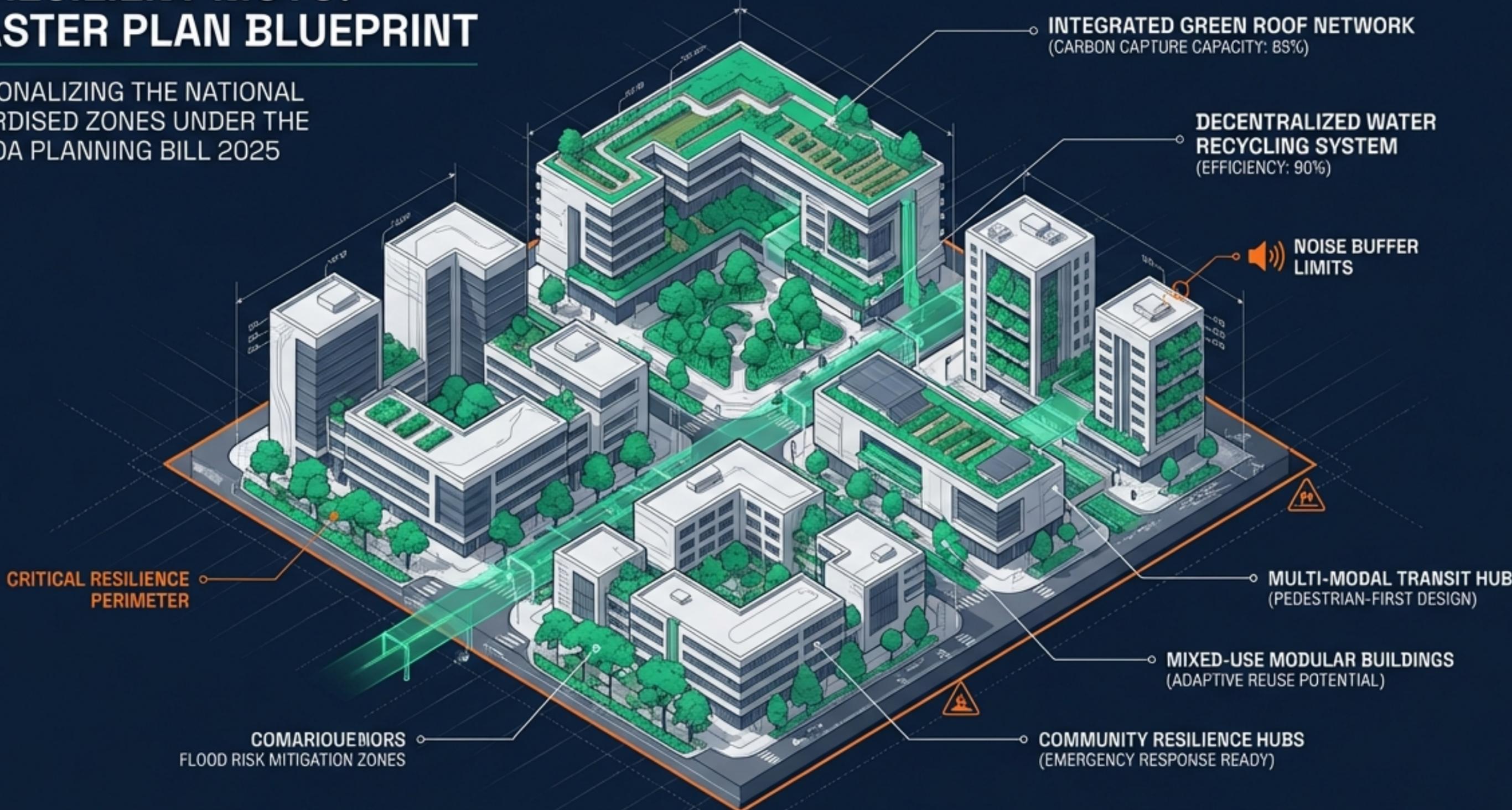


# THE RESILIENT MOTU: A MASTER PLAN BLUEPRINT

OPERATIONALIZING THE NATIONAL  
STANDARDISED ZONES UNDER THE  
AOTEAROA PLANNING BILL 2025

LAT/LONG  
28.6537° S  
175.0518° E



LAT/LONG: 39.9237° S, 175.0518° E

SCALE 1:1000

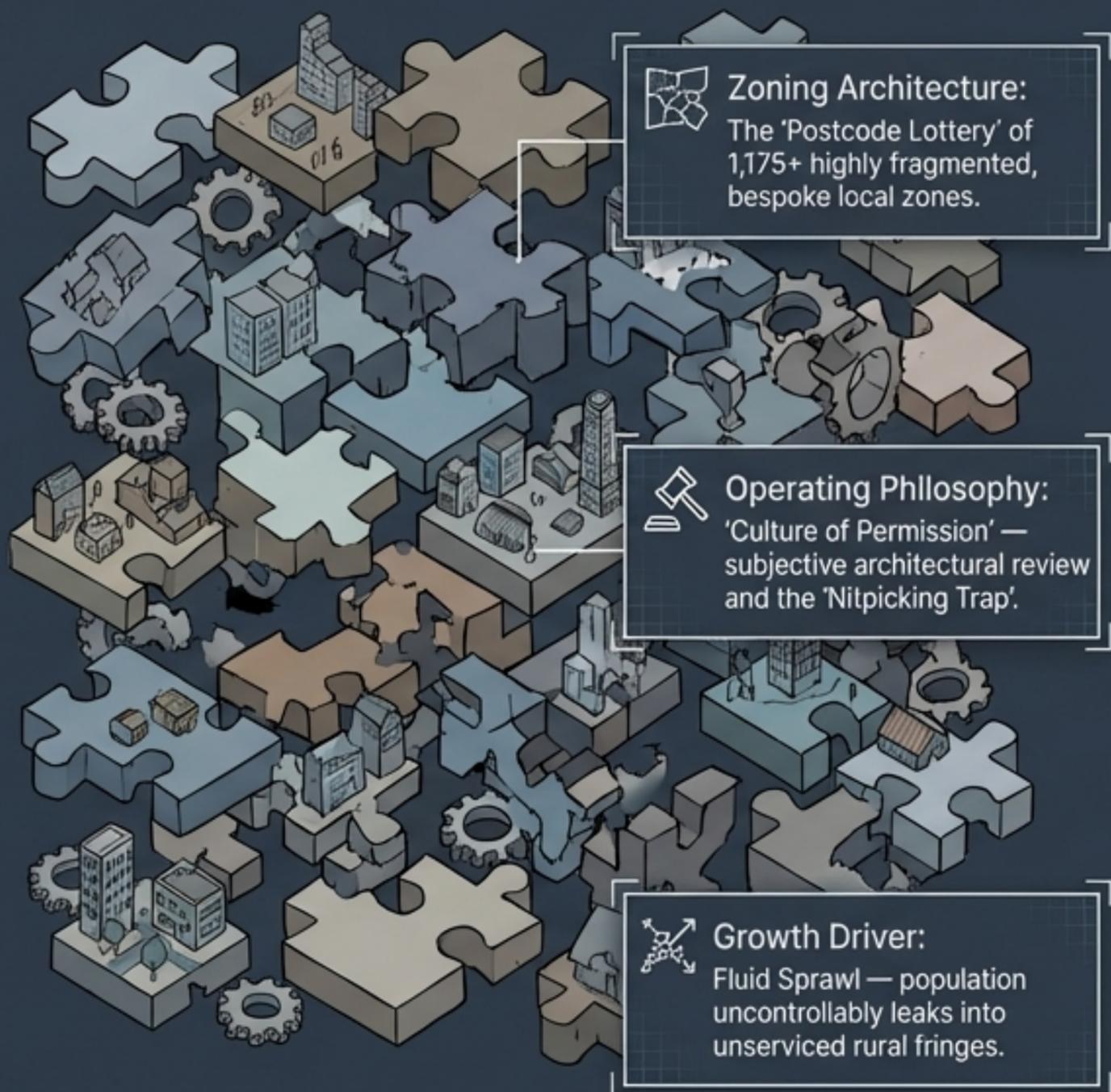
PHASE MARKER  
PHASE 1: FOUNDATION 2025-2030

ARCHITECTURE OF CERTAINTY | 100-YEAR HORIZON (2126)



# The System Upgrade: Why Standardization is the Only Path Forward

## Grey Inertia (Legacy RMA)



## Green Resilience (Planning Bill 2025)



# Governance Architecture: The Funnel Model

Moving litigation upstream to ensure downstream certainty.

## Tier 1: National Spatial Plan (The Source Code)

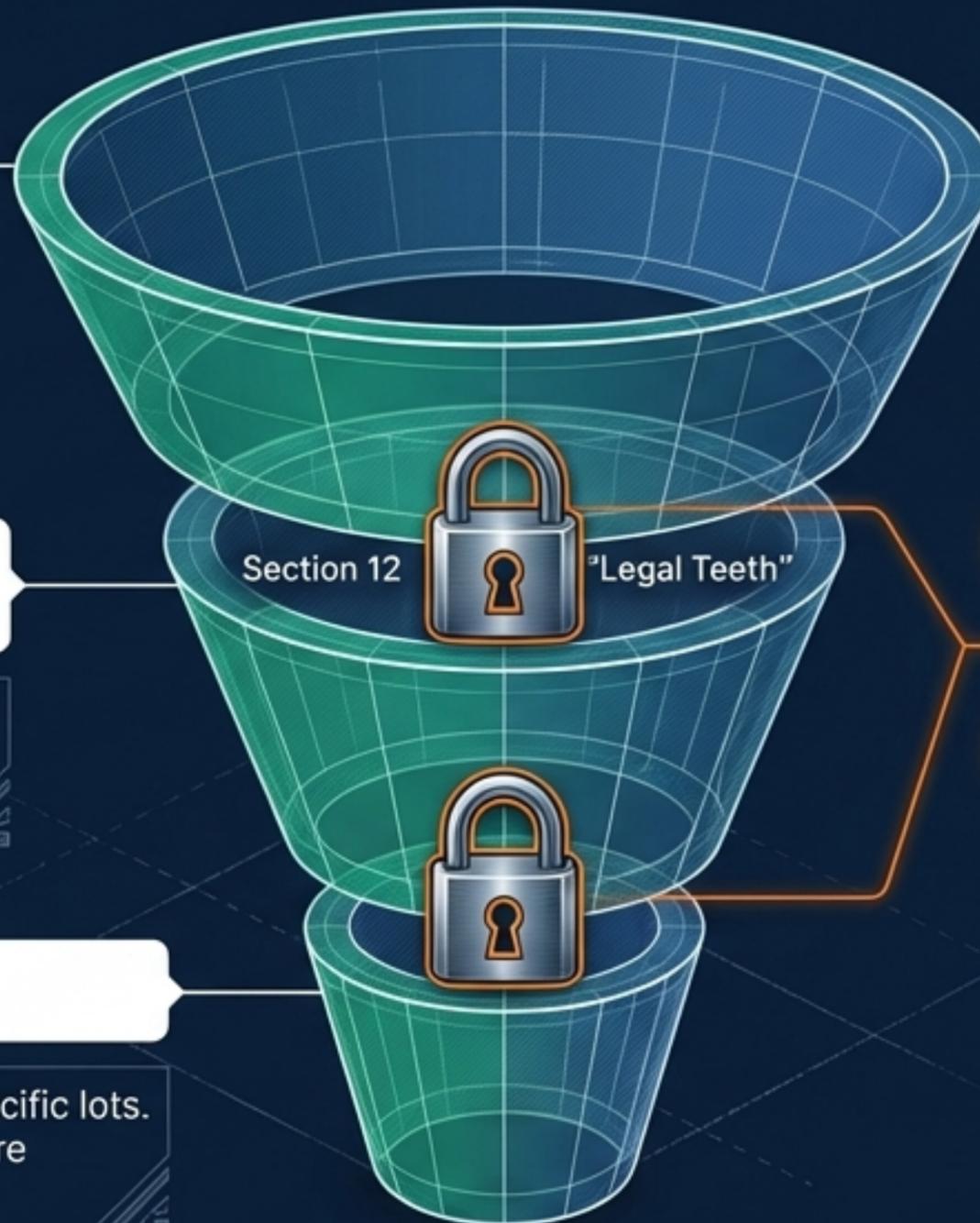
Central Government sets the ~20 NSZs. Settles big debates upstream; establishes the universal language.

## Tier 2: Regional Combined Plan (The Skeleton)

Regional Councils apply the NSZs to geographies, drawing the 30-year boundaries (The Urban Dam).

## Tier 3: Land Use Plan (The Rules)

District Councils apply fine-grain rules to specific lots. Section 14 Mandate: Legally required to ignore subjective character assessments.



**The Golden Rule:** Strategic decisions made upstream cannot be relitigated downstream.

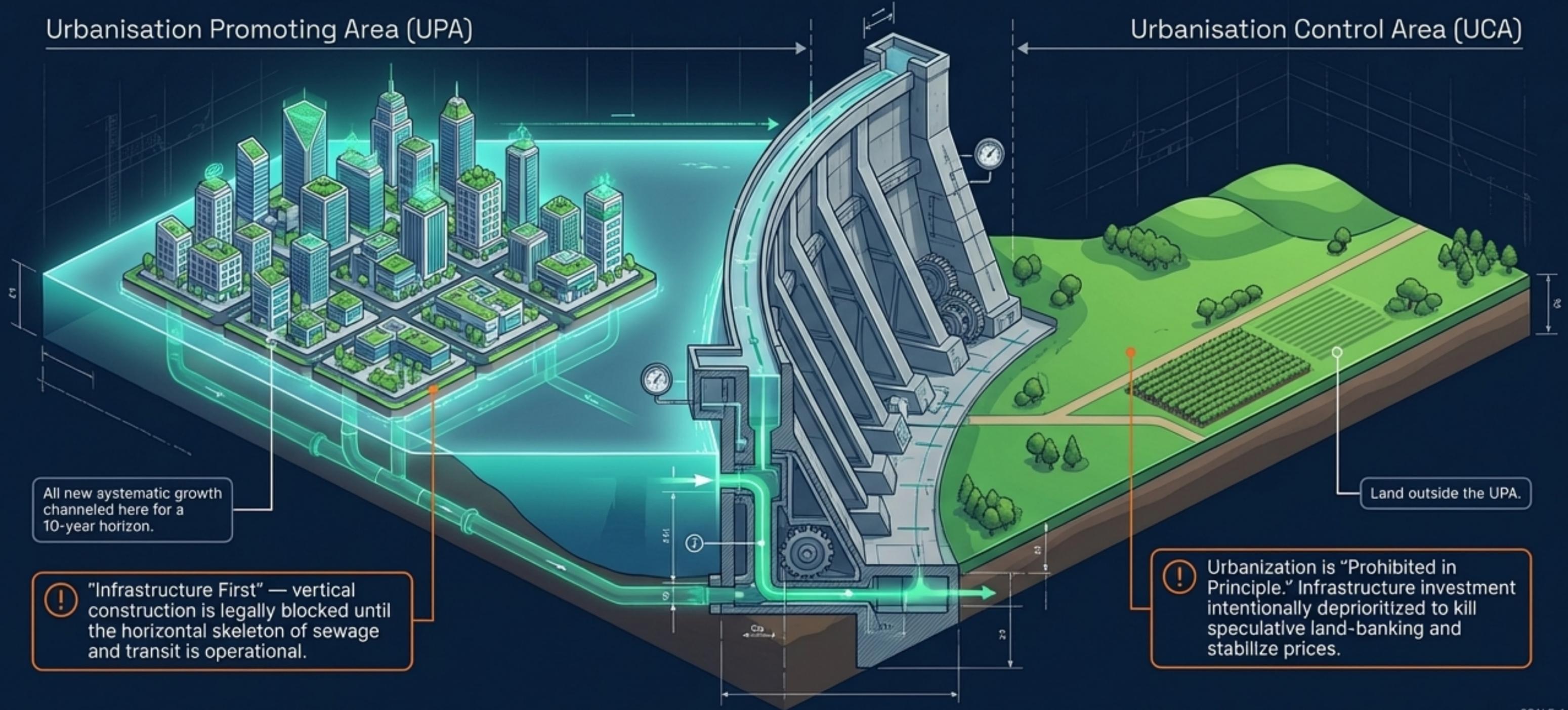
# Phase 1: The Macro Filter (Containment & Safety)

The Hydraulic City: Halting sprawl by containing the pressure of growth

LAT/LONG: 41°17'28" S / 174°46'38" E

Urbanisation Promoting Area (UPA)

Urbanisation Control Area (UCA)



All new systematic growth channeled here for a 10-year horizon.

! "Infrastructure First" — vertical construction is legally blocked until the horizontal skeleton of sewage and transit is operational.

! Urbanization is "Prohibited in Principle." Infrastructure investment intentionally deprioritized to kill speculative land-banking and stabilize prices.

Land outside the UPA.

SCALE: 1:5000



# Phase 1: The Red Line Policy

Climate resilience overrides all private property rights.

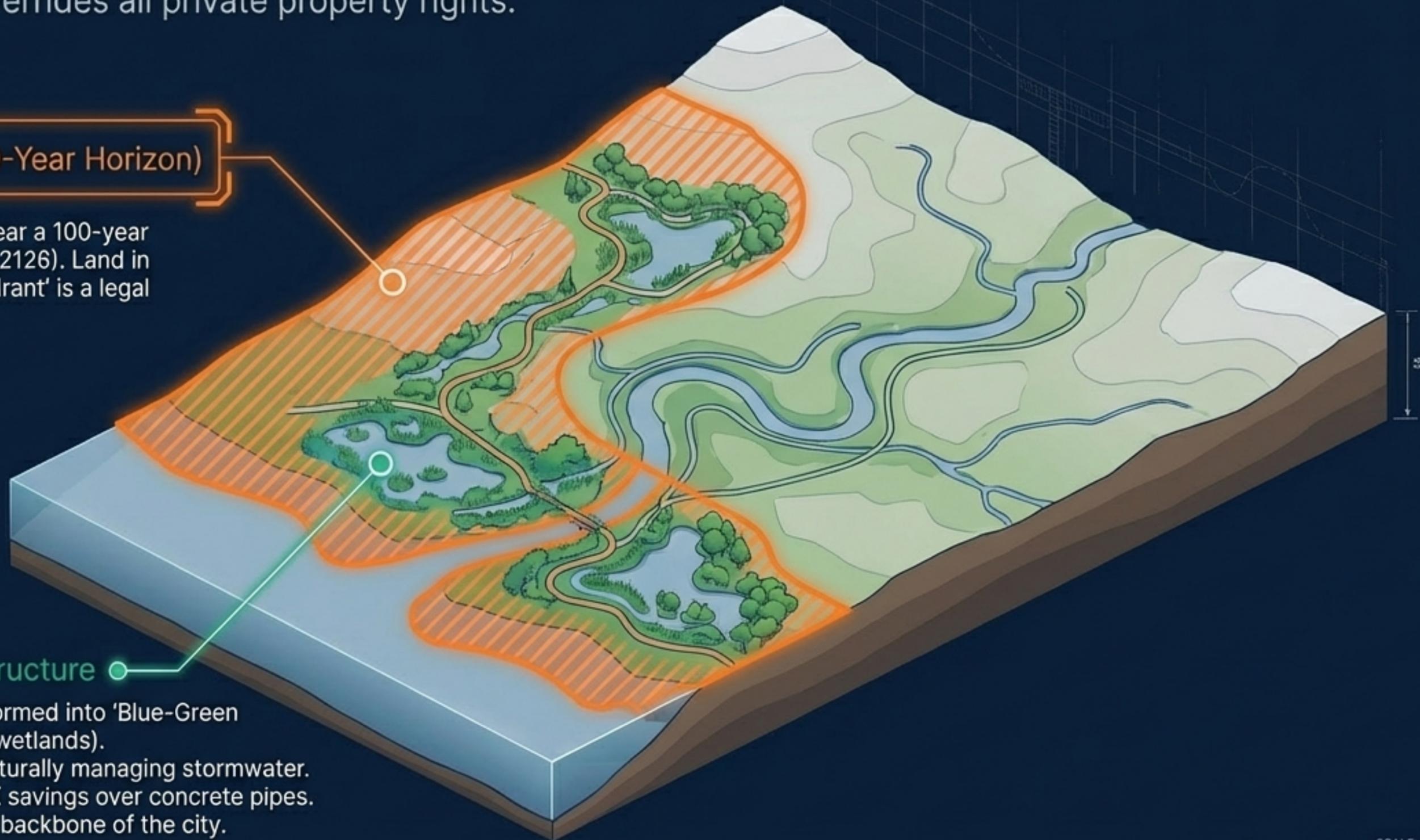
LAT/LONG: 41°17'20" S / 174°46'36" E

## The Red Line (100-Year Horizon)

Site placement must clear a 100-year climate risk horizon (to 2126). Land in the 'Top-Left Risk Quadrant' is a legal No Build zone.

## Sponge City Infrastructure

- Hazard corridors transformed into 'Blue-Green Corridors' (linear parks/wetlands).
- Acts as Green Utility, naturally managing stormwater.
- Yields up to 50% CAPEX savings over concrete pipes.
- Forms the Active Travel backbone of the city.

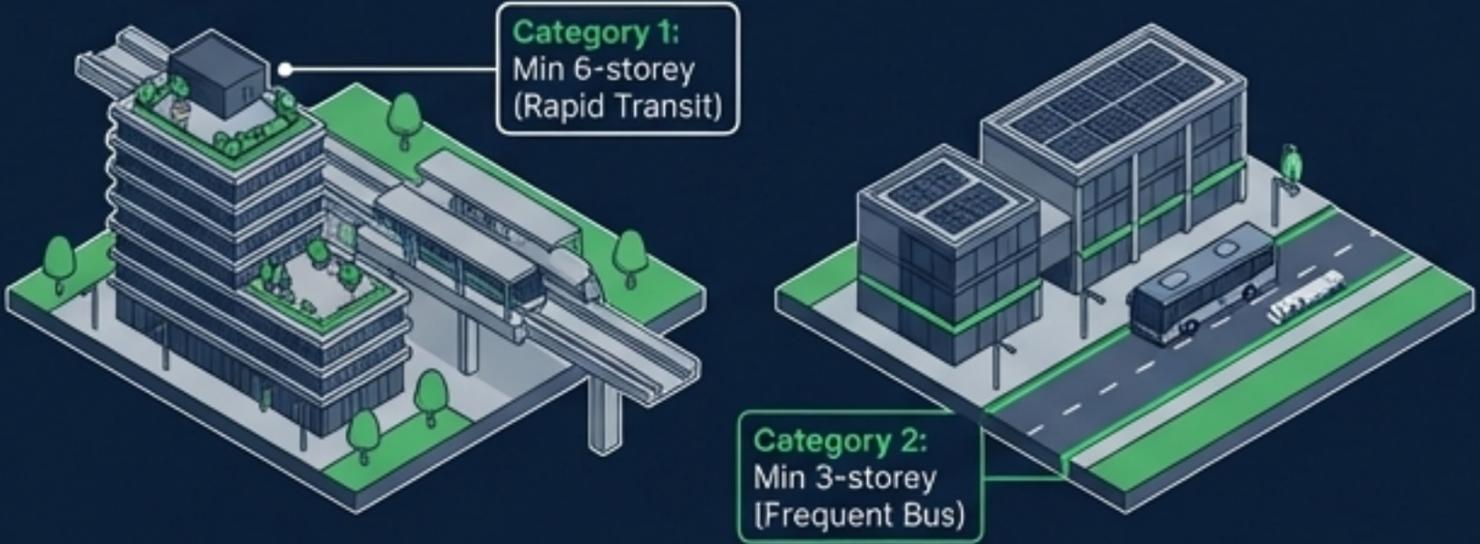


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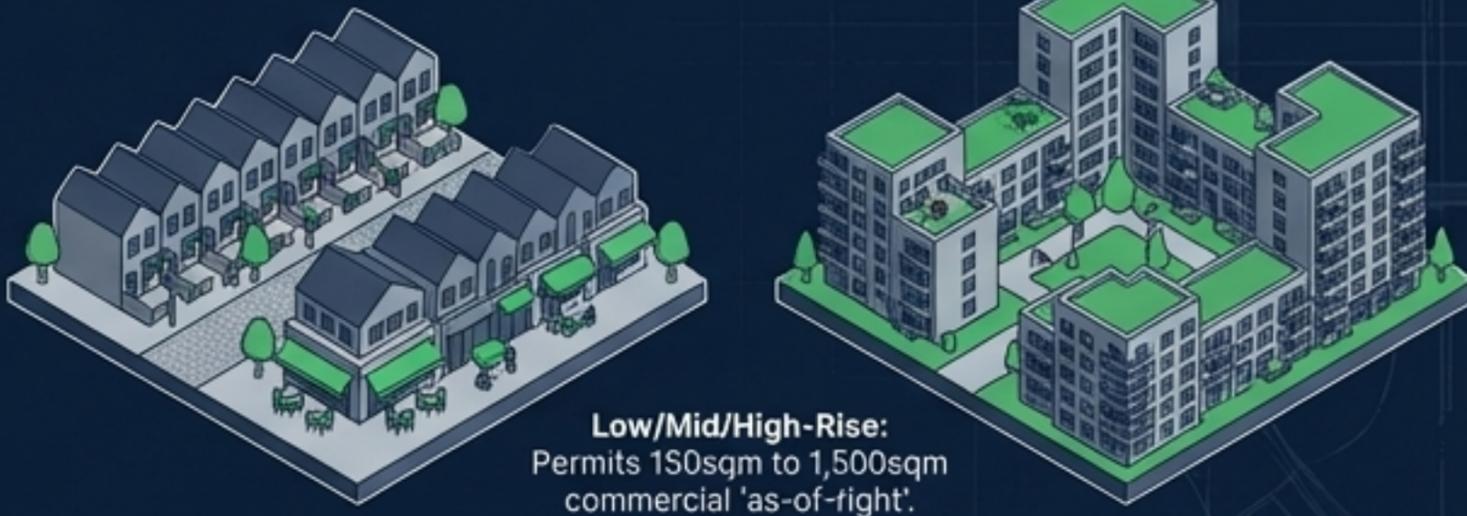
# Phase 2: The Urban DNA (The NSZ Toolkit)

Standardization is a powerful toolkit, not a limitation.

## Transit Spines



## Inclusive Residential



## Industrial Shield



## Rural Engine



**KEY INSIGHT:** Standardization creates economic scale. A developer in Auckland uses the exact same universal codebase as a developer in Christchurch.

# Phase 2: Density Follows Frequency (DFF)

The Principle of Infrastructure Determinism: We do not zone for density where we have not built the pipes.

## Category 1 (The Spine)

Within 800m–1,200m of Rapid Transit.

Minimum 6-Storey height.



## Category 2 (Primary Corridors)

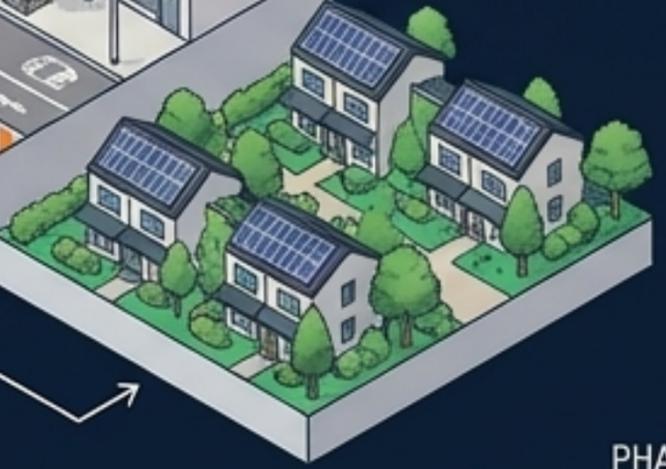
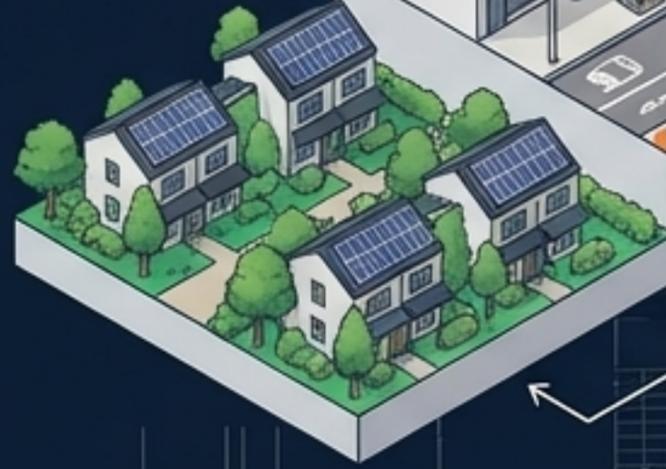
Within 400m–600m of Frequent Bus Routes.

Minimum 3-Storey height.  
Requires 30km/h speed limits.



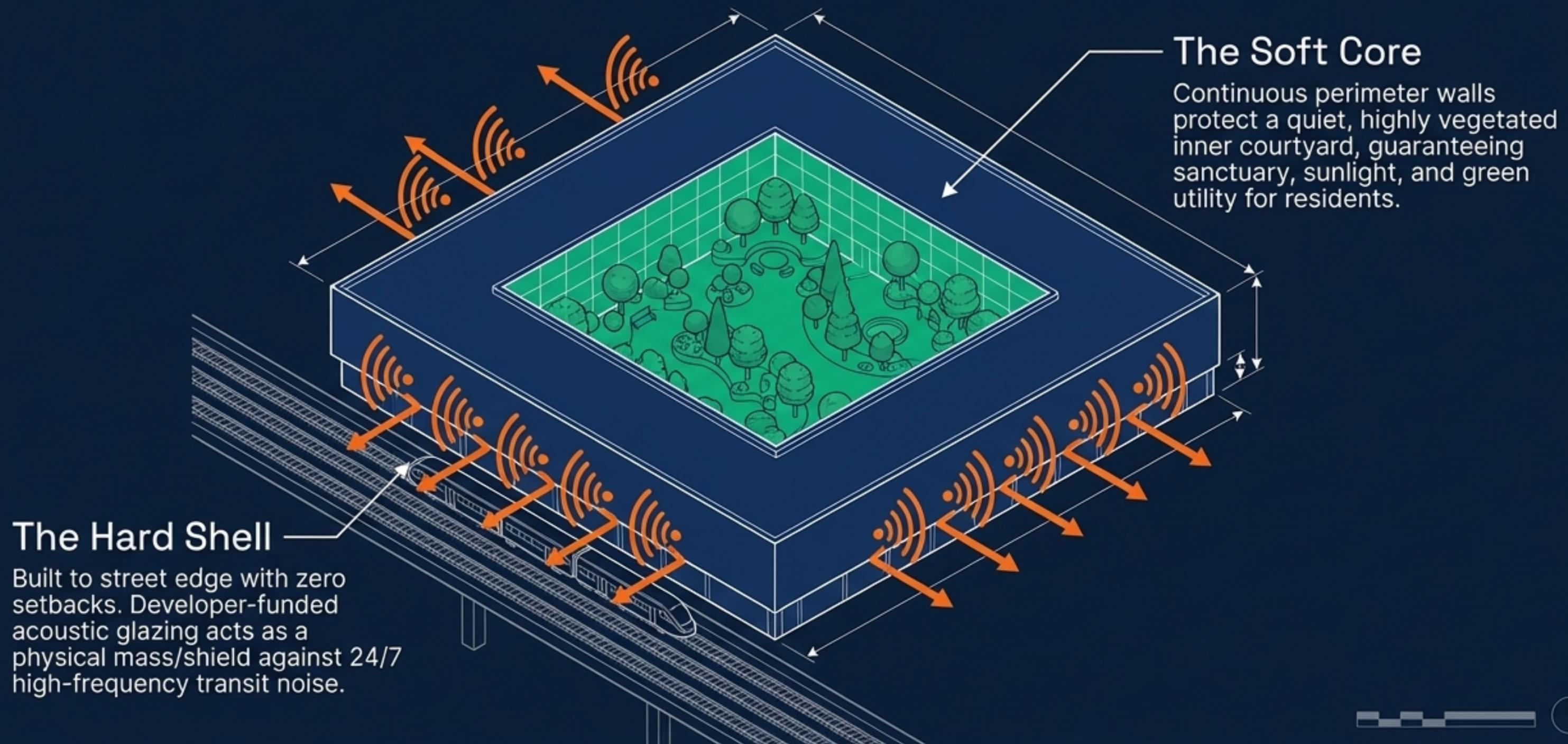
## Low-Rise Residential

Outside frequent transit catchments.



# Phase 3: Populating the Blueprint (Category 1 Block)

The Typology: Hard Shell / Soft Core



## The Soft Core

Continuous perimeter walls protect a quiet, highly vegetated inner courtyard, guaranteeing sanctuary, sunlight, and green utility for residents.

## The Hard Shell

Built to street edge with zero setbacks. Developer-funded acoustic glazing acts as a physical mass/shield against 24/7 high-frequency transit noise.

# Phase 3: Inclusive Residential Zoning

The 'Russian Doll' Model: Building 15-Minute Neighbourhoods.

## The Mathematical Tipping Point

Reaching 15 Dwelling Units Per Acre (DU/AC) is the threshold required to make local commerce viable.

### Low-Rise (Cat II)

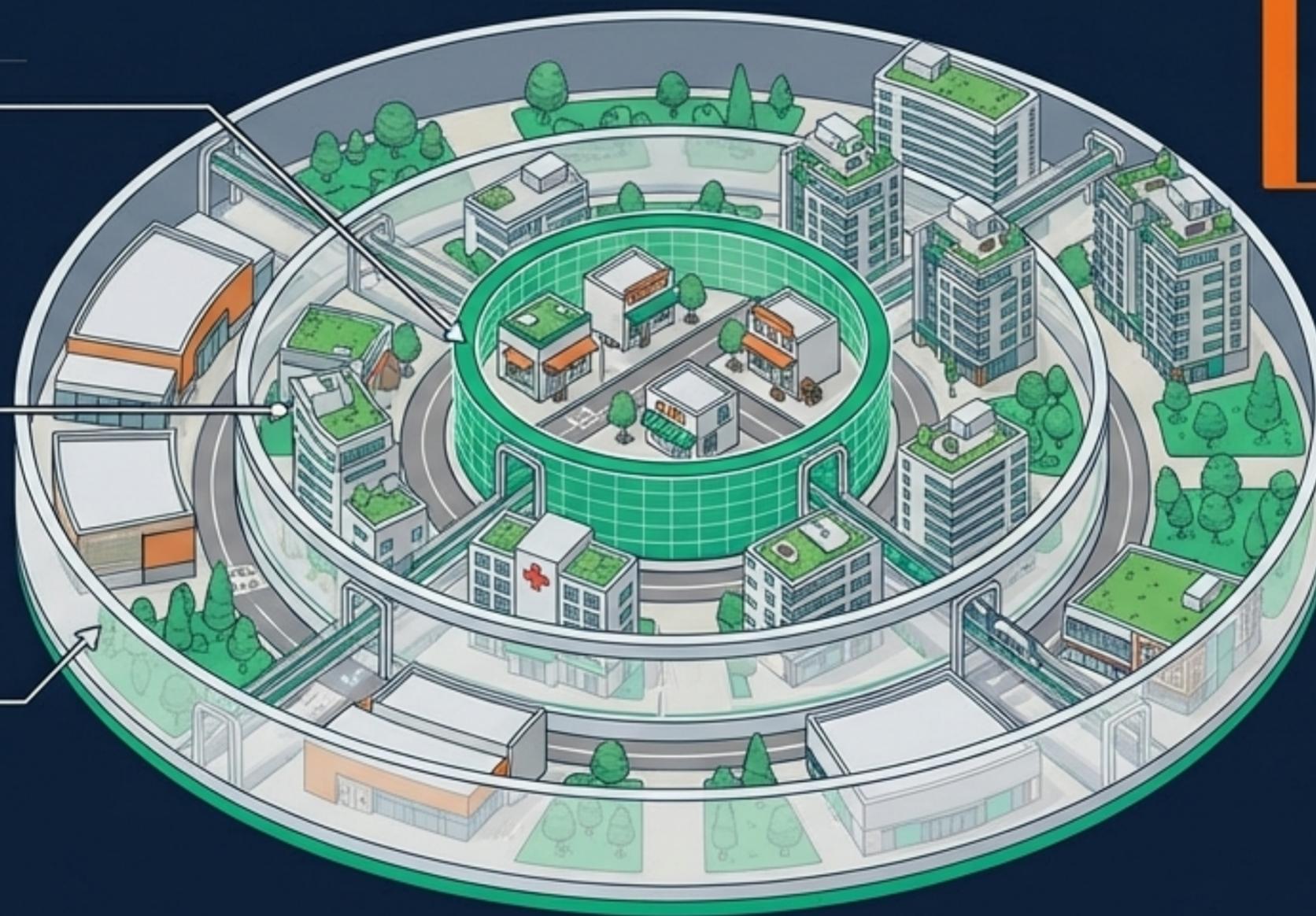
Permits dairies, cafes, and salons up to 150m<sup>2</sup>  
\*as-of-right\* on corner sites.

### Mid/High-Rise (Cat I)

Automatically permits housing + shops, hospitals, and universities up to 500m<sup>2</sup>.

### Mid/High-Rise (Cat II)

Automatically permits all the above + larger retail and entertainment venues up to 1,500m<sup>2</sup>.



Eliminating 'exclusive' residential zoning bridges the gap between sprawl and high-rise, creating ecosystems where everyday life happens just outside your door.

# Phase 3: The Industrial NSZs

## The Right to Operate: Defending the Engine Room

### The Invisible Shield

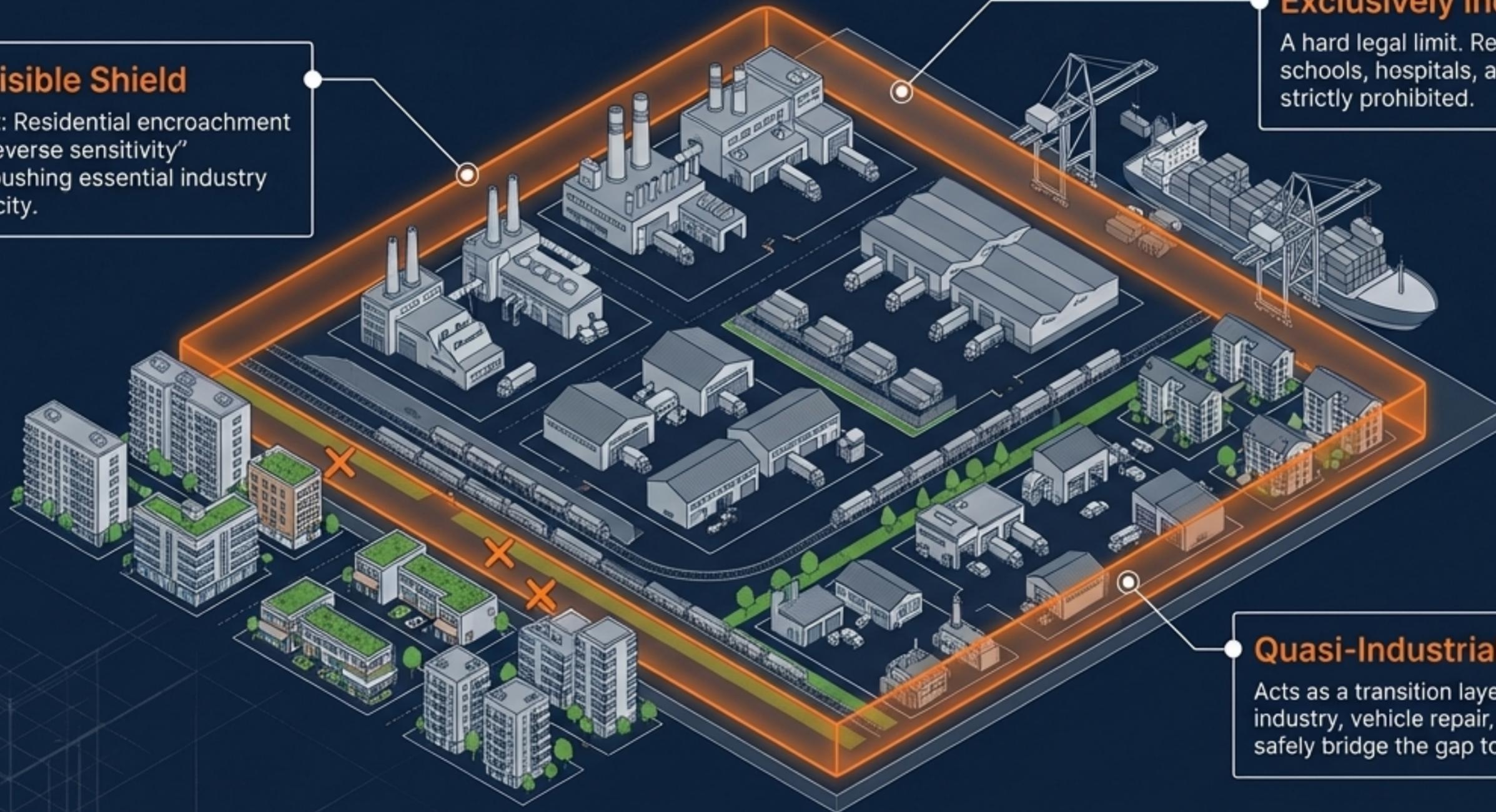
The Threat: Residential encroachment leads to "reverse sensitivity" litigation, pushing essential industry out of the city.

### Exclusively Industrial Zone

A hard legal limit. Residential buildings, schools, hospitals, and hotels are strictly prohibited.

### Quasi-Industrial Buffer

Acts as a transition layer, permitting light industry, vehicle repair, and housing to safely bridge the gap to quiet suburbs.



LAT/LONG: 41°17'30" S / 174°46'38" E

LAT/LONG: 41°17'20" S / 174°46'38" E

LAT/LONG: 41°17'20" S / 174°46'38" E

# Phase 3: The Rural NSZs

Aotearoa's unique adaptation to protect the primary agricultural economy.

## Rural-Production (The Food Basket)



**Large-scale farming only.**  
Extractive industries banned to protect soil. Lifestyle blocks strictly prohibited.

## Rural-Mixed (The Support Buffer)



**Tourism and rural services.**  
Buildings capped at 500m<sup>2</sup>.  
Lifestyle blocks explicitly discouraged.

## Rural-Extractive (The Heavy Resource)



**Mining, forestry, quarrying.**  
Governed by specialized overlays to segregate noise/dust from food production.

## Rural Residential (The Lifestyle Container)



**The designated 'Guarantine Zone' for countryside living.**  
Satisfies the 'Kiwi Dream' while locking up sprawl to save productive soil elsewhere.

0 300 600 900 10.00M

# Phase 4: The Ecological Overlay (Green Utility)

Nature is treated as hard infrastructure and a non-negotiable public health mandate.

# 3



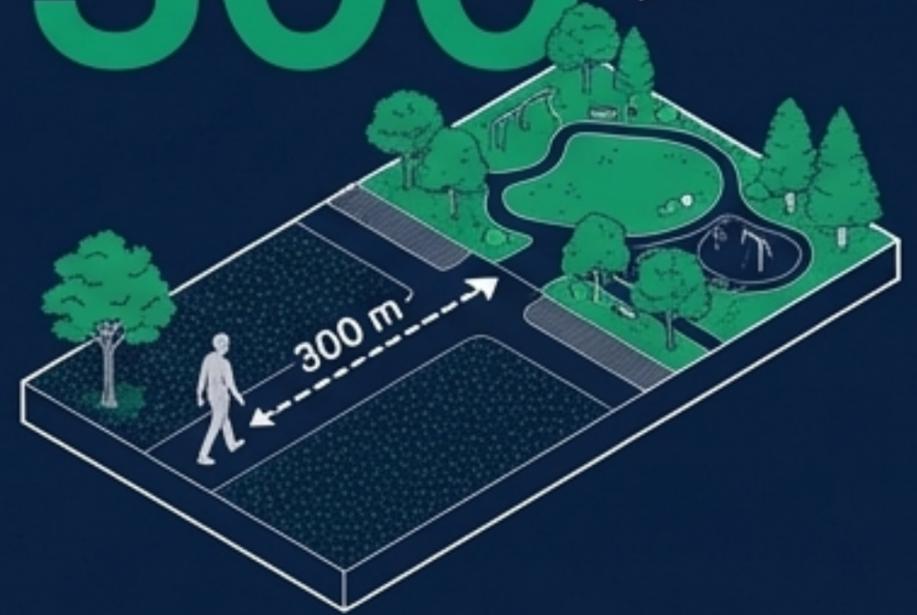
**3 Visible Trees:** Every home or building must have a direct view of at least three trees.

# 30



**30% Canopy Cover:** Every neighbourhood must maintain a minimum of 30% tree canopy cover to mitigate Urban Heat Island.

# 300



**300 Metres:** Every resident must be within 300 meters of a high-quality green space.



## Connected Soil Volumes

Category 2 corridors mandate engineered underground soil trenches to prevent "planting trees in coffins," ensuring maturity in paved environments.

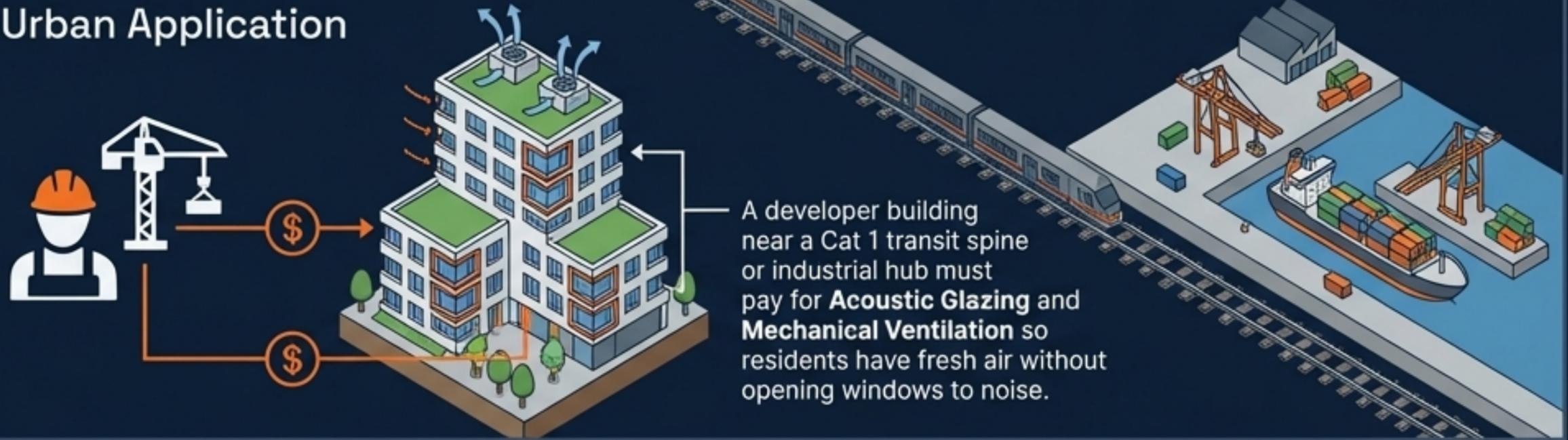
# Phase 4: The Newcomer Principle

Internalizing environmental costs to end the "Right to Complain".

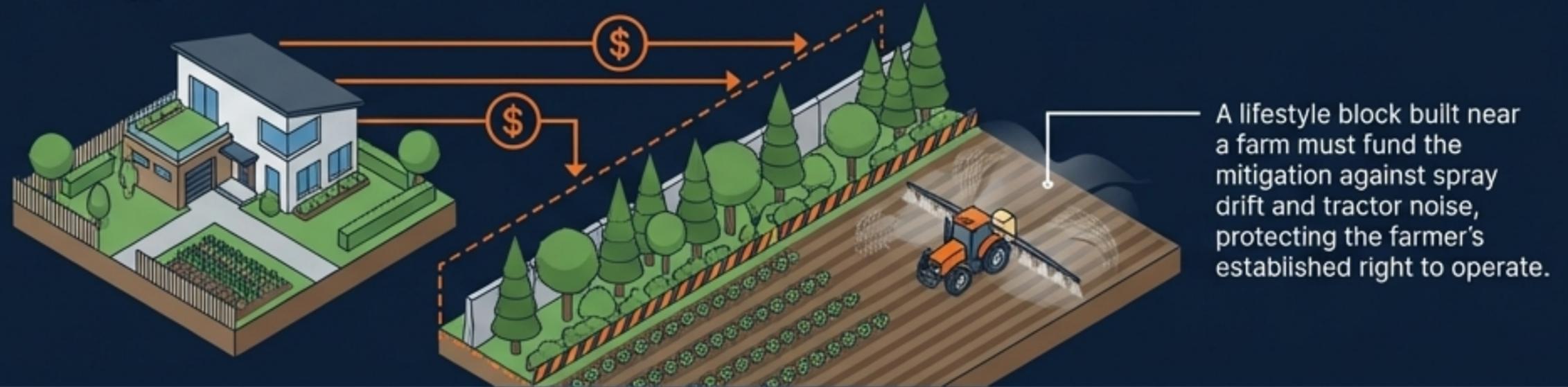
## The Rule

The "Agent of Change" (the party introducing a new use to an area) bears 100% of the cost to mitigate any conflicts.

### Urban Application



### Rural Application



# Synthesis: The Complete Neighbourhood Blueprint

Standardization creates a perfectly balanced, symbiotic habitat.

**The Invisible Shield:**  
Exclusively industrial zone legally walled off from the residential blocks.

**Green Utility:**  
30% canopy cover weaving through the block, leading to a blue-green hazard corridor park.

**Inclusive Zoning:**  
3-storey Cat II low-rise buildings with 150m<sup>2</sup> corner cafes embedded natively.

**Density Follows Frequency:**  
6-Storey 'Hard Shell' perimeter blocks flanking the central rail spine.

**The Dam Wall:**  
UPA boundary abruptly stopping development at the pristine rural edge.



LAT/LONG: 41°17'25" S / 176°46'20" E

LAT/LONG: 41°17'25" S / 176°46'30" E

# The Blueprint Equation



+



+



=



**Infrastructure**  
(The Skeleton)

+

**NSZ**  
(The DNA)

+

**Green Utility**  
(The Spirit)

=

**The Resilient Habitat**

## Legal Certainty:

The 'Funnel' eliminates subjective nitpicking and project-level litigation.



## The Triple ROI

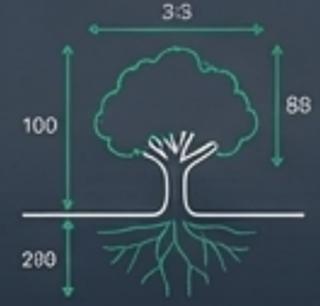
### Economic Scale:

~20 Standardised Zones enable 'off-the-shelf' national development pipelines.



### Long-Term Resilience:

Delivered through a 100-year hazard baseline and the 3-30-300 rule.



The spaces we build end up building us. The standardized codebase installed today engineers the people of Aotearoa for the next century.