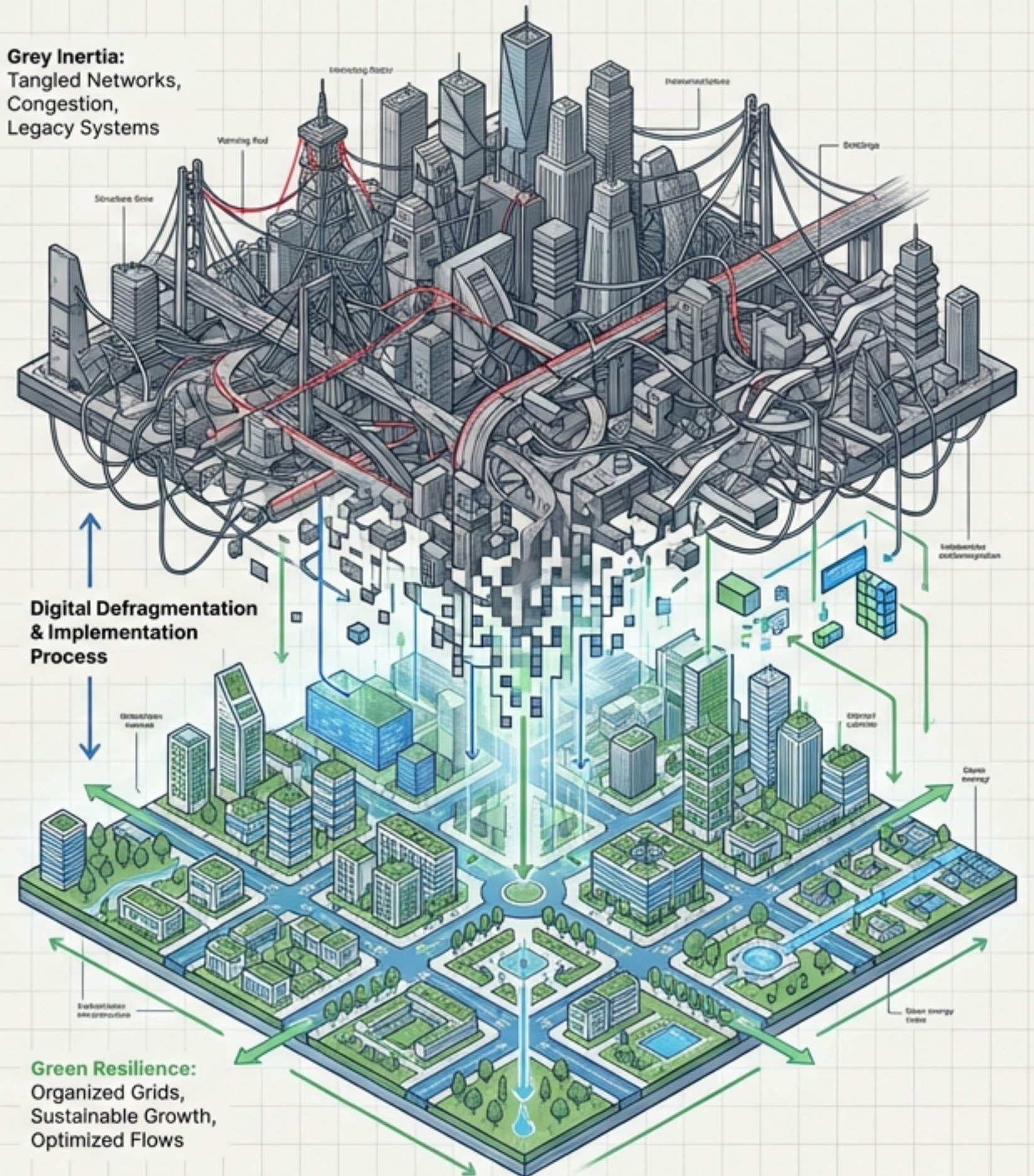


The Aotearoa Planning Bill 2025: Implementation Guide

Navigating the “Newcomer Principle” for Decision Makers & Developers.

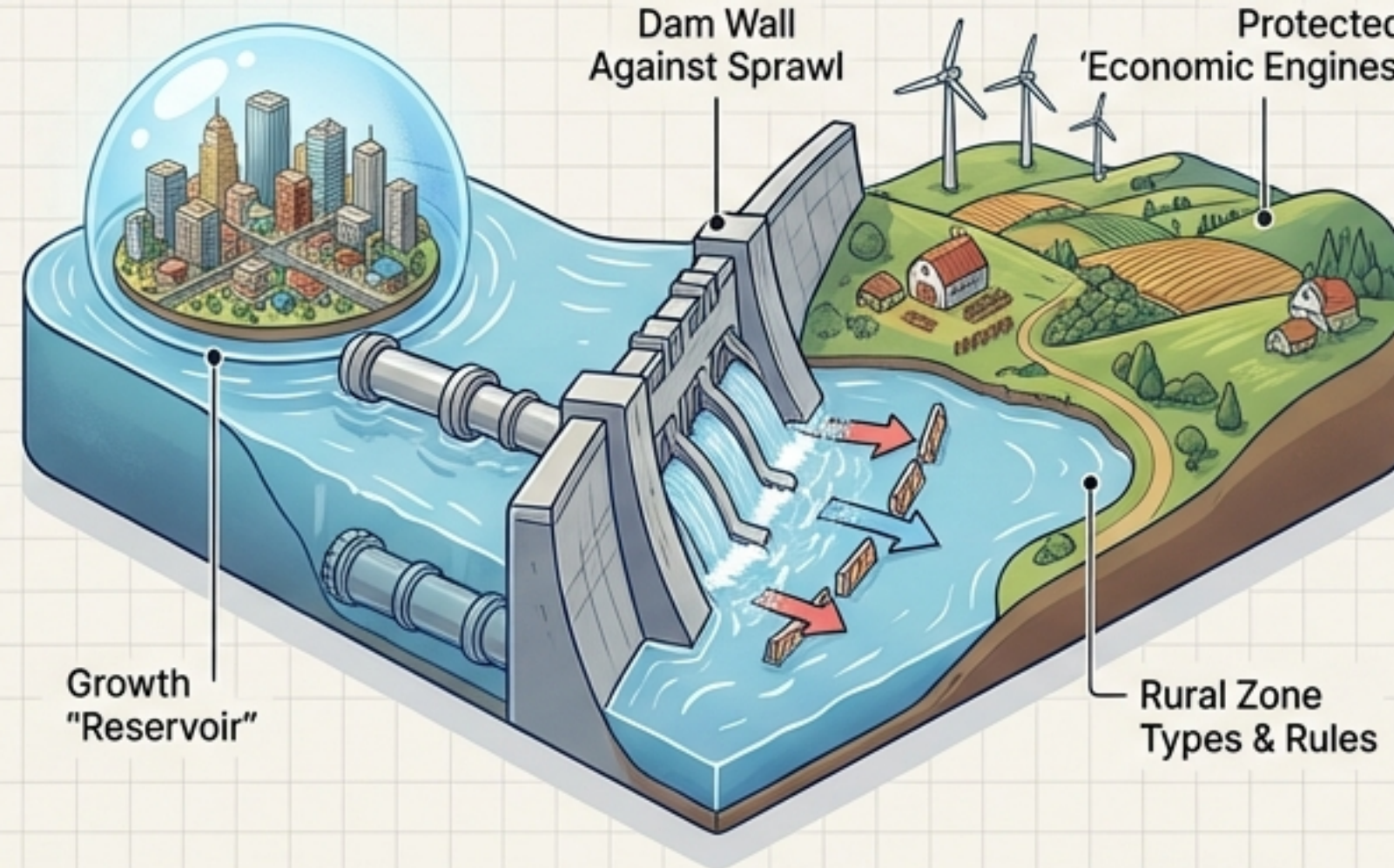
A Strategic Operating Manual for the Built Environment // DOC ID: APB-2025-v1

Grey Inertia:
Tangled Networks,
Congestion,
Legacy Systems



The System Upgrade: From 'Grey Inertia' to a 'Culture of Adherence'.

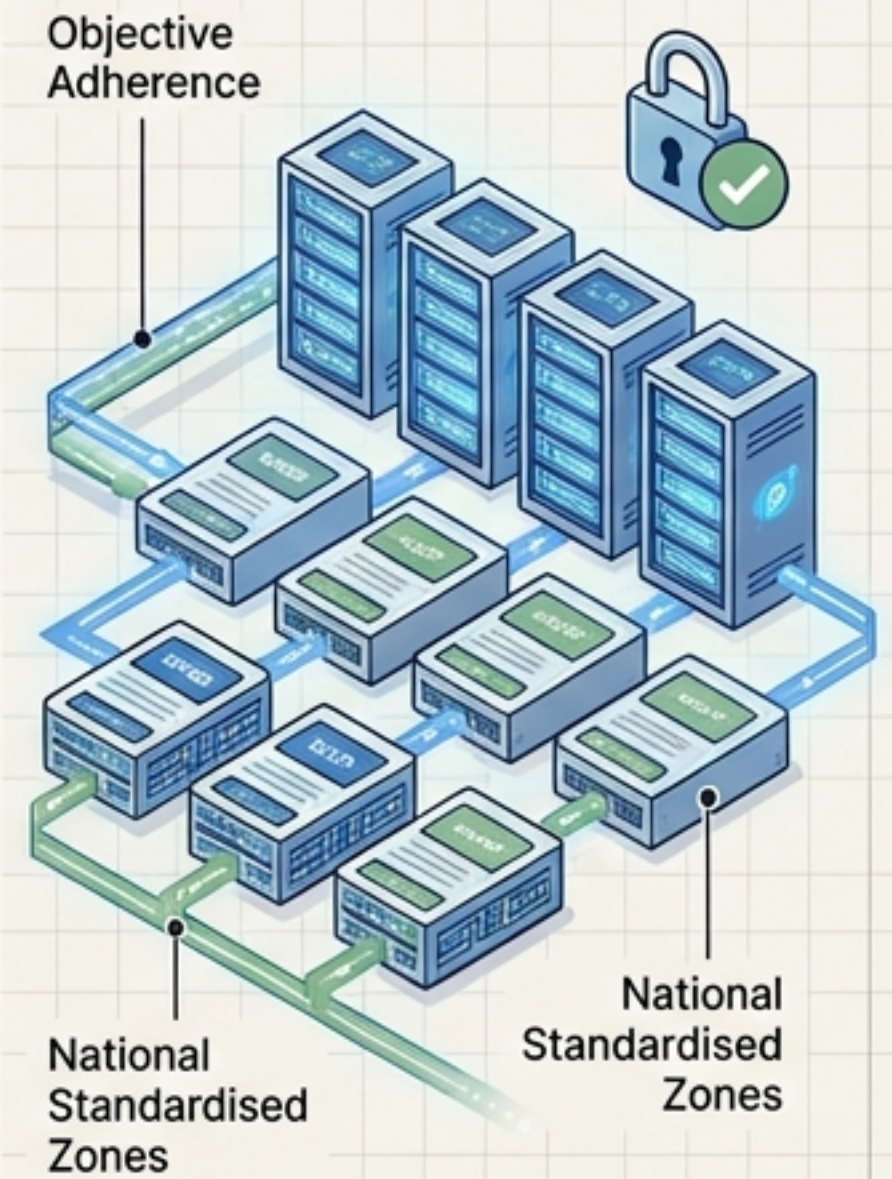
Legacy System (RMA)



Legacy System:
Permission-based.
Subjective. Litigious.
1,175+ Fragmented Zones.

New System:
Adherence-based.
Objective. Standardized.
~20 National Zones.

APB 2025 (New System)

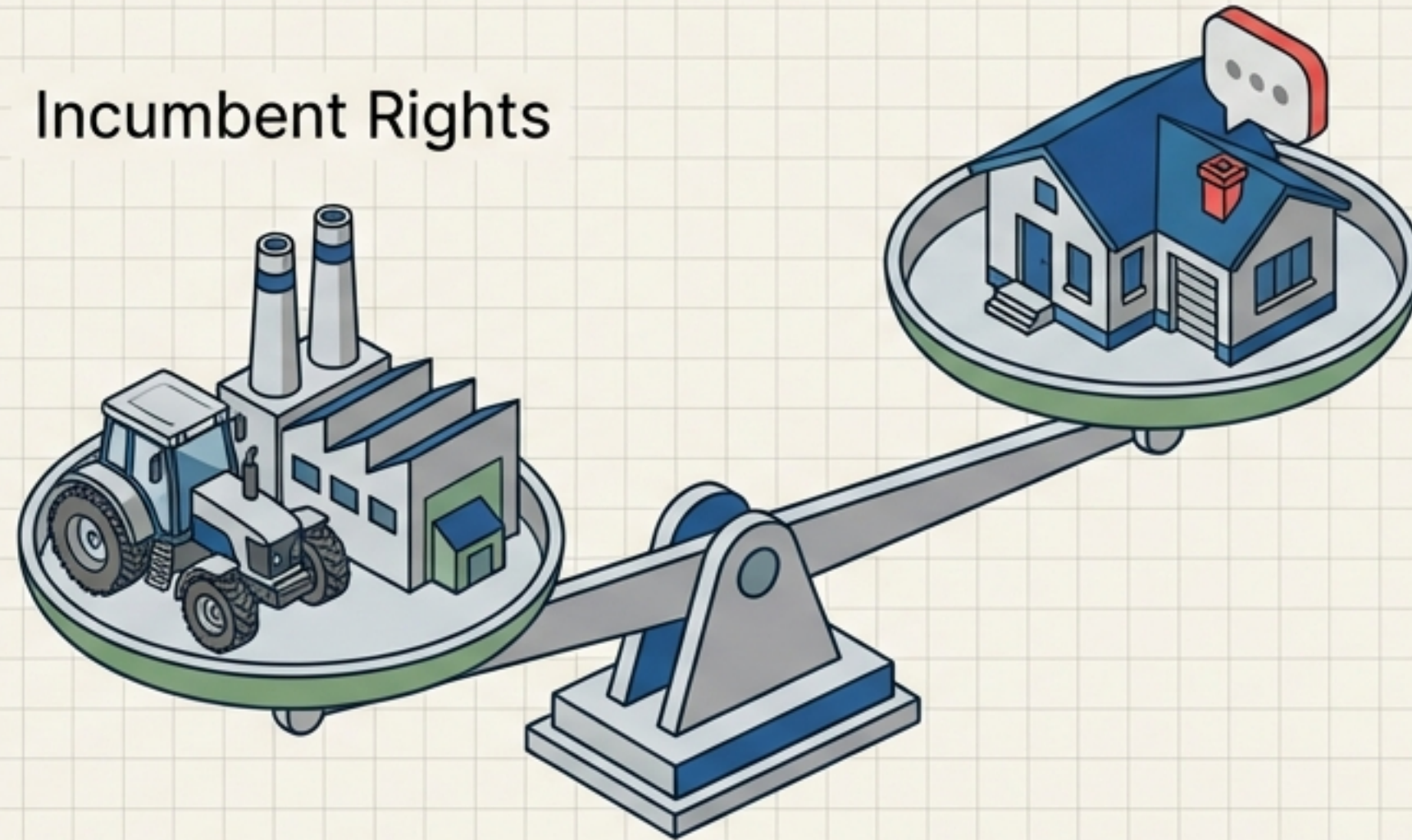


The Golden Rule: 'First in Time, First in Right'.

Defining the Newcomer Principle.

Newcomer Complaints

Incumbent Rights



The Agent of Change (Newcomer) bears 100% **liability**.

Replaces “**Right to Complain**” with “**Duty to Mitigate**”.

STATUS: REVERSE SENSITIVITY ELIMINATED.

The 'Invisible Shield' Strategy

Protecting the Economic Engines from Litigation

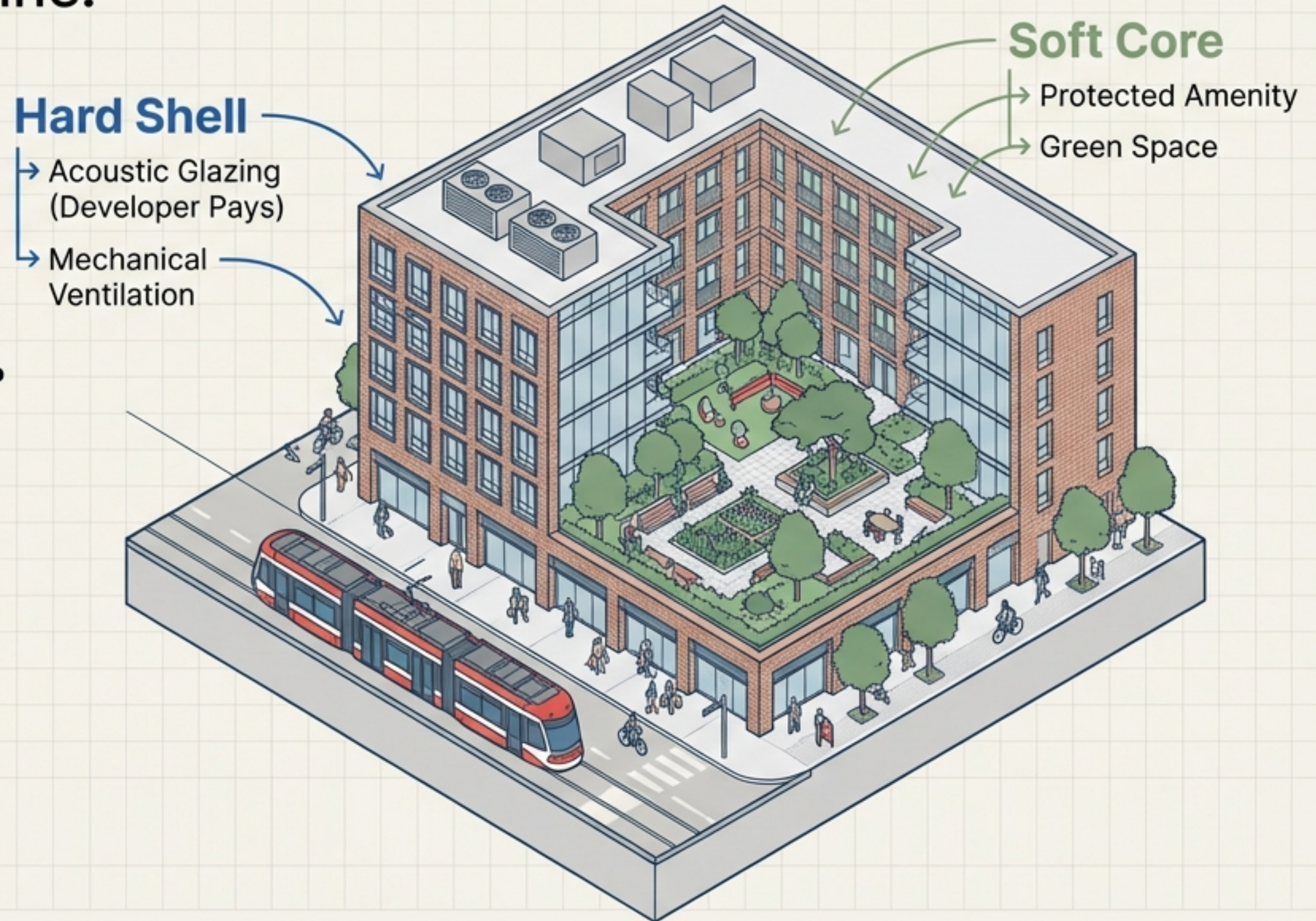


Urban Application: The Transit Interface.

Building Density on the Spine.

**Rule: Density
Follows Frequency.**

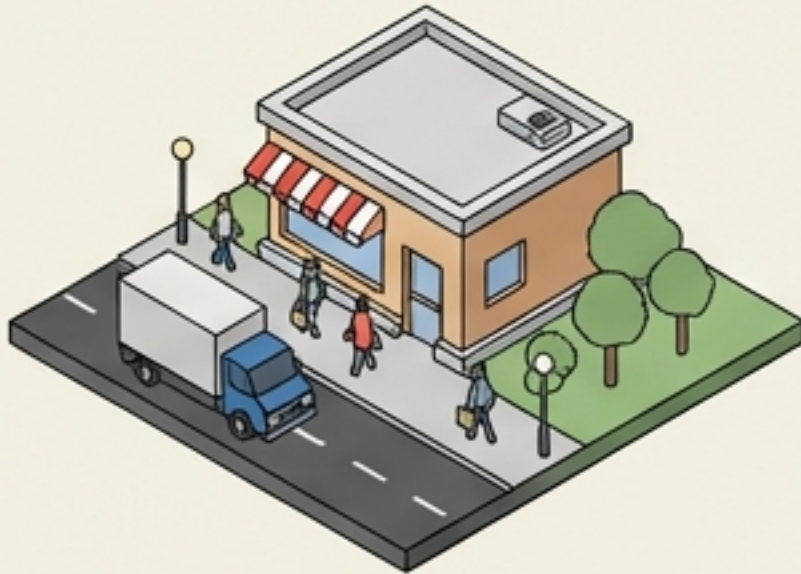
**Requirement: Min.
6 Storeys on Rapid
Transit Spines.**



Coexistence with the 'Engine Room'

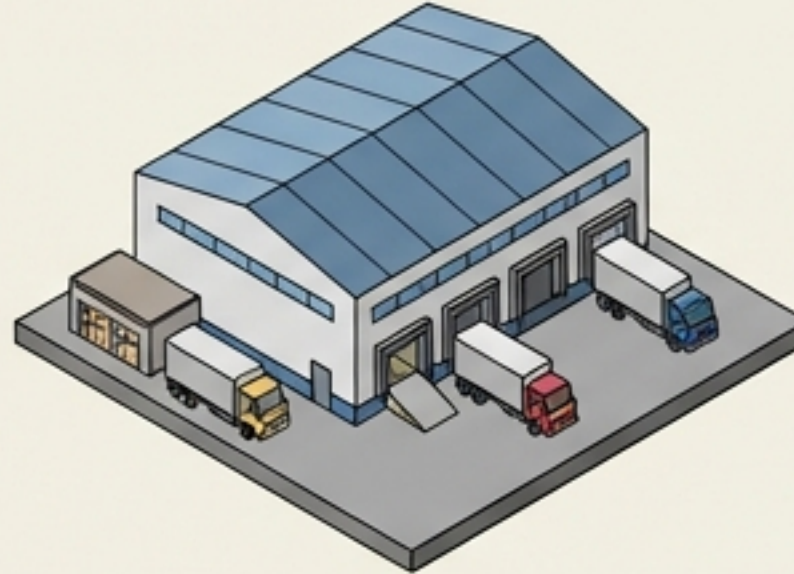
Industrial Interface Strategy

Zone Card
Neighborhood Commercial



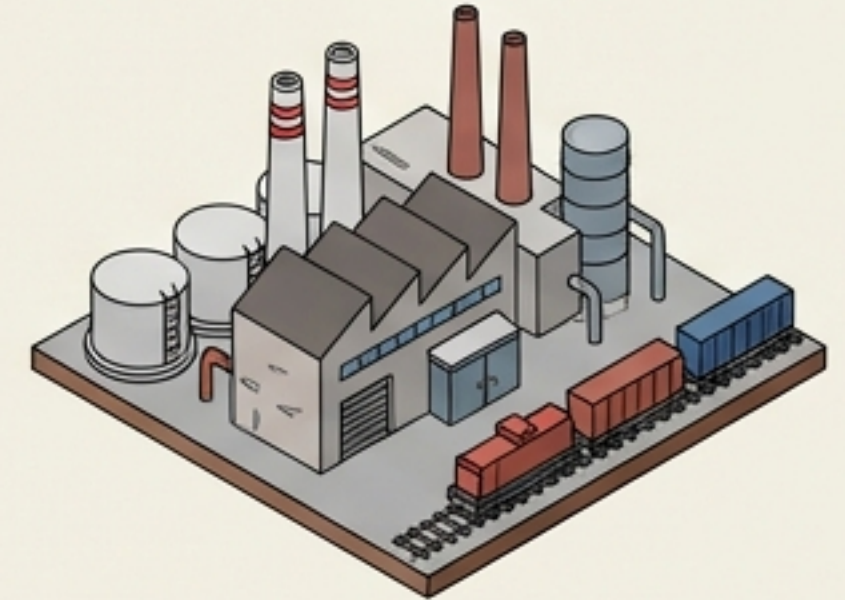
Daily shopping,
"15-minute city" fabric.

Zone Card
General Industrial



Workforce Habitat.
Housing permitted with mitigation.

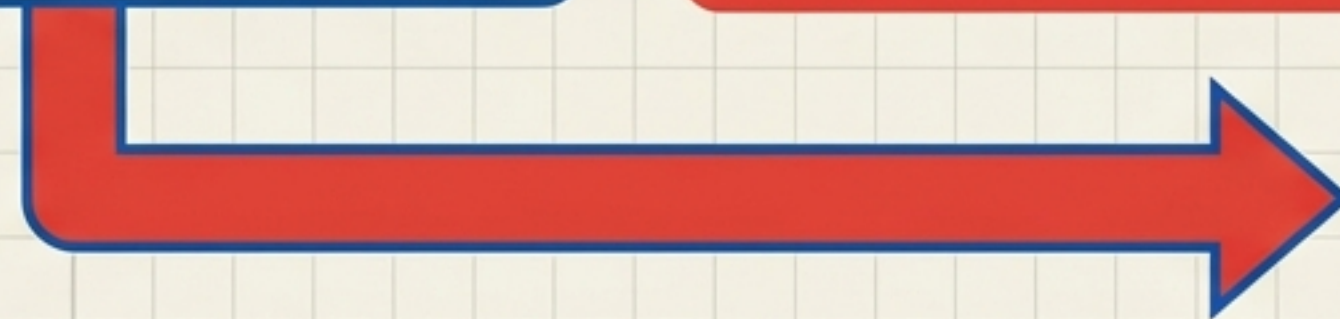
Zone Card
Exclusively Industrial



The Hard Limit.
Residential STRICTLY PROHIBITED.

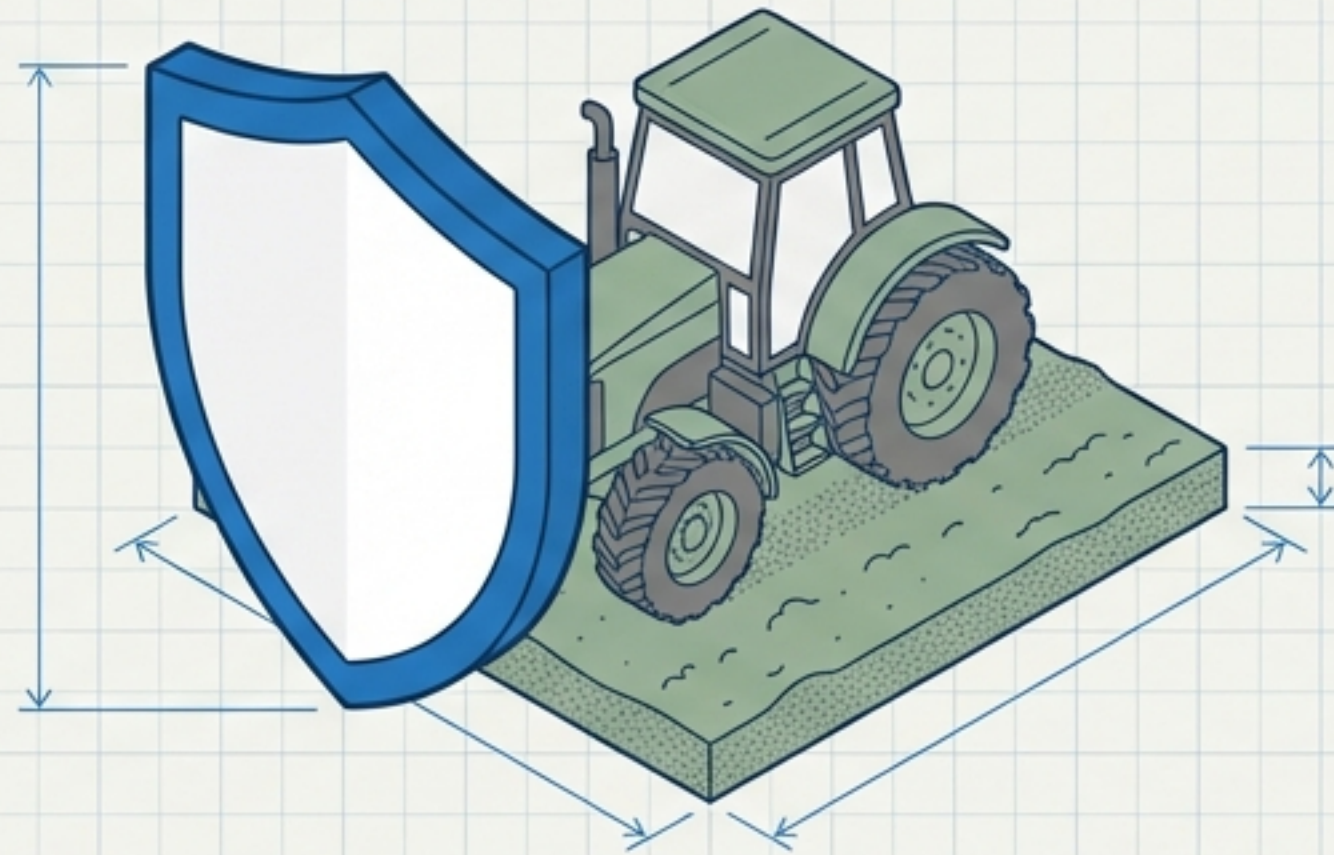
Liability Arrow:

The factory does not quiet down;
the building sounds-up.



Rural Application: The Productive Heartland

The Rural Zone is a Factory Floor,
Not a Waiting Room.



“The farmer does
not have to alter
operations.”



Policy Constraint: Lifestyle Blocks (Rural Residential) are explicitly discouraged in Rural-Mixed and **PROHIBITED** in Rural-Production zones.

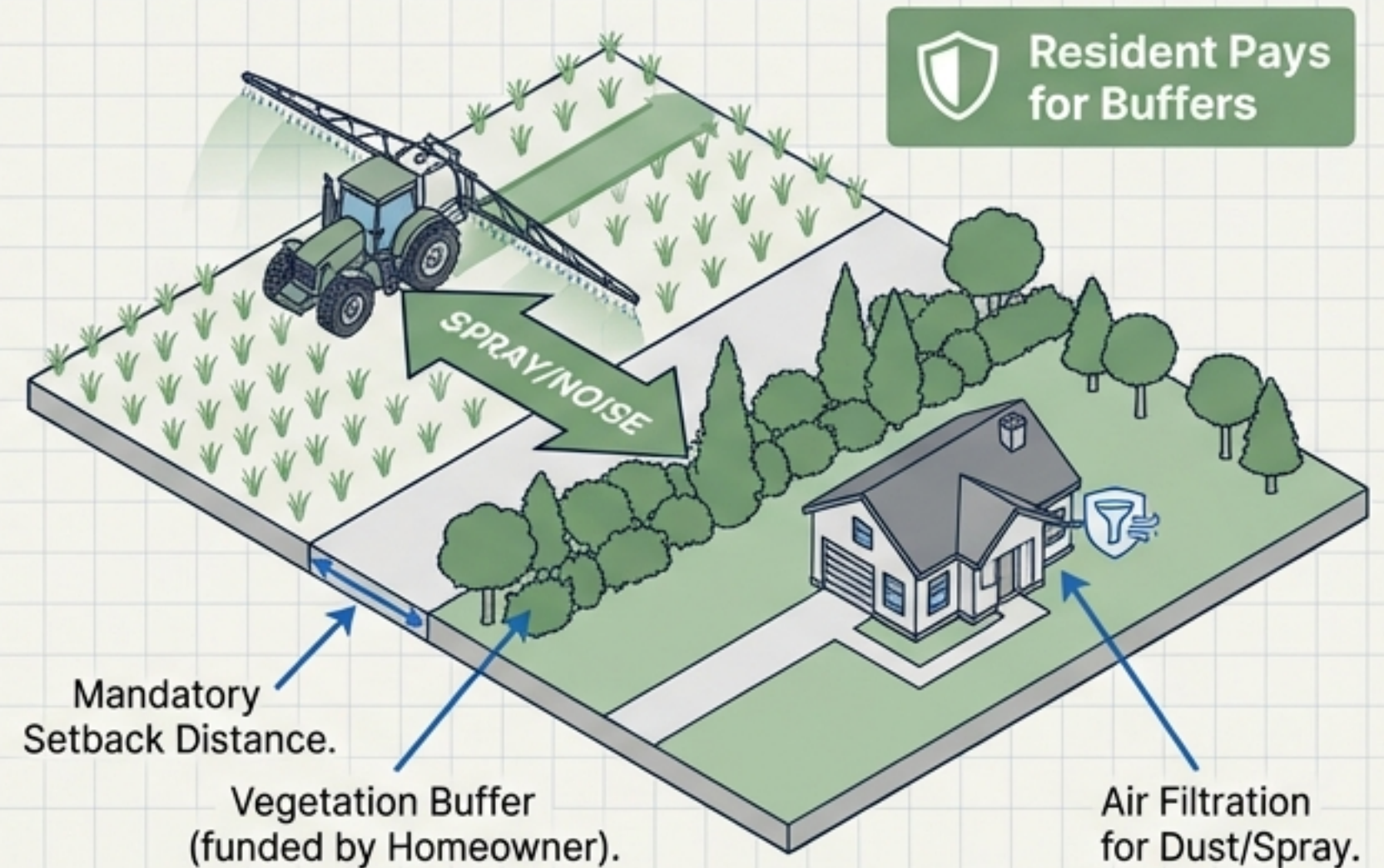
Rural Technical Mitigation

Internalizing the Cost of Countryside Living

URBAN APPLICATION

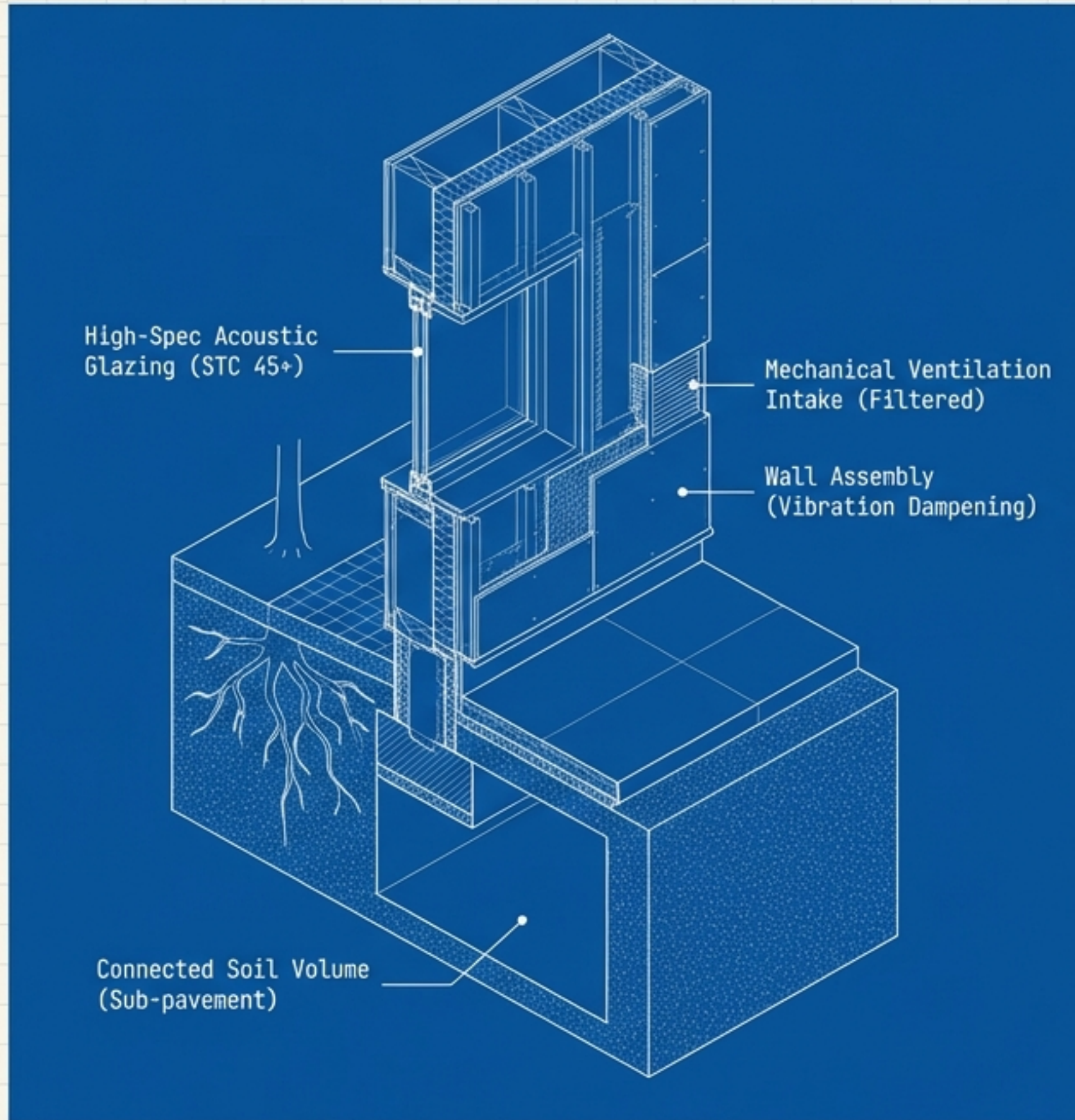


RURAL APPLICATION



THE RULE: The “Agent of Change” (the newcomer) pays for mitigation.

OUTCOME: Ends “reverse sensitivity” complaints and protects infrastructure and agriculture from litigation.



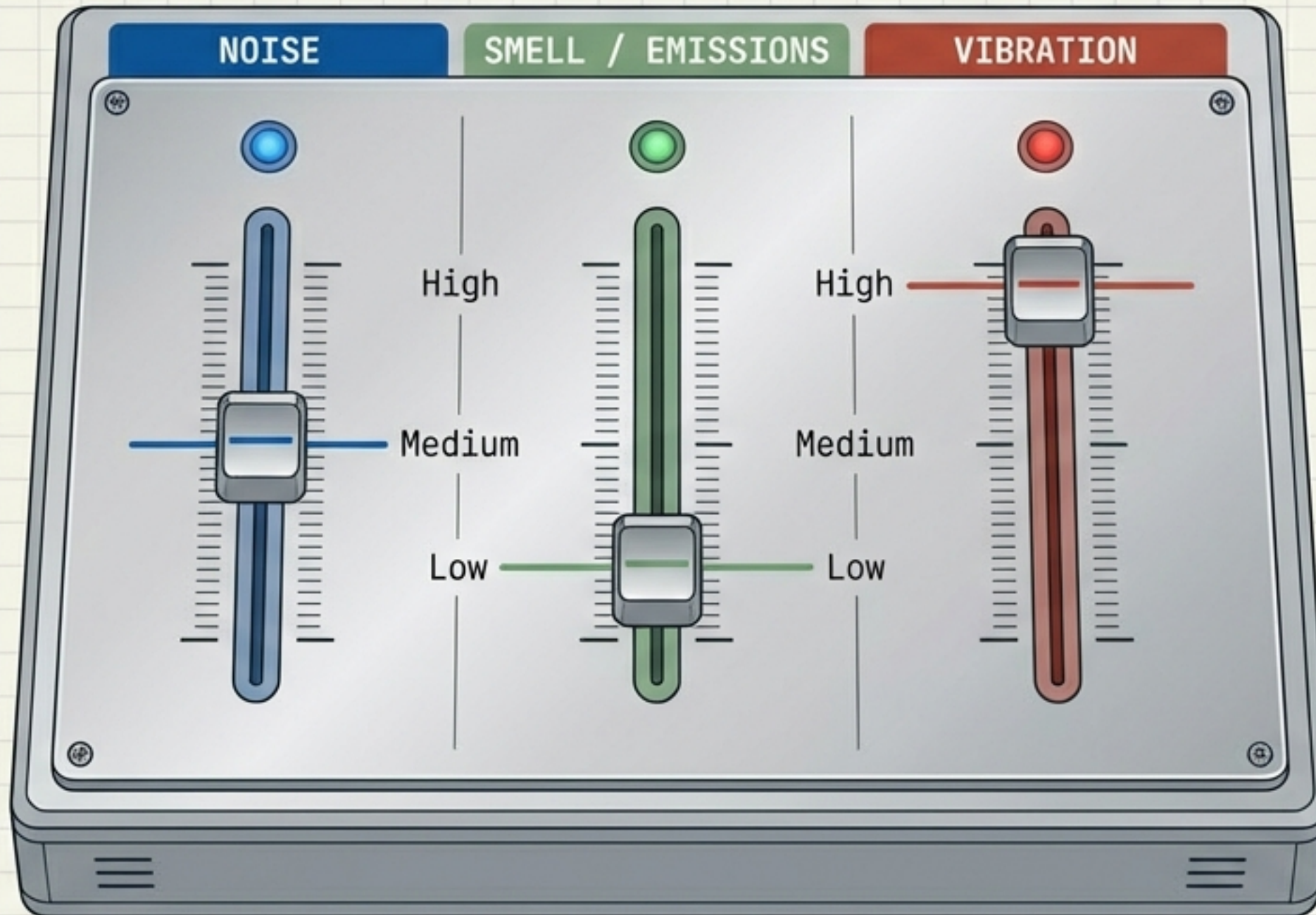
The Hardware of Coexistence

Mandatory Technical Interventions Checklist

- Acoustic Glazing:**
Block transit/industrial noise.
- Mechanical Ventilation:**
Clean air with closed windows.
- Connected Soil Volumes:**
Infrastructure for tree roots.

'As-of-Right' Permissibility

Managing Externalities, Not Activities



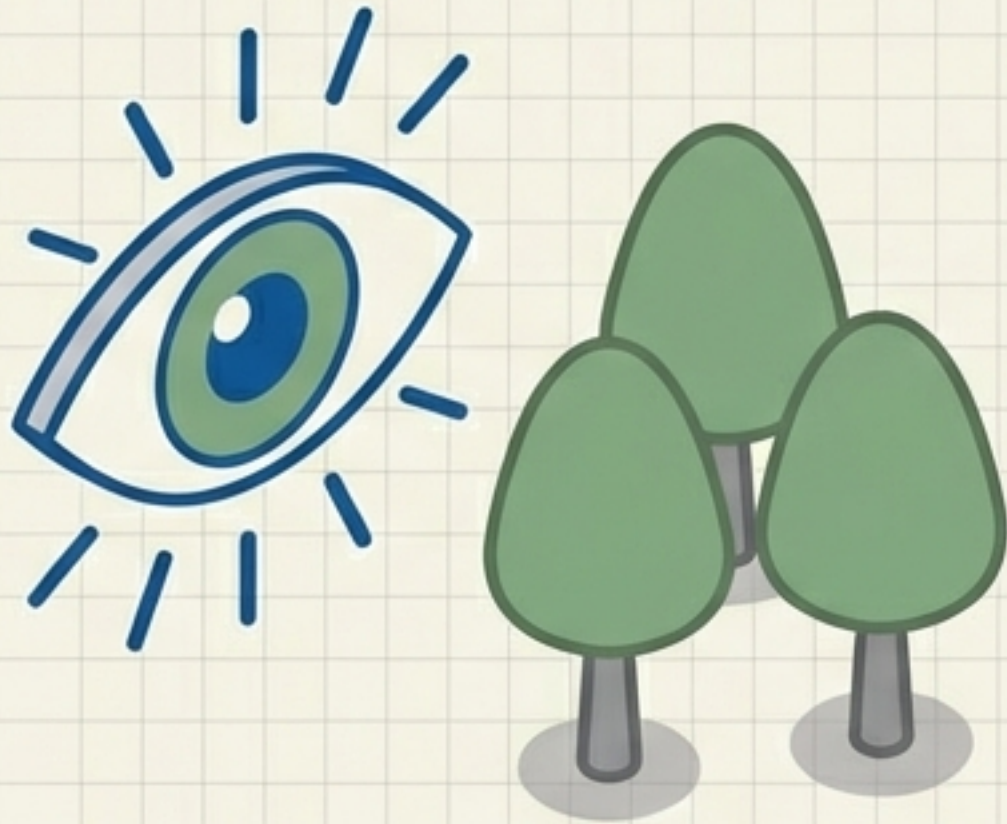
If the output fits the slider, the activity is permitted.

Narrow Range Permitted Activities

- Dairies, Salons, Co-Share Offices, Cafes (Corner Sites).

The Biological Baseline.

The Green Utility Overlay (3-30-300 Rule).



3 TREES

visible from every home.



30% CANOPY

cover per neighborhood.



300 METERS

to high-quality green space.

Mandatory compliance for all zones, including Industrial.

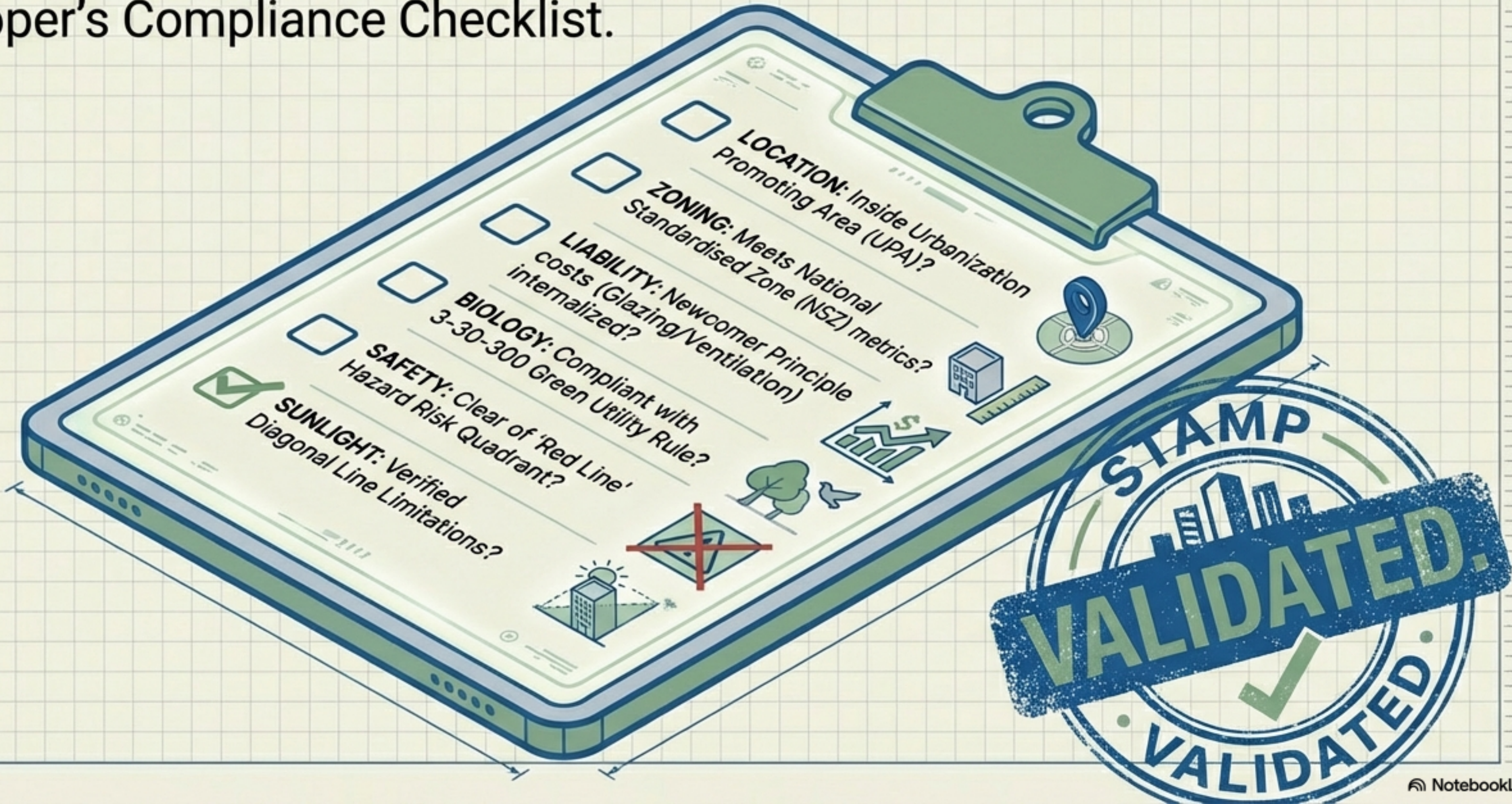
The Section 14 Mandate.

Streamlined Adherence: What You No Longer Need to Argue.



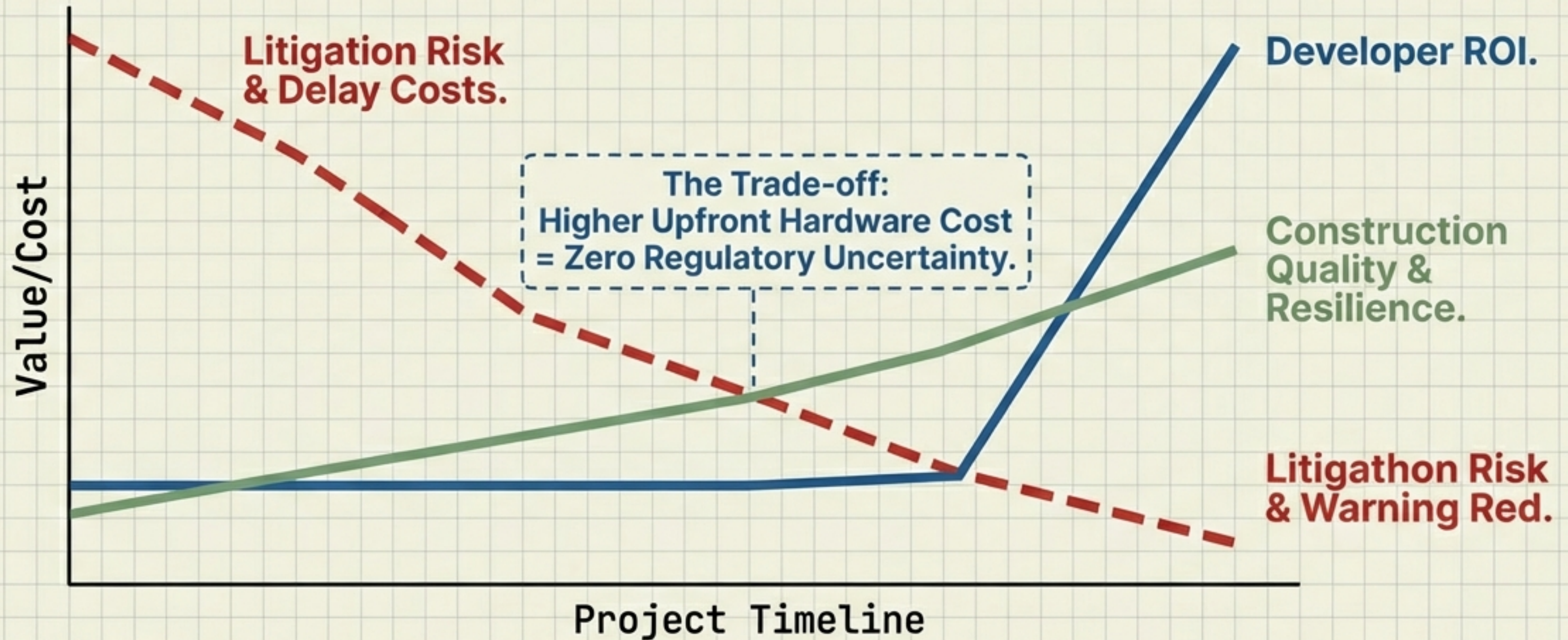
The 'Right to Build' Validation.

Developer's Compliance Checklist.



The Value Proposition.

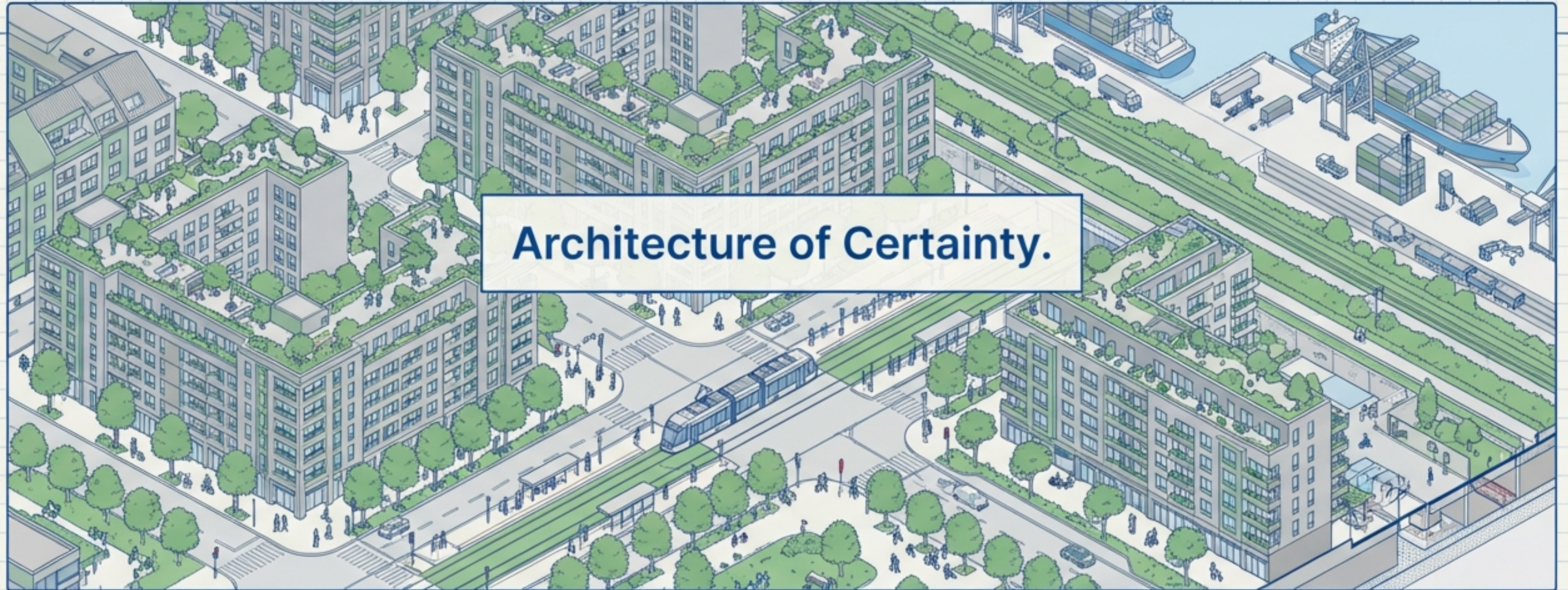
Certainty, Speed, and Resilience.



“Legal Certainty is the lynchpin of economic stability.”

A New Operating System for Aotearoa.

From Grey Inertia to Green Resilience



Architecture of Certainty.

Align capital with the National Standardised Zones.