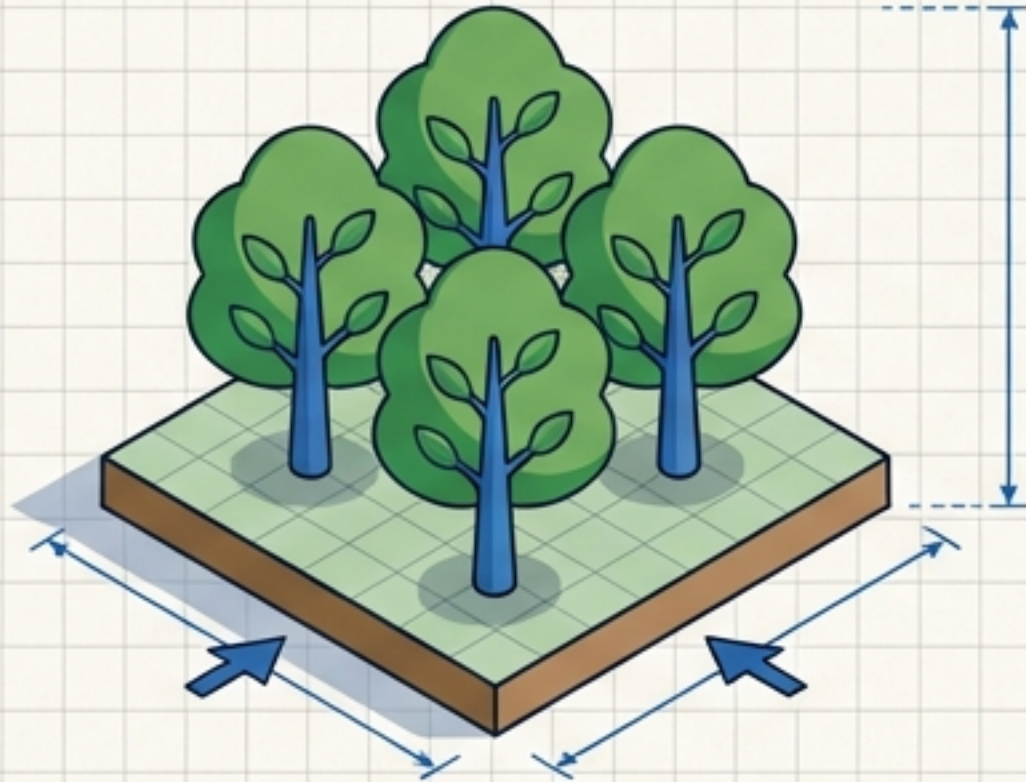


**90%**  
Reduction in  
Impermeable Paving



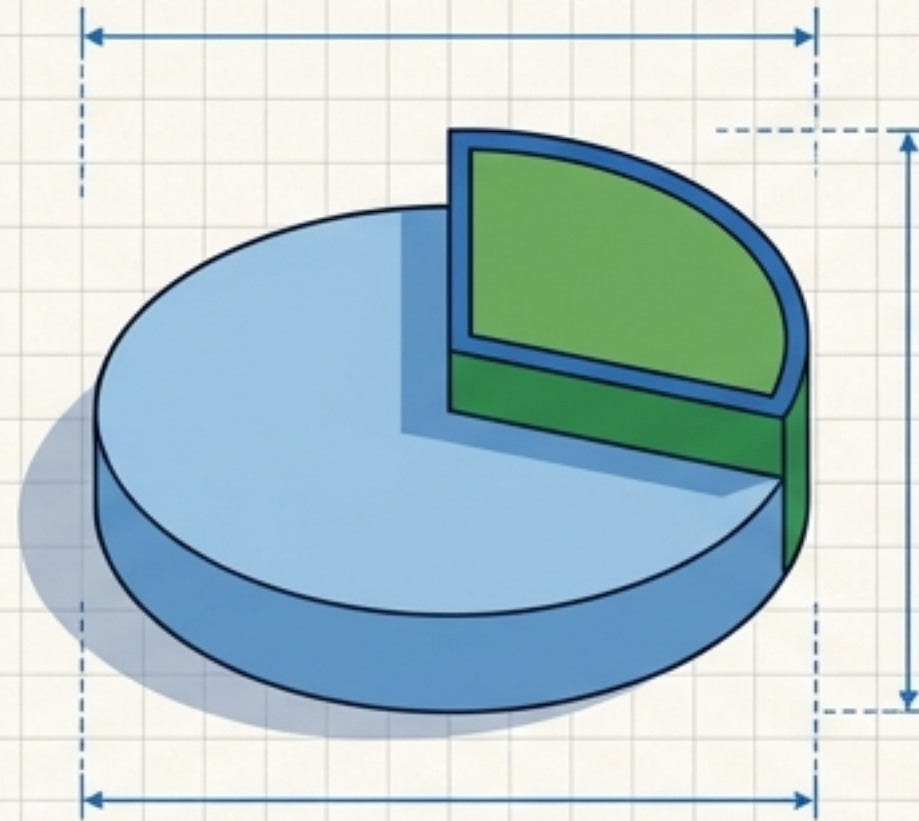
**50%**  
Savings on Infrastructure  
CAPEX

# The Source Code: The 3-30-300 Rule



**3**

**3 Trees** Visible from every home.



**30%**

**30% Canopy Cover** in every neighborhood.

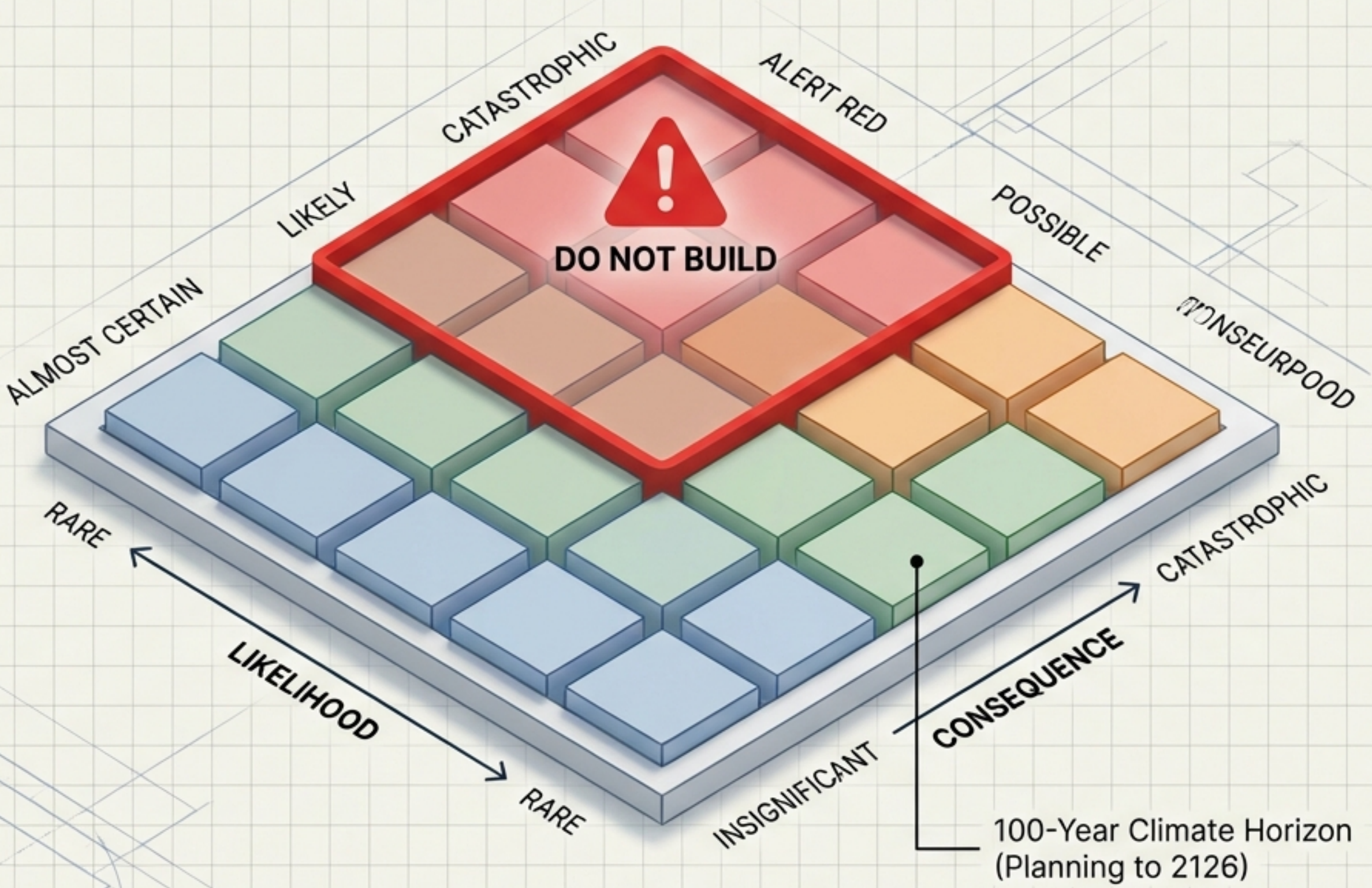


**300m**

**300 Metres** to the nearest park.

Mandatory Public Health Requirement across ALL zones (including industrial).

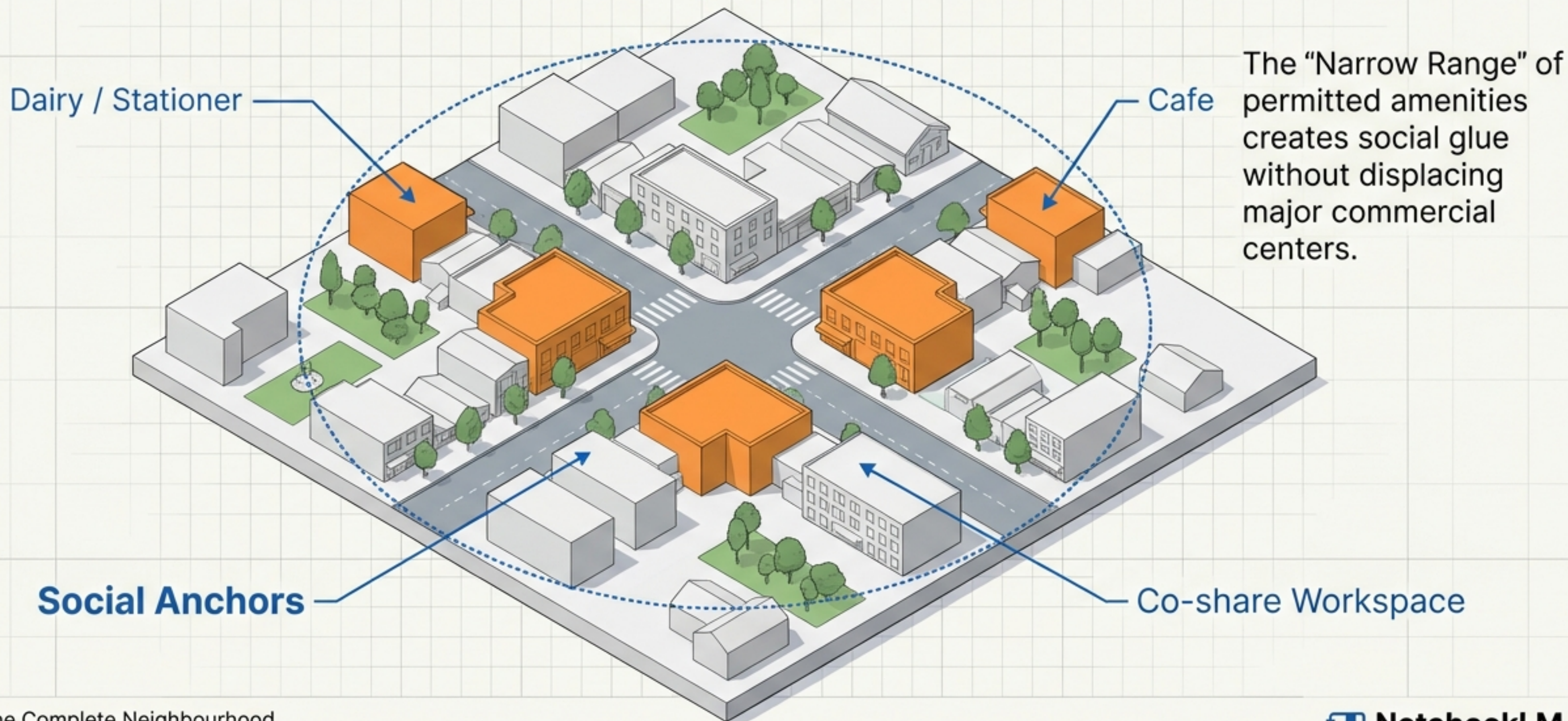
# The Boundary: Red Line Risk Avoidance



**Fiscal Logic:**  
Avoiding “Residual Risk” prevents future public bailouts of uninsurable properties.

# The Outcome: The Complete Neighbourhood

Goal: The Complete Neighbourhood



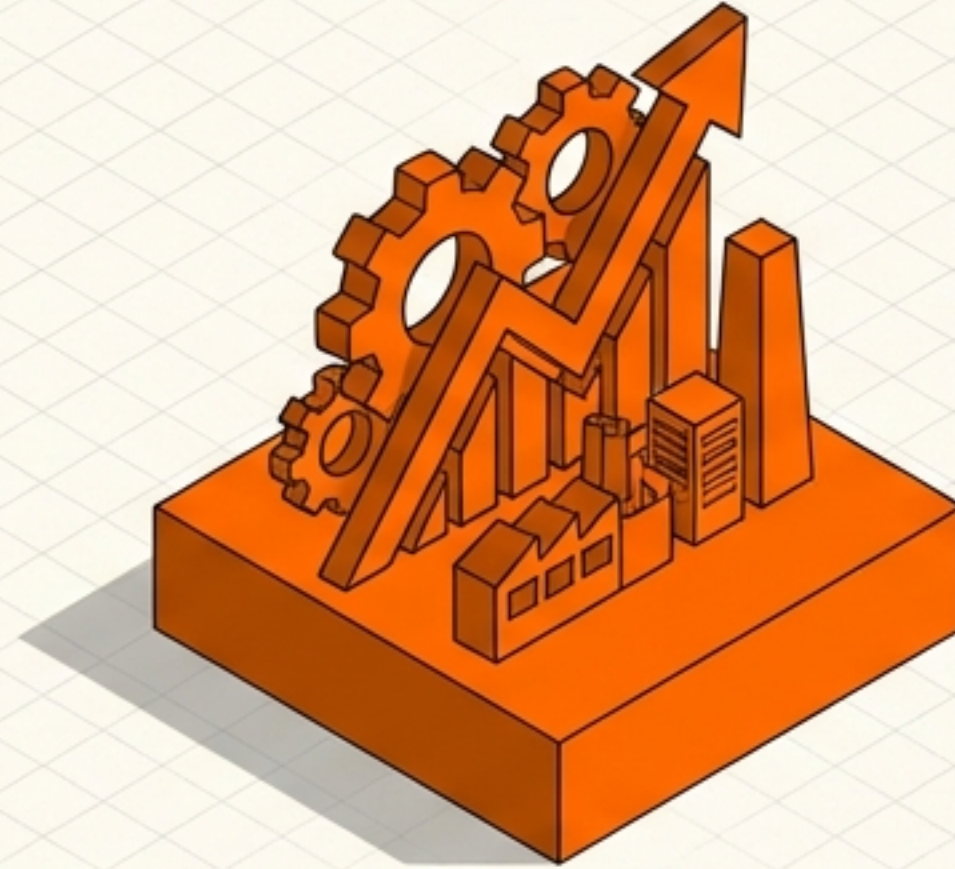
Goal: The Complete Neighbourhood

# The Triple ROI: Why Adherence Pays



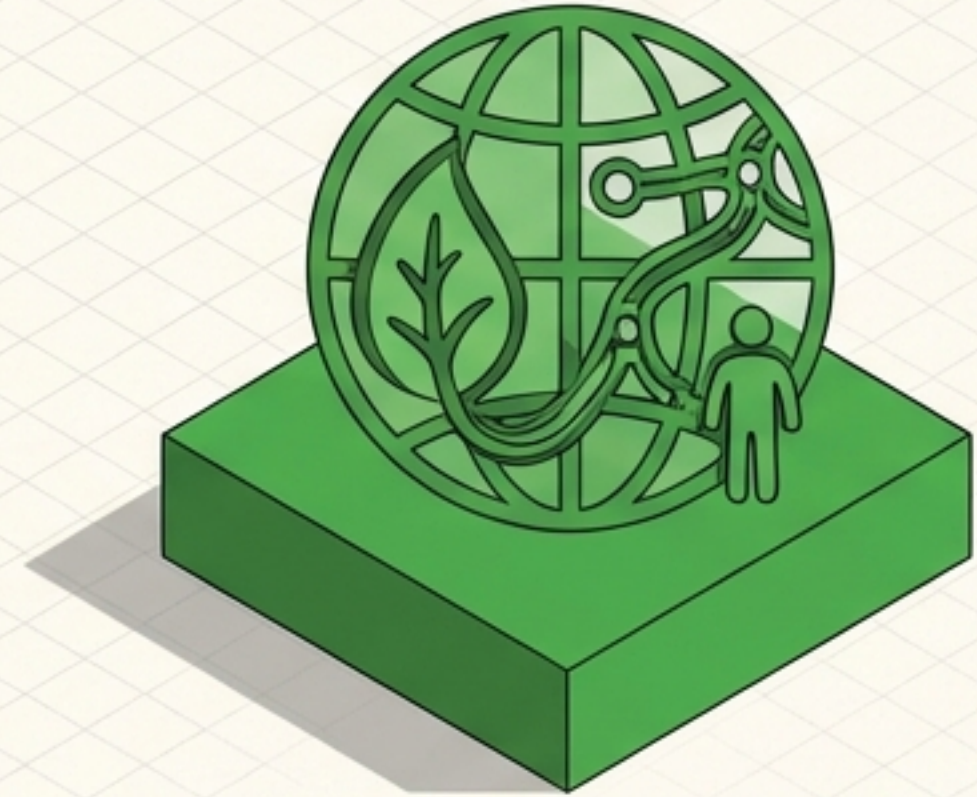
## LEGAL CERTAINTY

The Funnel liquidates regulatory debt. "Permitted As-of-Right".



## ECONOMIC SCALE

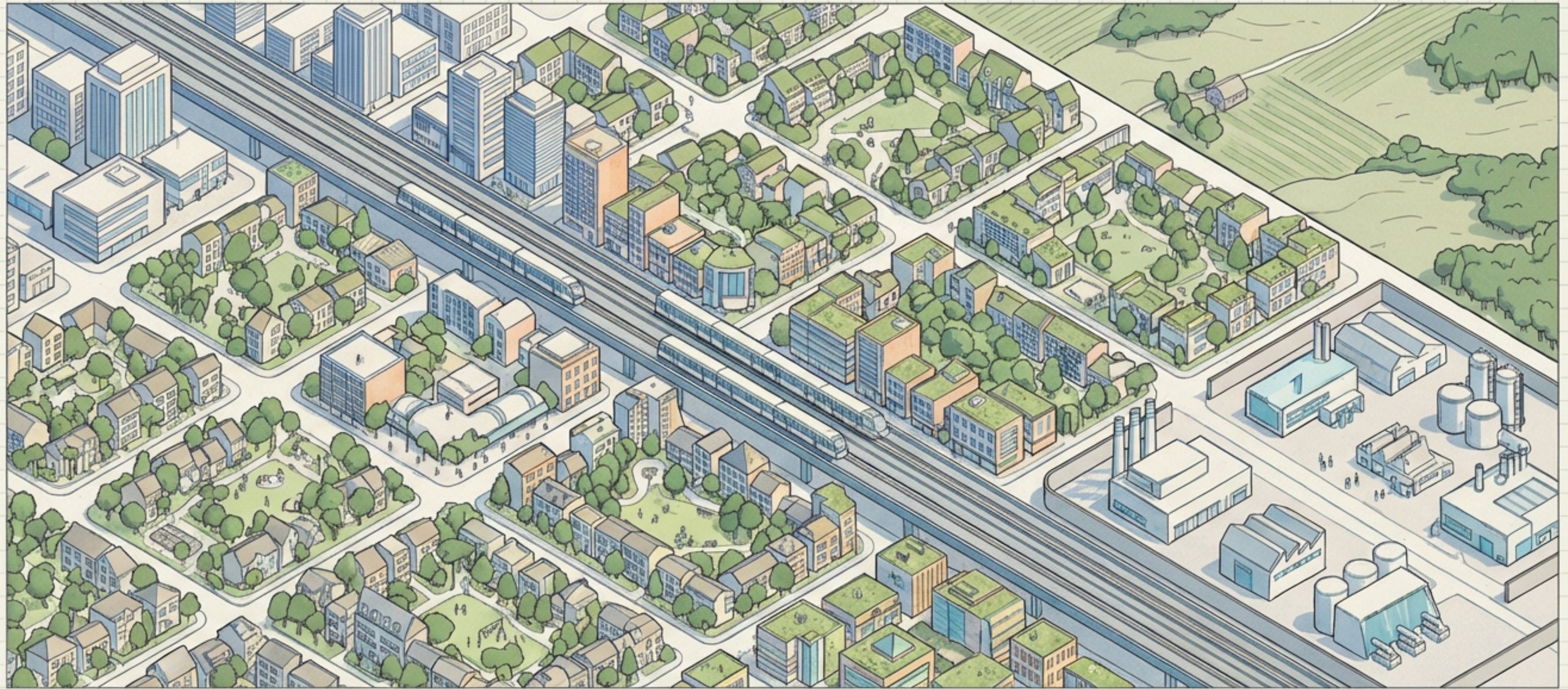
National Standardised Zones enable industrial housing delivery.



## LONG-TERM RESILIENCE

1:18 Social ROI via active travel and health.

# The Vision: Engineering the Resilient Habitat



**Science (3-30-300) + Tool (The Urban Dam) + Limit (Hazard Avoidance) = THE RESILIENT HABITAT.**

We are not just building units. We are installing an operating system for the next century.