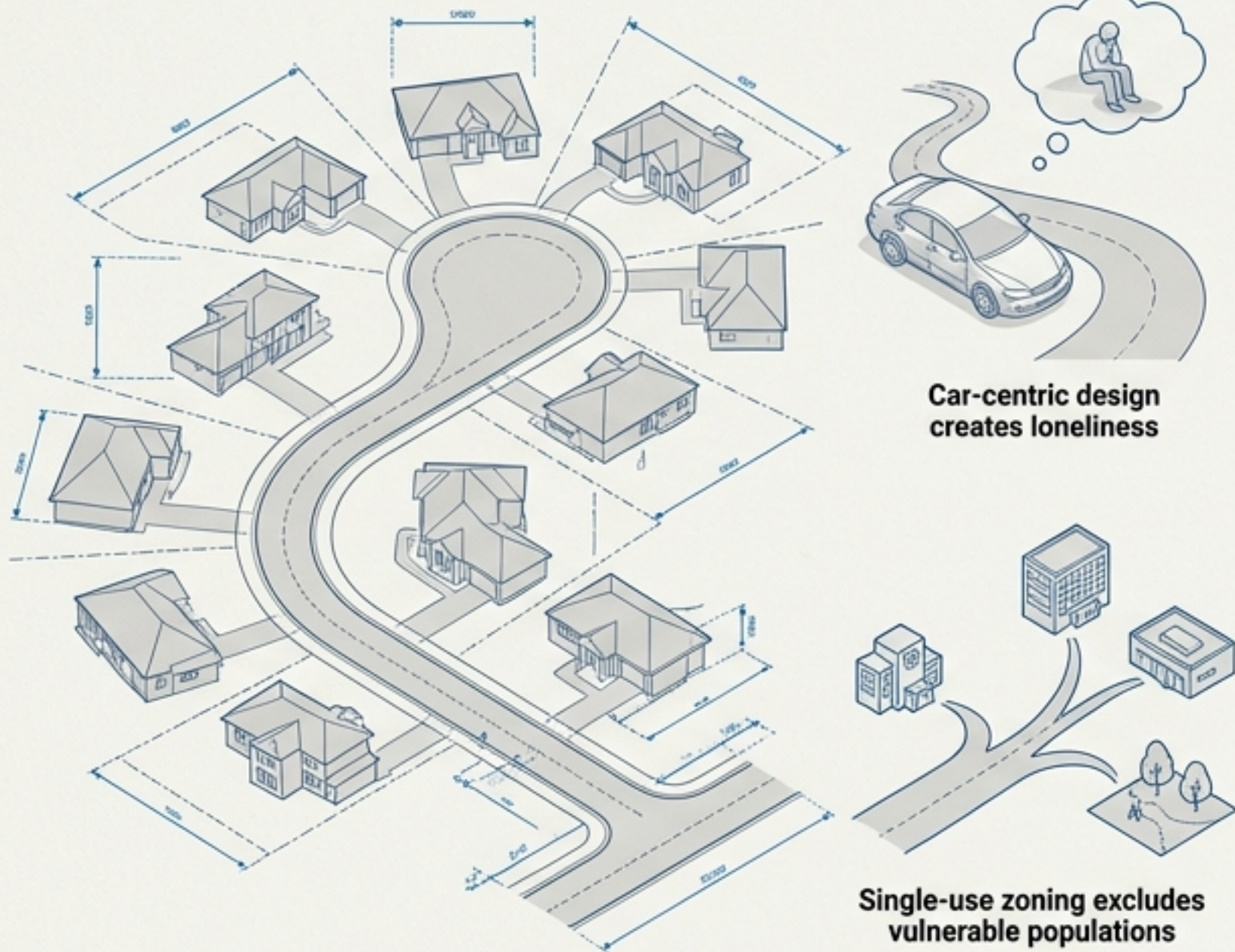
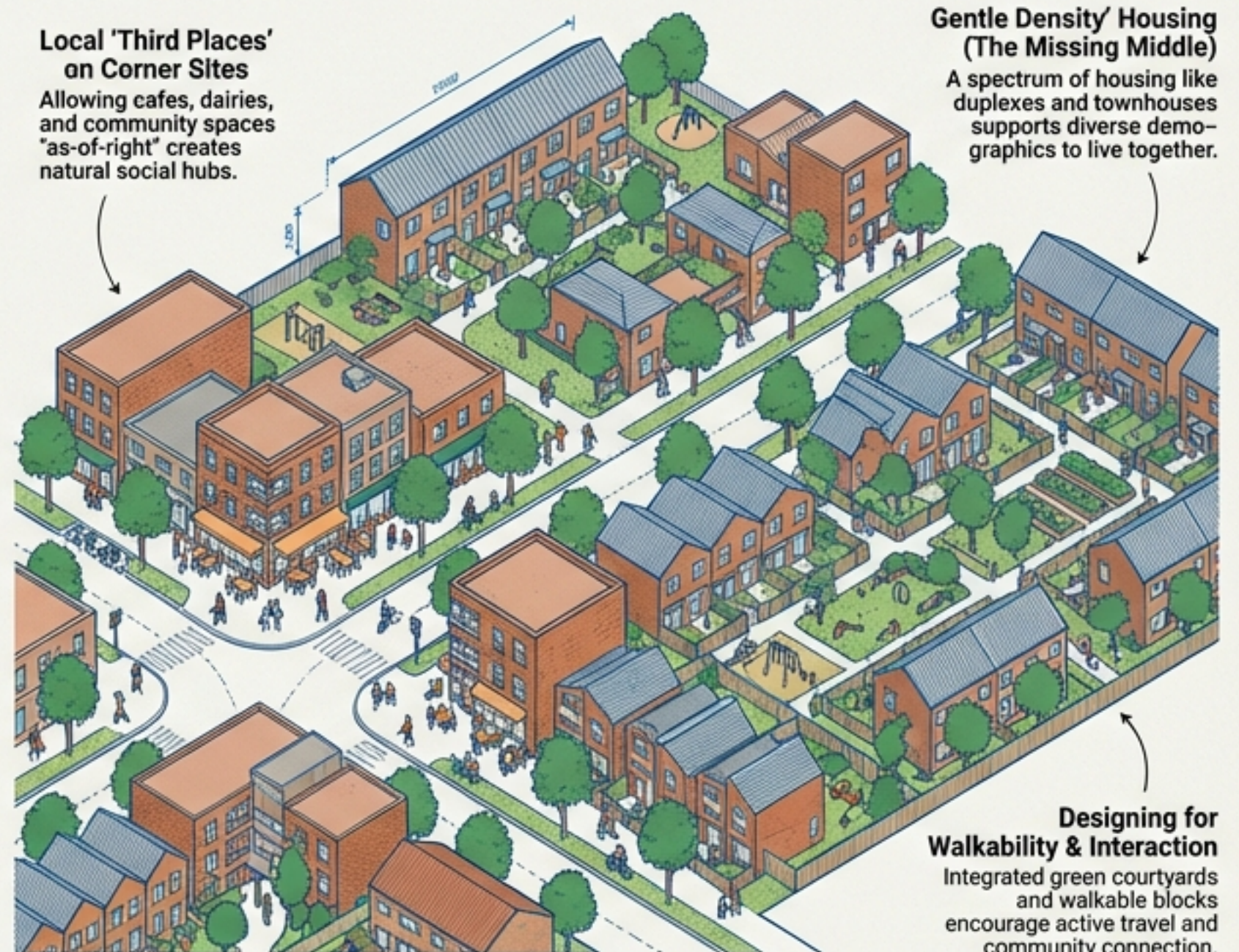


THE COMPLETE NEIGHBOURHOOD: A DESIGN BLUEPRINT

Transitioning from 'Dormitory Suburbs' to 24/7 Resilient Ecosystems



THE LEGACY: Dormitory Model (Active 6pm–8am)

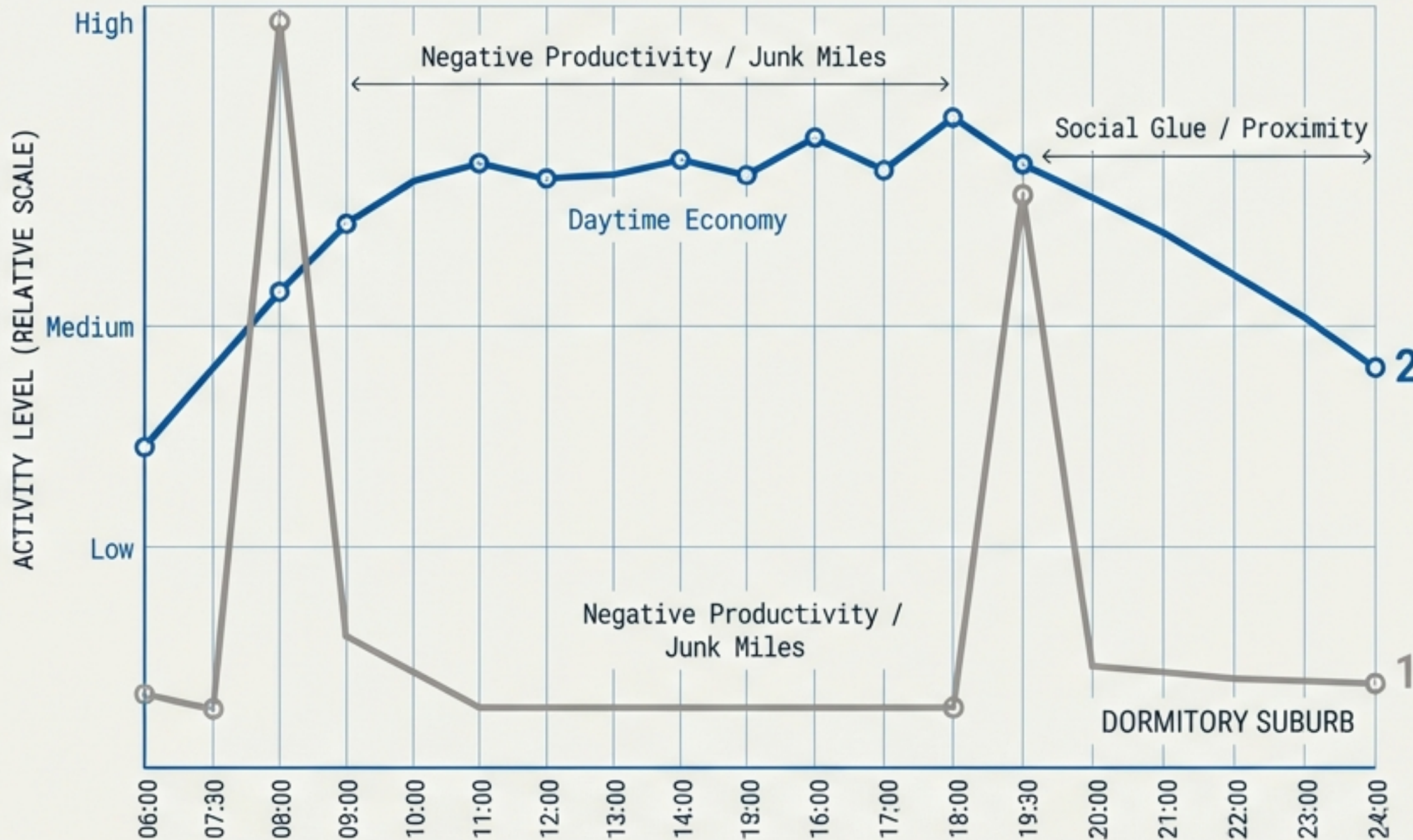


THE FUTURE: Resilient Habitat (Active 24/7)

This is not a policy review. This is a construction manual for the Aotearoa Planning Bill 2025. We are moving from subjective permission to objective design.

THE UPGRADE: FROM 'STORAGE' TO 'HABITAT'.

DAILY ACTIVITY COMPARISON



DORMITORY SUBURB:

- Car-dependent
- Economic Dead Zone (9am-5pm)
- Storage for People

COMPLETE NEIGHBOURHOOD:

- Walkable Catchment
- Daytime Economy
- Living Habitat



THE PHYSICS OF VIABILITY.

The Mathematical Envelope for Economic Vitality.



THE 3-30-300 RULE: BIOLOGICAL MANDATE

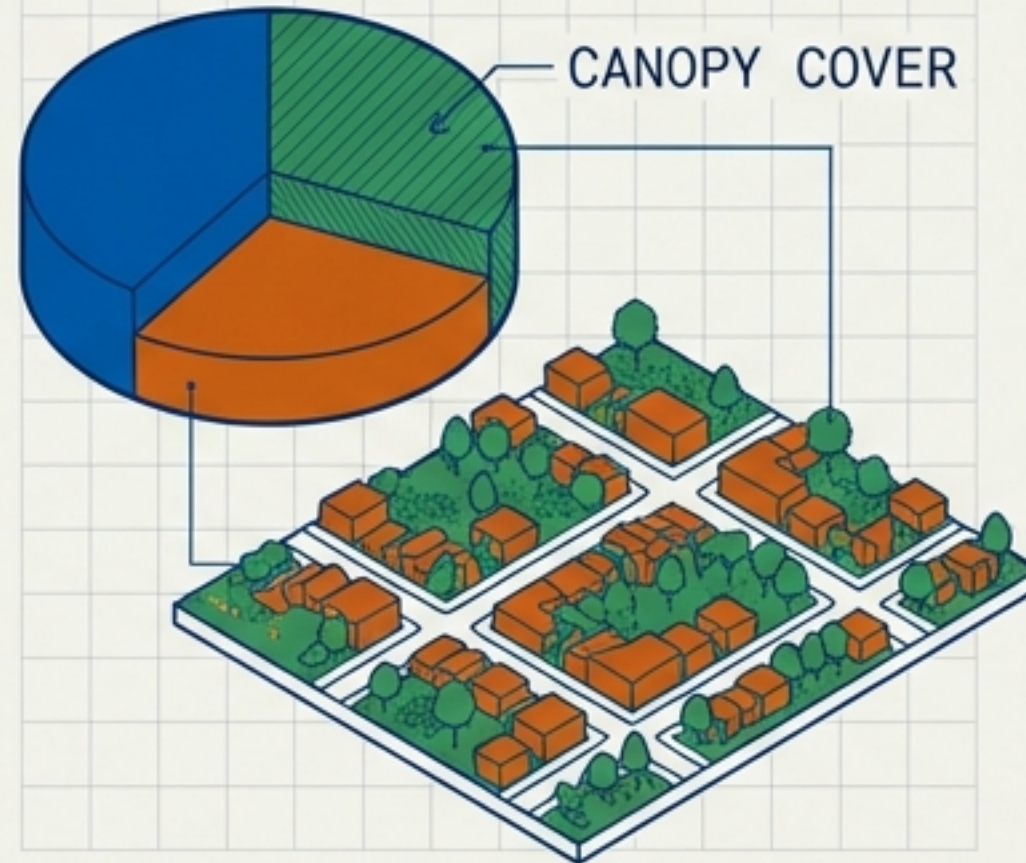


3 TREES

Visible from every window.
(Mental Micro-restoration)

Blueprint Blue

Blueprint Blue



30% CANOPY

Neighborhood-wide cover.
(Urban Heat Island Mitigation)

Biological Green

Biological Green



300 METERS

Max walk to a park.
(Physical Health)

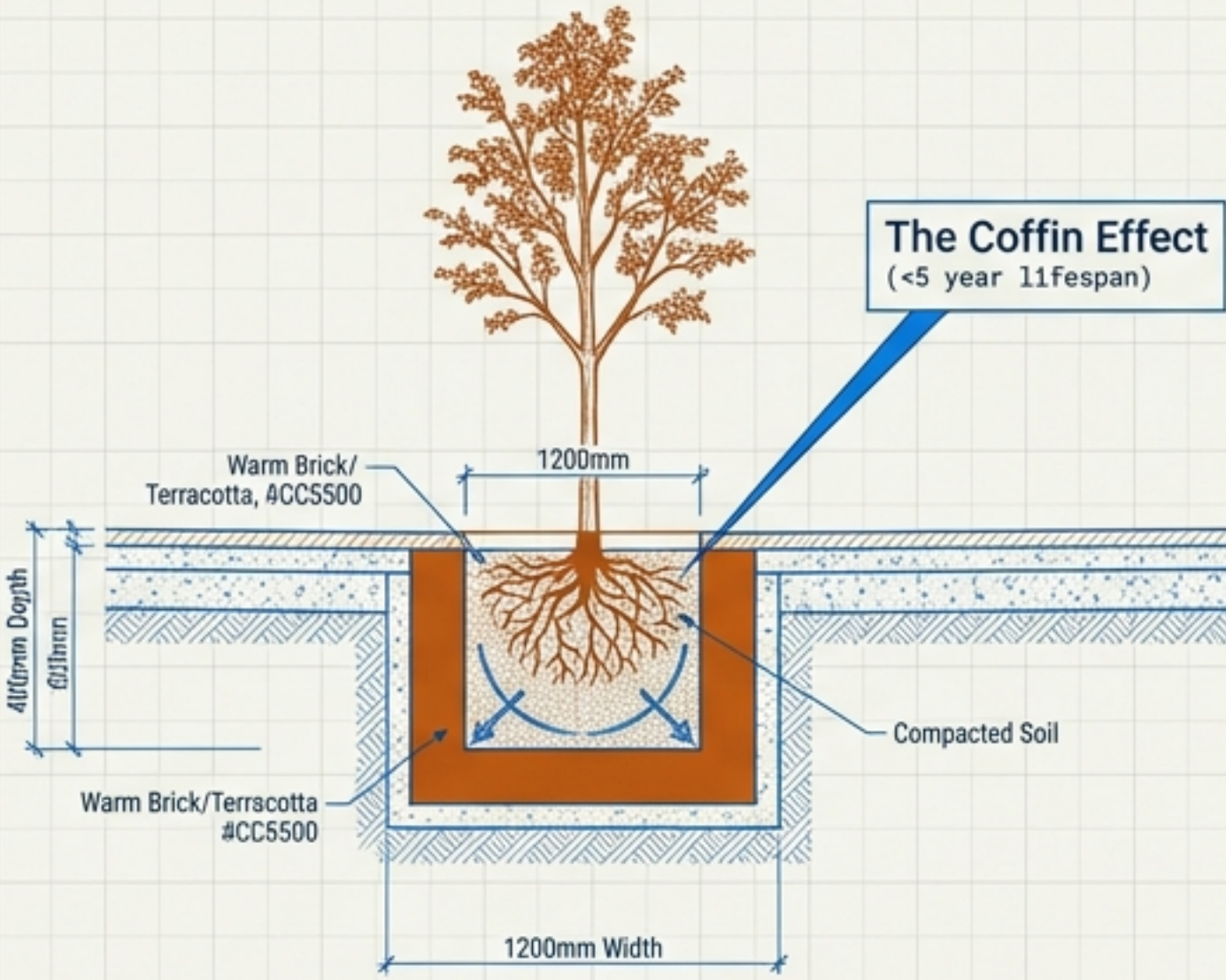


Nature is treated as essential infrastructure—a “Green Utility”—not decoration.

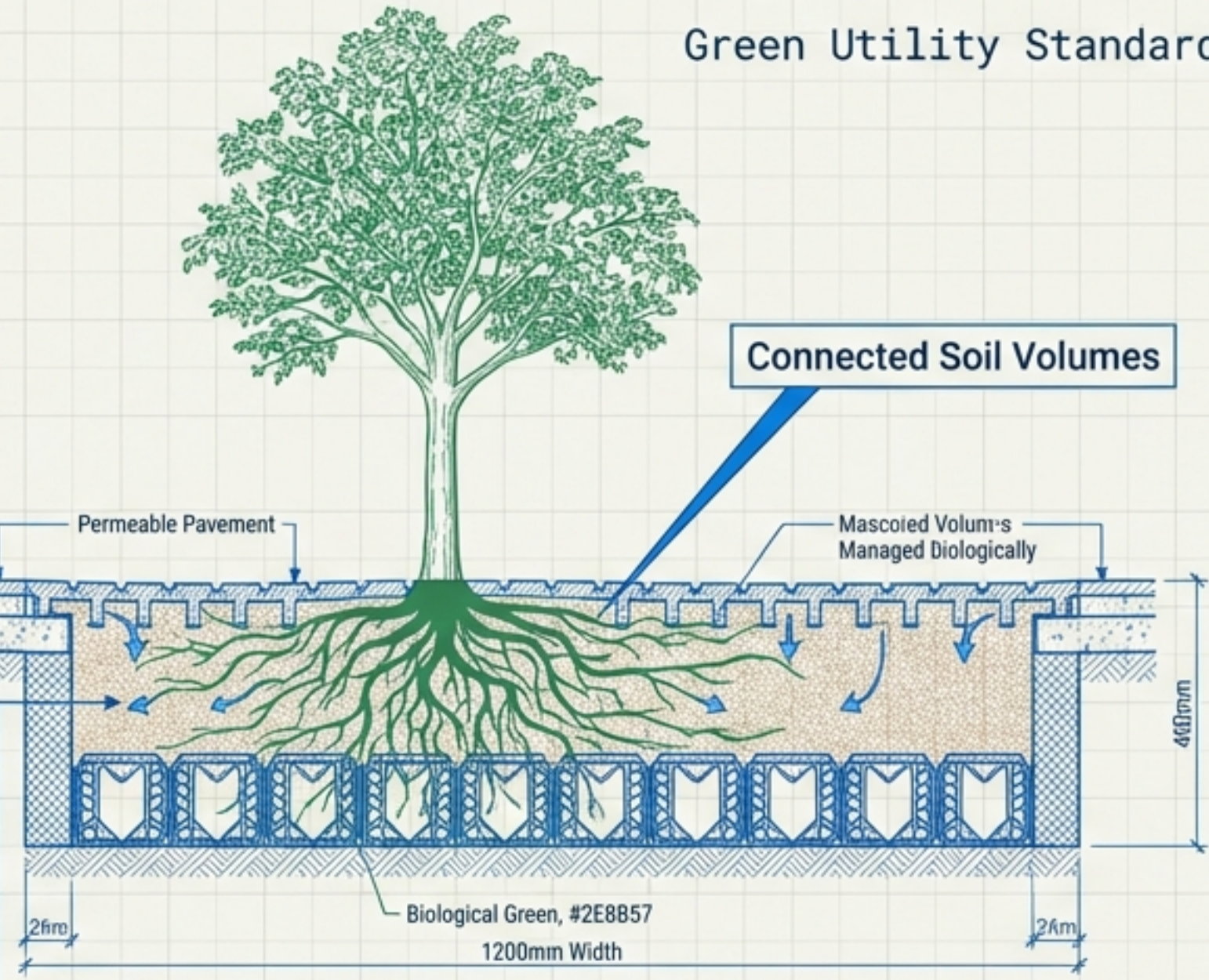
ENGINEERING THE GREEN: SPONGE CITY MECHANICS

Beneath the Pavement: Connected Soil Volumes

Legacy Failure



Green Utility Standard



- Specification:**
- Reduces impermeable paving by 90%.
 - 50% CAPEX savings on traditional pipes/pumps.
 - Managing stormwater biologically.

GENTLE DENSITY: SCALING UP RESPONSIBLY

The Missing Middle Housing Spectrum



Stacked Duplex

Double Density
Zero Visual Disruption



Fourplex

4 Units
House Scale



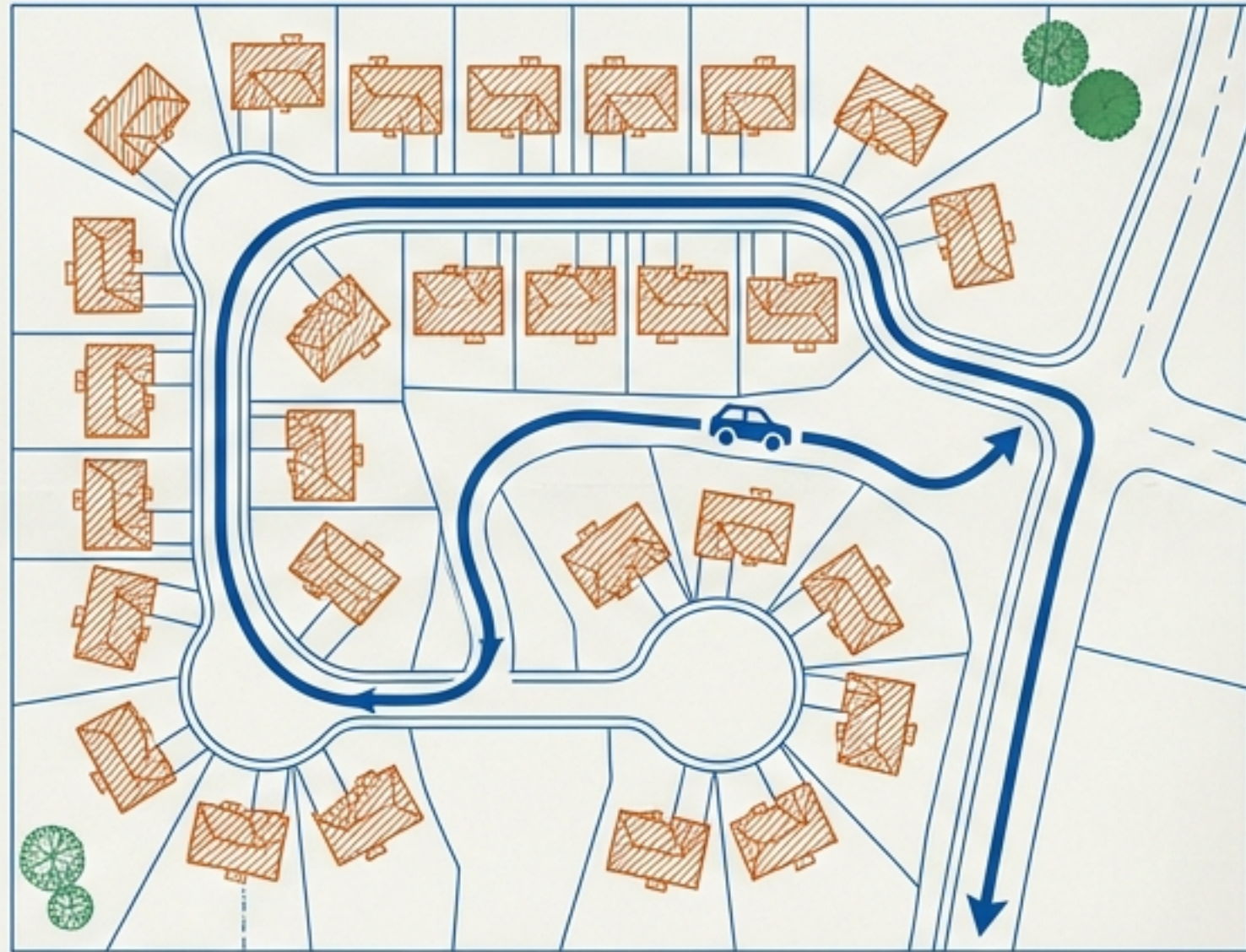
Sixplex / Eightplex

Mid-Scale Anchor
Transit Corridor

Invisible Density: Filling the gap between single-family homes and high-rises

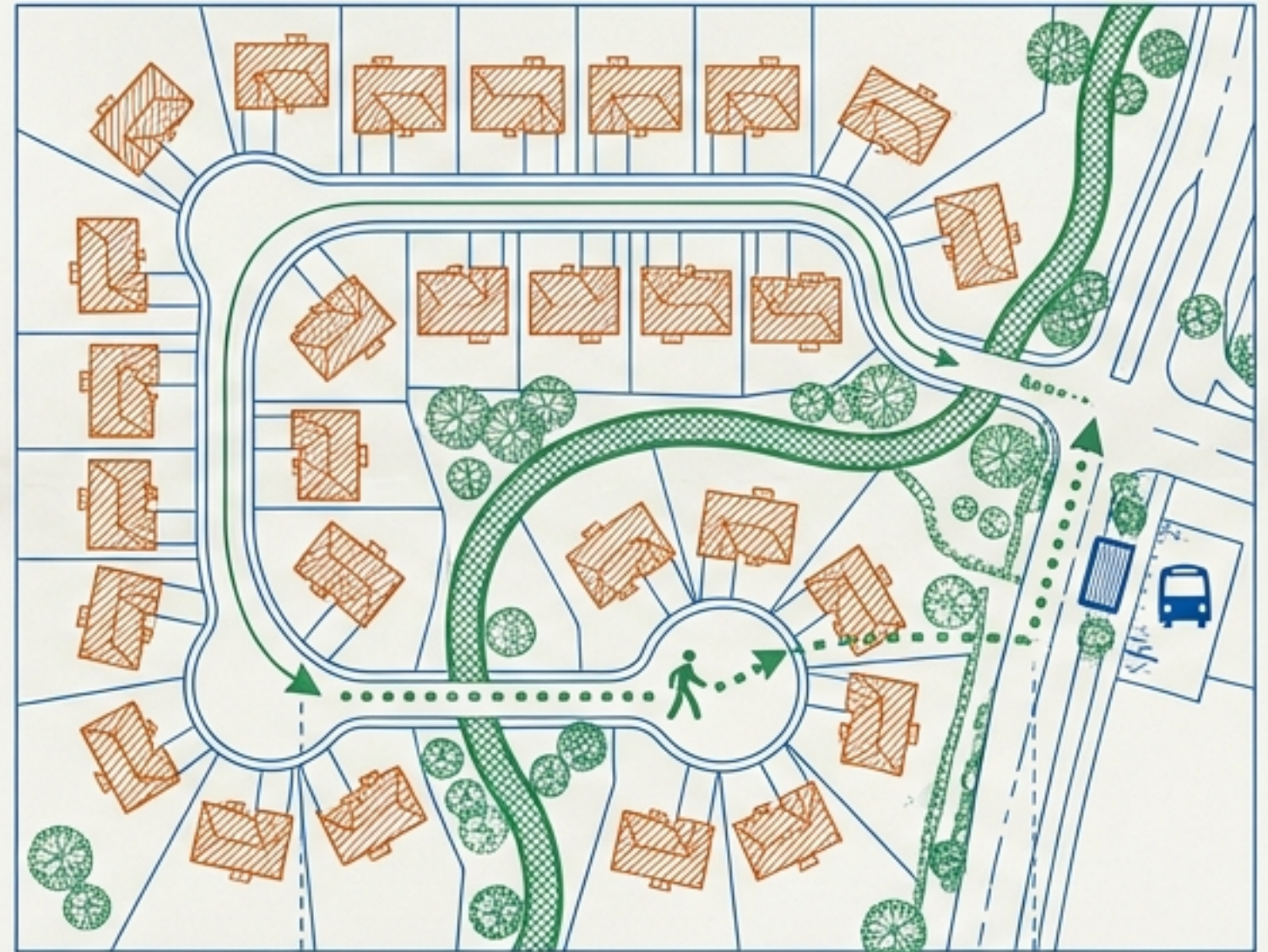
UN-BREAKING THE GRID: THE 20-MINUTE SUBURB

BROKEN GRID



2-MILE DRIVE
(MAZE)

REPAIRED GRID



5-MINUTE WALK
(TRAIL CONNECTION)



THE 8-80 RULE: NAVIGABLE BY AN 8-YEAR-OLD ON A BIKE AND AN 80-YEAR-OLD IN A WHEELCHAIR.



AS-OF-RIGHT COMMERCE: THE DAYTIME ECONOMY



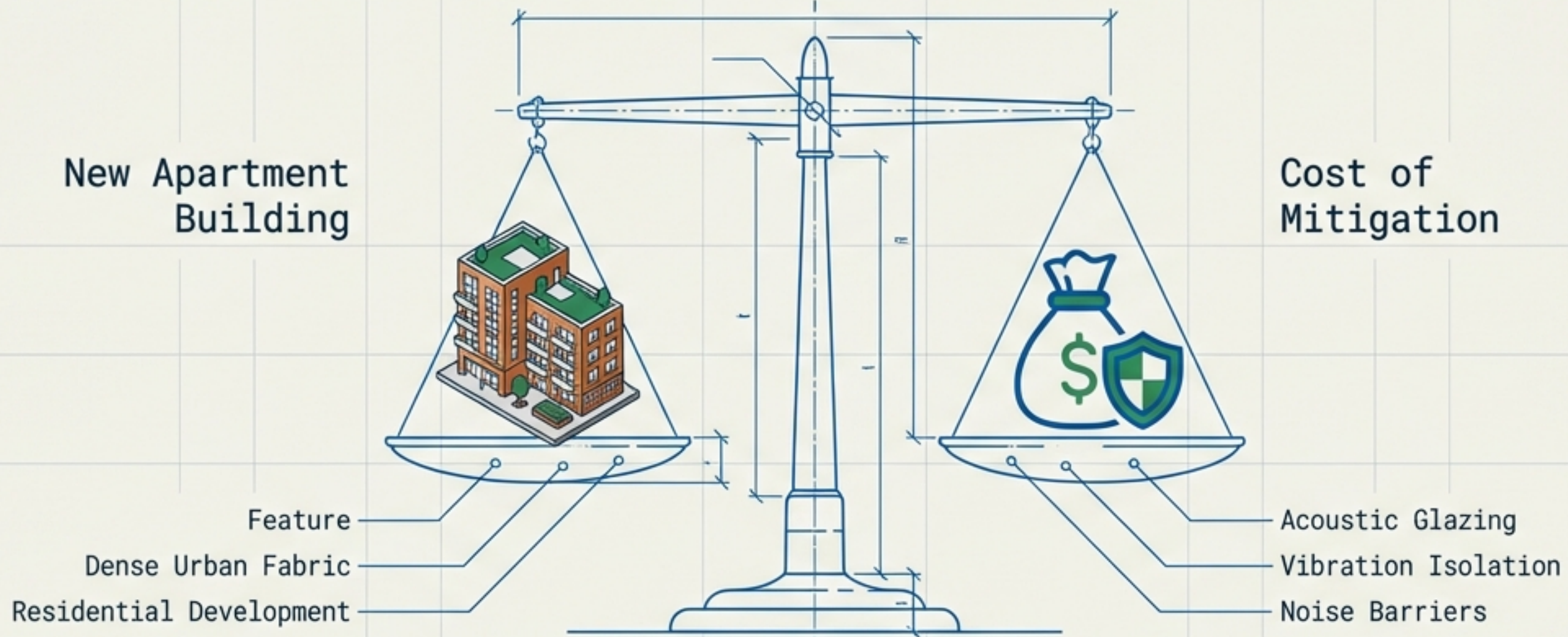
Permitted "Narrow Range":

- Dairies
- Cafes
- Co-shares
- Salons

Converting
"Permission Denied" into
community hubs

THE NEWCOMER PRINCIPLE: PROTECTING THE ENGINE.

Reverse Sensitivity & Internalizing Externalities.



The Agent of Change bears the cost.

If a developer builds housing near a rail line, the *developer* pays for the acoustic glazing. This protects the infrastructure from complaints.

HAZARD AVOIDANCE: THE RED LINE POLICY

Building for the 100-Year Horizon (2126)

THE 3-STEP RISK ASSESSMENT PROCESS

STEP 1: ASSESS LIKELIHOOD



LIKELY
(e.g., a 1-in-50 year flood is "Likely")

STEP 2: ASSESS CONSEQUENCE



NEGLECTIBLE
(NO INJURIES)

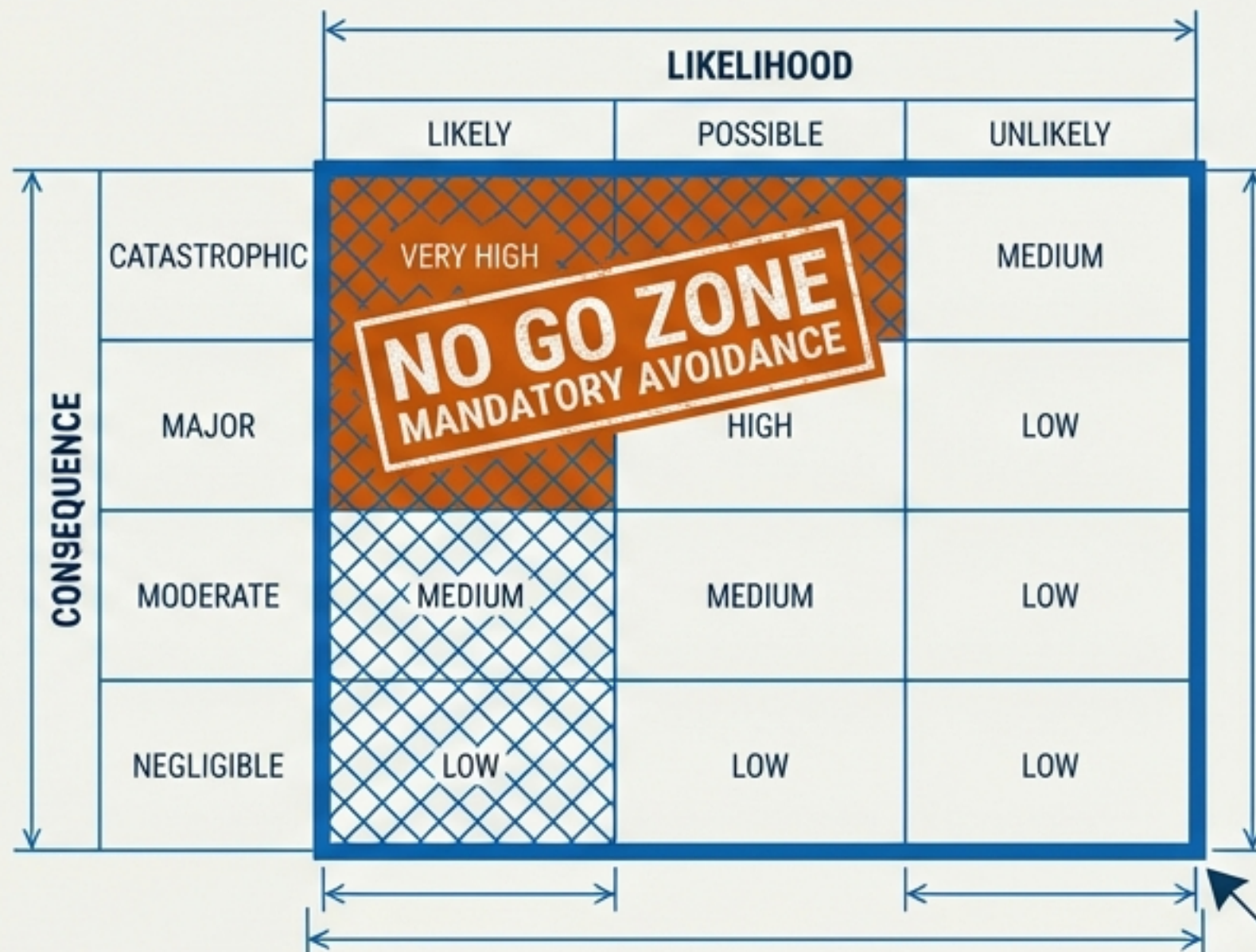
CATASTROPHIC
(PROBABLE FATALITIES)

Determine the potential impact, from "Negligible" (no injuries) to "Catastrophic" (probable fatalities).

STEP 3: DETERMINE MANAGEMENT ACTION

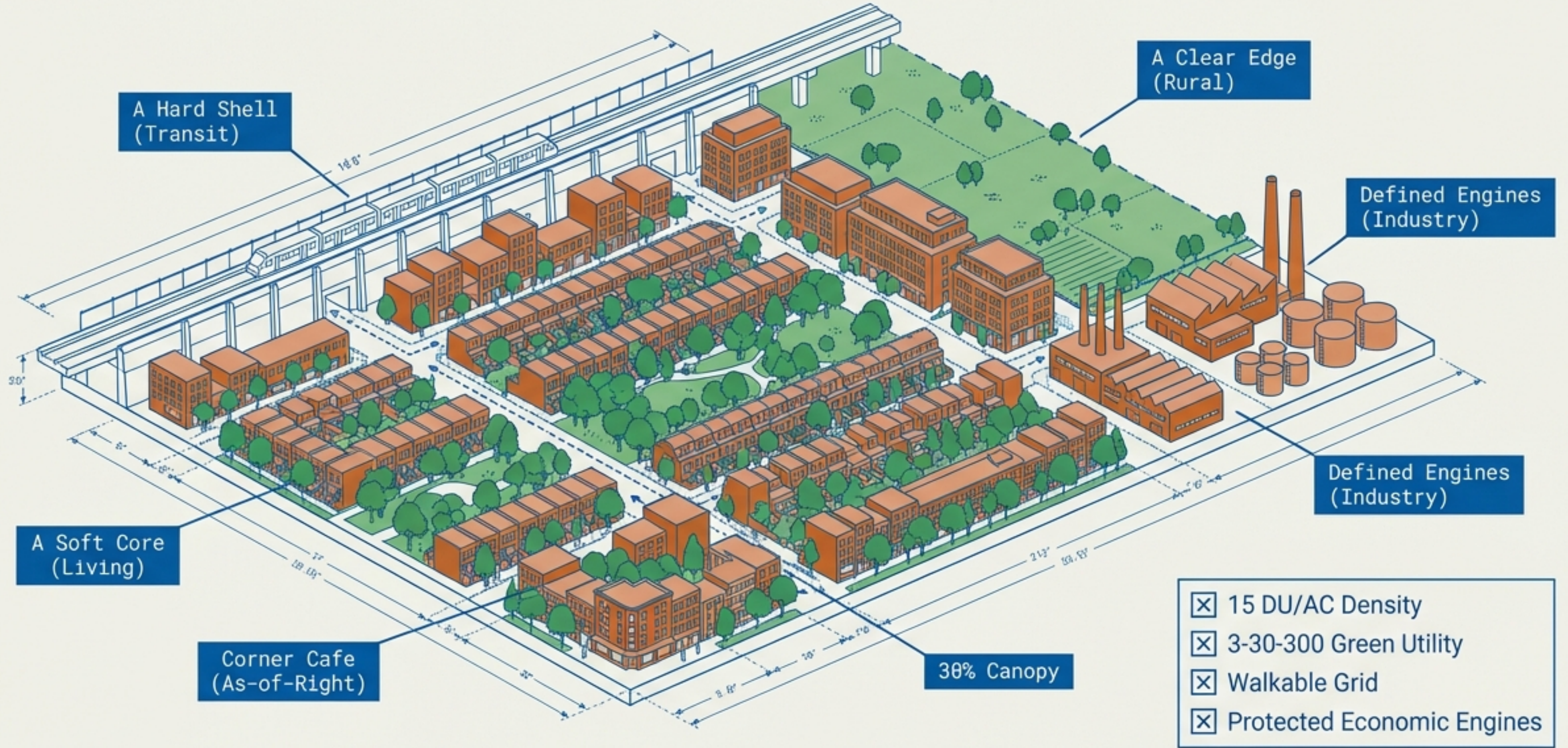
RISK MATRIX		LIKELIHOOD		
		LIKELY	POSSIBLE	UNLIKELY
CONSEQUENCE	CATASTROPHIC	VERY HIGH	HIGH	MEDIUM
	MAJOR	HIGH	MEDIUM	LOW
	MODERATE	MEDIUM	LOW	LOW
	NEGLECTIBLE	LOW	LOW	LOW

The final risk level from the matrix dictates the required action: avoid, mitigate, or proceed.



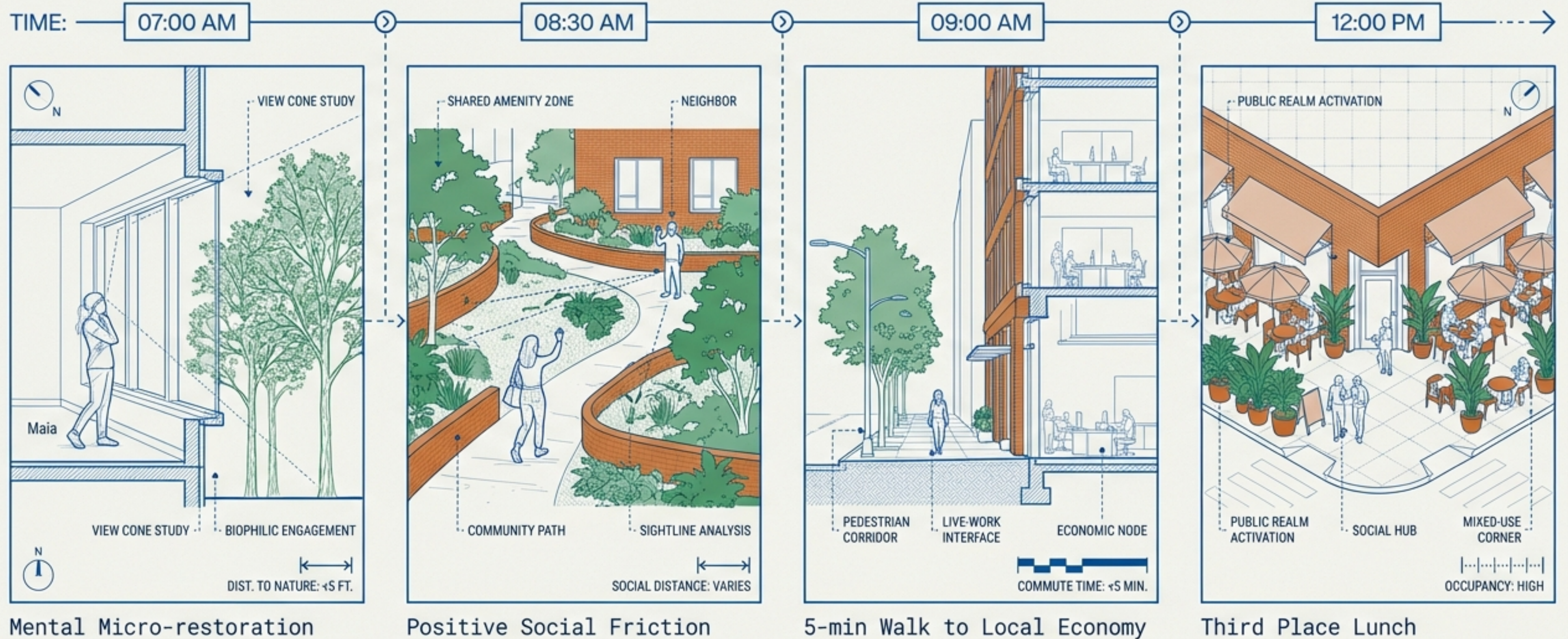
Preventing stranded assets. If the 100-year flood model predicts danger, danger, development is prohibited.

THE INTENDED OUTCOME: A RESILIENT HABITAT.



A fair system where the newcomer pays, and public health is a guaranteed baseline.

THE HUMAN EXPERIENCE: MAIA'S DAY



THE DIVIDEND: WHY WE BUILD THIS WAY.



SOCIAL: Combatting loneliness.

* Blueprint annotations
omit doors.
* Do not fix outdoor
connection decks.

Roboto Mono
Revised: 09/2018
1/10/2022

PRODUCTIVITY: Agglomeration & Innovation.

Roboto Mono



ENVIRONMENTAL: 80% Less Emissions.

Roboto Mono

RESILIENCE: 50% Infrastructure Savings.

Roboto Mono

**Success is no longer a matter of permission.
It is a matter of mathematical adherence to public welfare.**