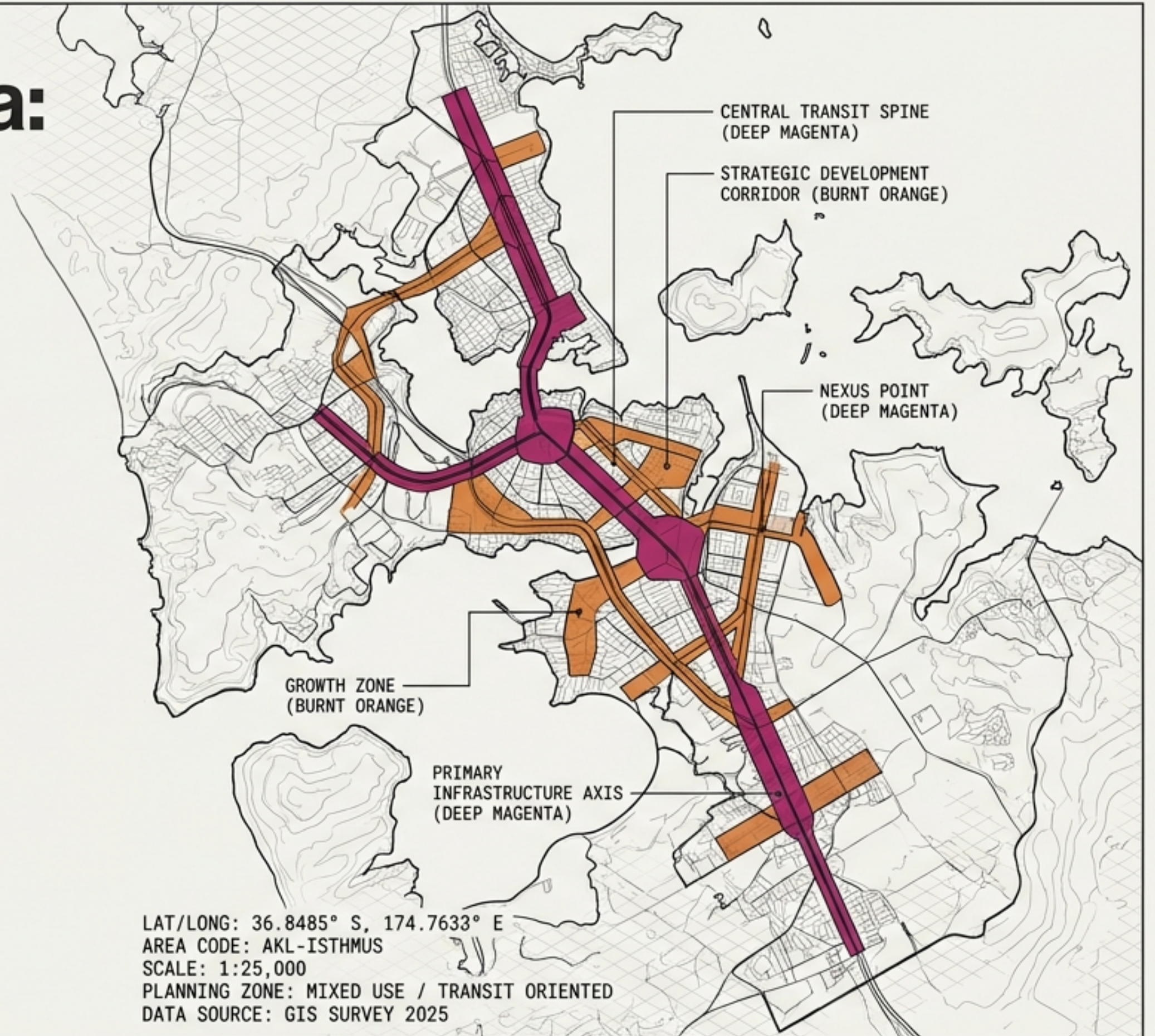


The Algorithmic Era: Navigating the Auckland Regional Combined Plan

A Strategic Playbook &
Execution Checklist for
the Development Board

CONTEXT: Implementation Framework for the
Planning Act 2026

OBJECTIVE: De-risking capital allocation through
mathematical adherence

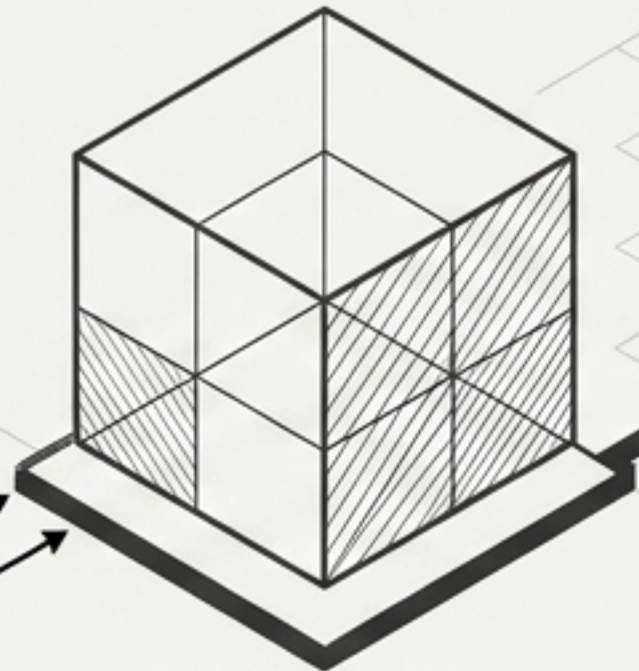


THE PARADIGM SHIFT: ERADICATING THE POSTCODE LOTTERY

LEGACY RMA	ALGORITHMIC PLANNING
Subjective effects-based philosophy (visual amenity, character)	<ul style="list-style-type: none">■ THE CULTURE OF ADHERENCE (mathematical, engineering, and spatial absolutes)
Multi-year litigation and NIMBY appeals	<ul style="list-style-type: none">■ 10-DAY GUARANTEED ALGORITHMIC CONSENTING
Thousands of bespoke local compromises	<ul style="list-style-type: none">■ 17 UNIVERSAL NATIONAL STANDARDISED ZONES (NSZ)
Endless, paralyzing public hearings	FRONT-LOADED, IWI & INFRASTRUCTURE-FIRST, MACHINE-READABLE

THE 3 STATUTORY PILLARS DICTATING THE PLAYING FIELD

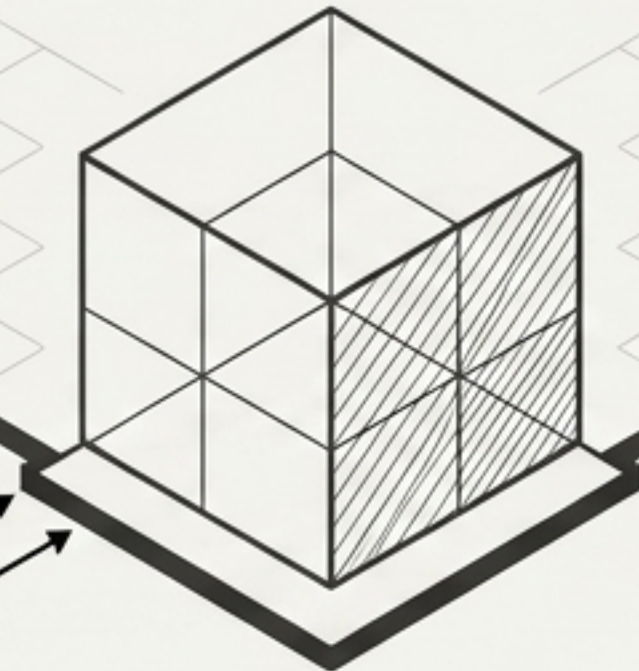
HOUSING ELASTICITY



STATUTE: Mandatory 30% surplus of live-zoned capacity.

IMPACT: Permanently crushes speculative land-banking.

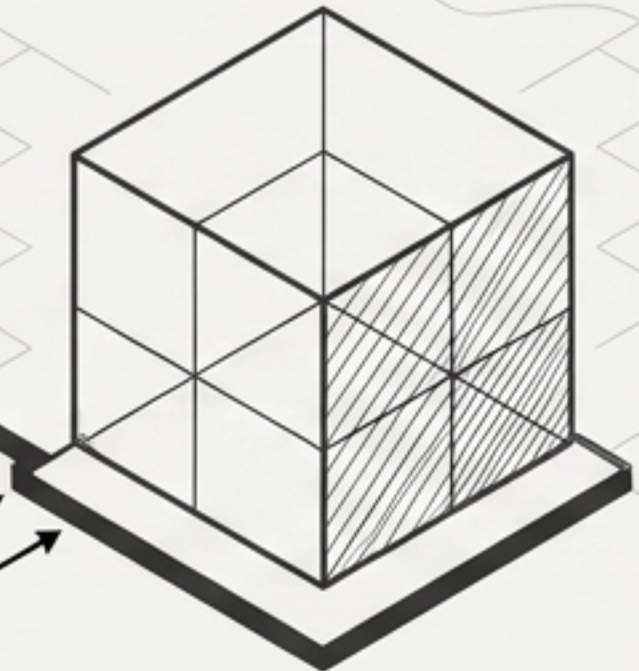
INFRASTRUCTURE FIRST



STATUTE: Density mandates tethered to NPS-I utility upgrades.

IMPACT: Automatic upzoning triggered the moment pipes are in the ground; no pipes = no sprawl.

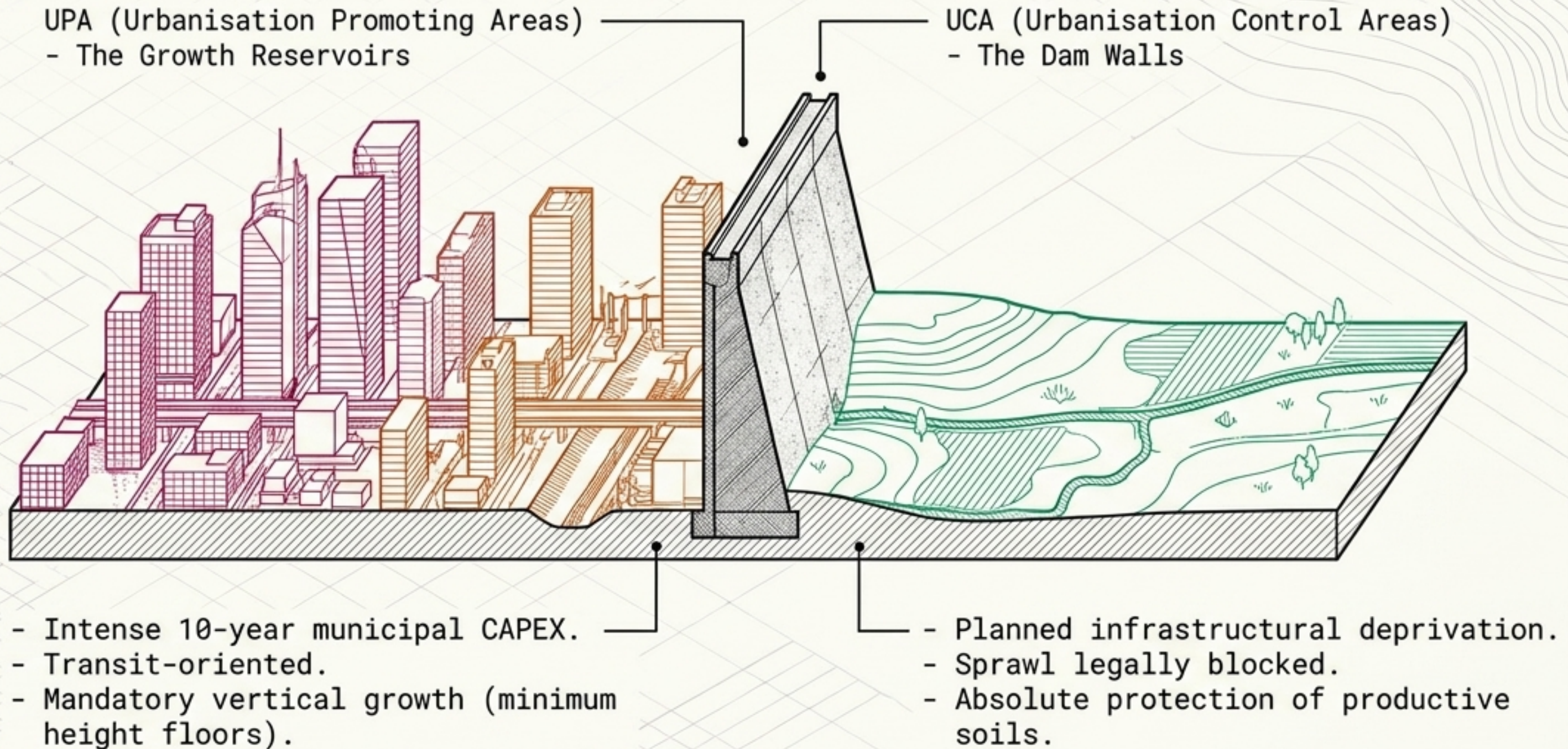
HAZARD REDUCTION



STATUTE: 100-year climate horizon (NPS-NH).

IMPACT: Total development prohibition in Very High Risk zones (The Red Line Policy).

THE SPATIAL LOGIC: DELINEATING THE URBAN DAM



THE ALGORITHMIC HIERARCHY OF RULES

LAYER 1: UNIVERSAL OVERLAYS

Hazards (Red Line), Infrastructure Corridors, Treaty Sites.

Status: Non-negotiable baselines.



LAYER 2: TRANSIT SPINES

T1 / T2 Corridors.

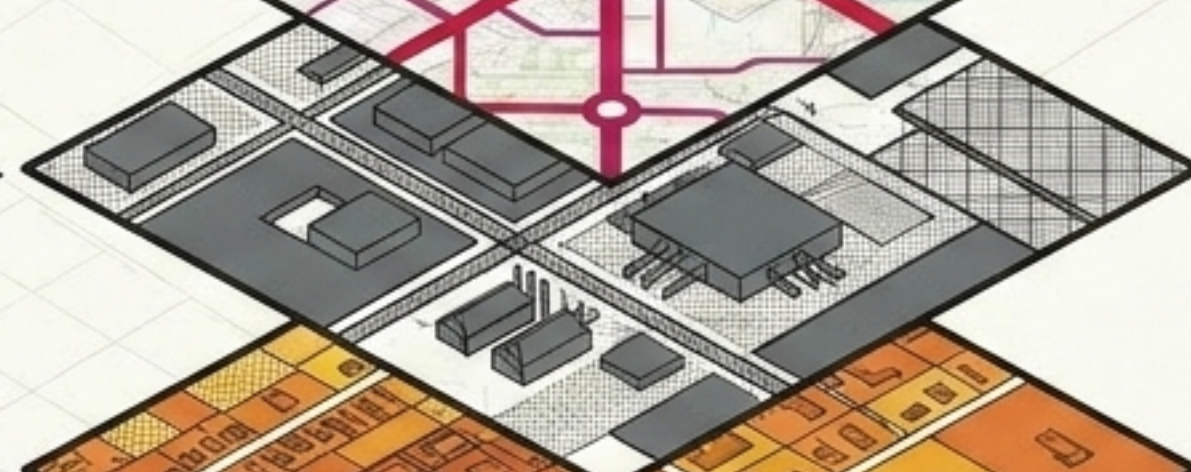
Status: Mandatory minimums (Density Follows Frequency).



LAYER 3: INDUSTRIAL SHIELDS

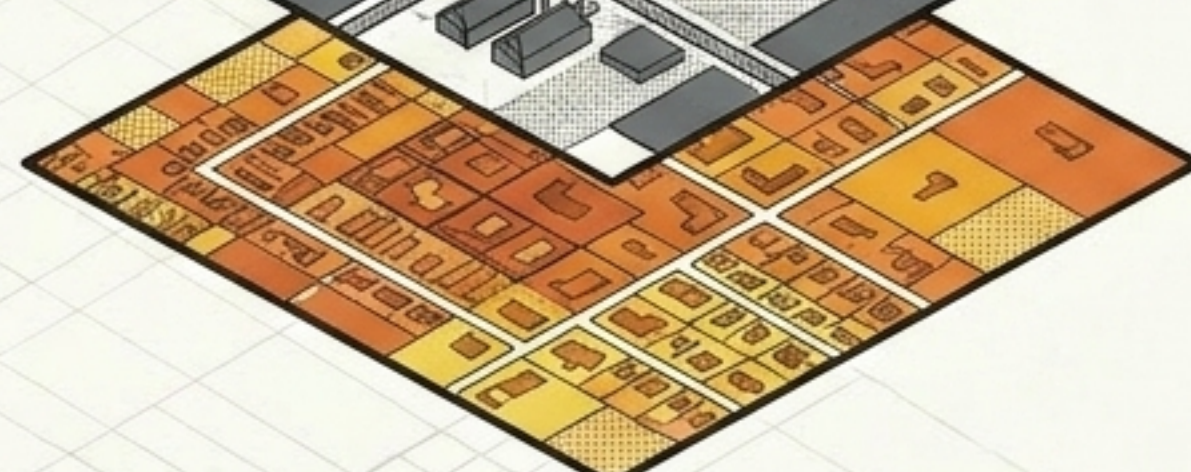
Exclusively Industrial (EI) & General Industrial (GI).

Status: Zero residential tolerance.



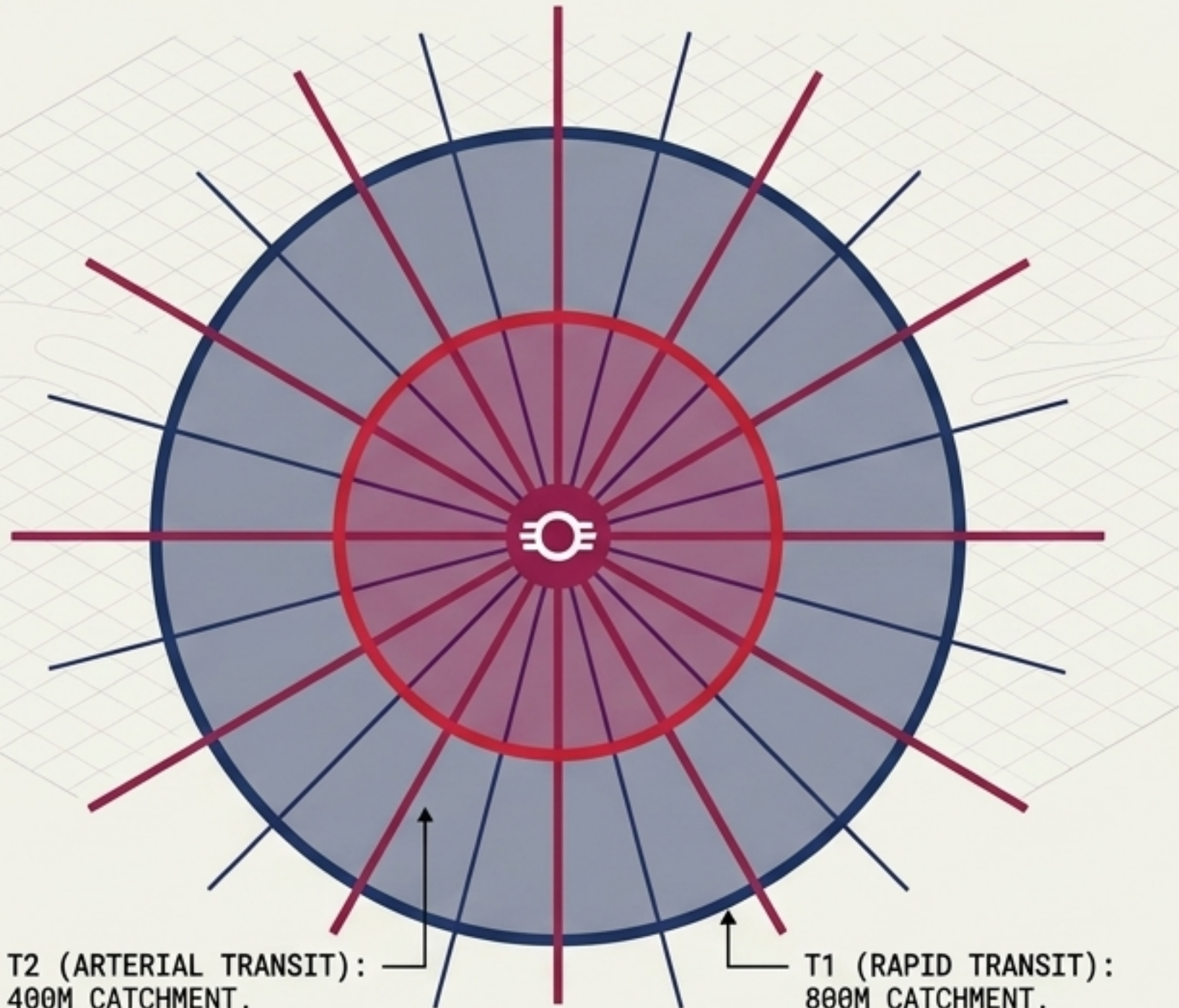
LAYER 4: RESIDENTIAL BASE ZONES

Status: Subject to inclusive Russian Doll tiers.



THE ENGINE: TRANSIT SPINES & COMMERCIAL CORES

(THE RADII)



T2 (ARTERIAL TRANSIT):
400M CATCHMENT.
MIN 3-STOREYS.
30KM/H ZONES.

T1 (RAPID TRANSIT):
800M CATCHMENT.
MIN 6-STOREYS.
MAX 0.5 PARKING SPACES.

(HARD SHELL / SOFT CORE GEOMETRY)



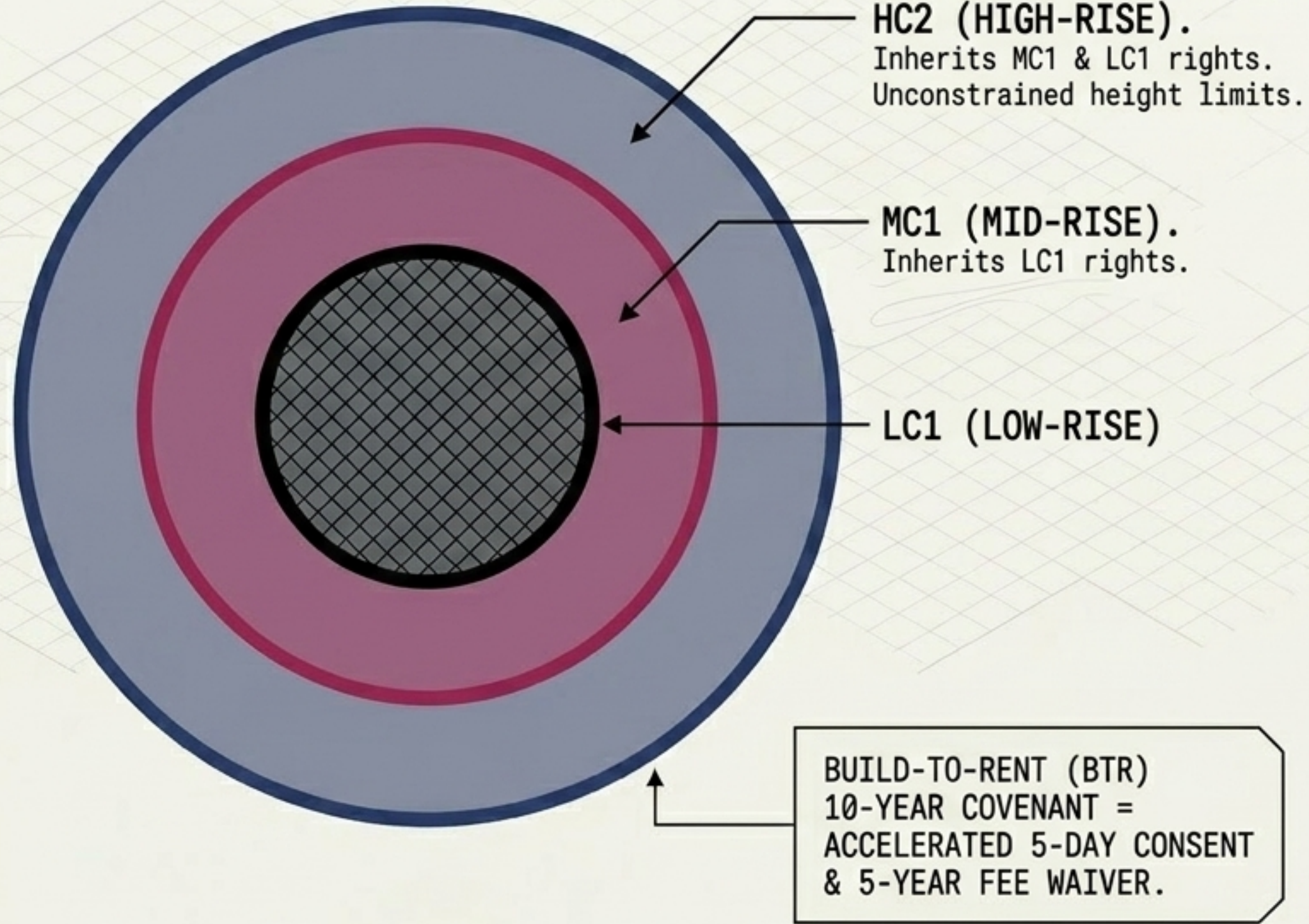
HARD SHELL
(STREET FACING)

ZERO-SETBACK IMPERMEABLE
ACOUSTIC FACADE (STC 55+).
FULLY ENCLOSED WINTER GARDENS.
BLOCKS ARTERIAL NOISE.

SOFT CORE
(REAR COURTYARD)

UNEXCAVATED DEEP SOIL
TREE VAULTS (MIN 15%
SITE AREA). NO BASEMENT
SLABS PERMITTED BELOW.

RESIDENTIAL TIERS & THE 3-30-300 RULE



3 TREES PER HOME.
Backed by a \$5,000 cash bond held for 36 months to guarantee survival.

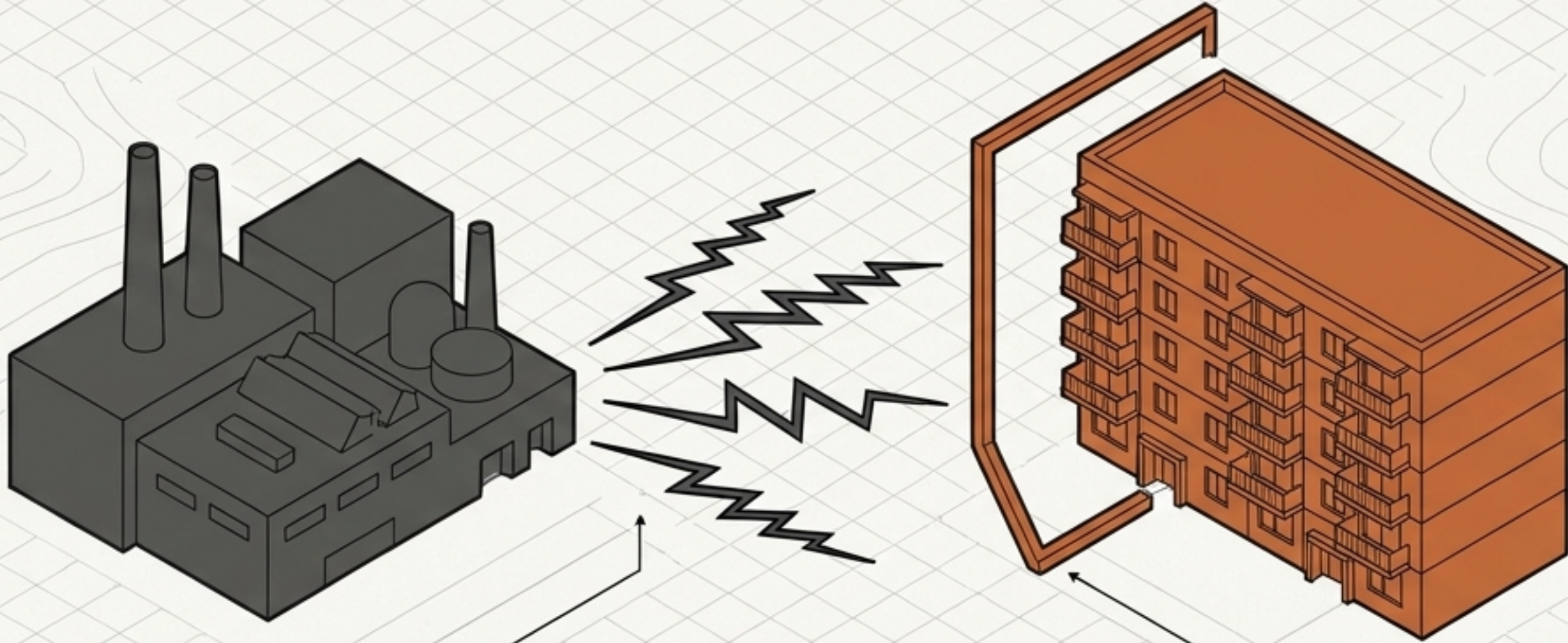


30% CANOPY ACROSS THE PRECINCT AT MATURITY.



300M SAFELY WALKABLE ROUTE TO A PUBLIC PARK.

THE INDUSTRIAL SHIELD: THE AGENT OF CHANGE PRINCIPLE



THE INDUSTRIAL WORKHORSES

- EI (Exclusively Industrial): Zero residential tolerance. Schools and apartments explicitly banned.
- GI (General Industrial): Buffer zones. Unrestricted 24/7 freight rights.

THE AGENT OF CHANGE MANDATE

- The residential developer pays 100% of the acoustic mitigation.
- Engineering Req: 45dB internal acoustic glazing, isolated floor slabs, and positive-pressure mechanical ventilation (MERV 13).
- No nuisance lawsuits allowed.

THE PRODUCTIVE HEARTLAND: RURAL BOUNDARIES



RP (Rural Production)

- Elite volcanic soils. Strict 40ha-100ha minimum lot sizes.
- Lifestyle blocks strictly prohibited.



RM (Rural Mixed)

- Small-scale farming and rural tourism.
- Subdivisions face strict Non-Complying status requiring massive native bush replanting.



RE (Rural Extractive)

- Critical aggregate supply (quarries).
- Protected by massive 1km non-habitable buffer zones.



RR (Rural Residential)

- The sacrificial vessel for lifestyle demand.
- Strict 500sqm dwelling footprint cap.
- Mandatory off-grid water/wastewater.

THE NSZ EXECUTION CHECKLIST: PHASE 1 (BASELINES & ANCHORS)

STEP 1: SET THE NO-GO OVERLAYS

ACTION: Map NPS-NH Hazards, Infrastructure SICs, and Mana Whenua Sites of Significance first.

RESULT: Establishes absolute exclusionary boundaries.

STEP 2: ANCHOR THE TRANSIT CORES

ACTION: Apply T1 (800m) and T2 (400m) strictly around transport capacity. Apply CC to mass transit hubs.

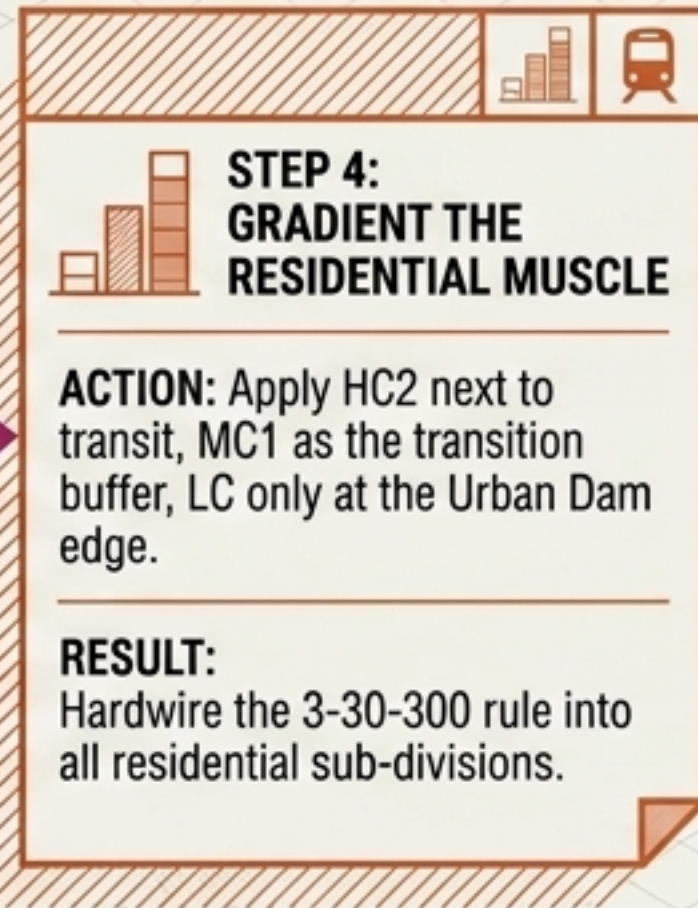
RESULT: Sets non-negotiable minimum height floors.

STEP 3: ENFORCE MODAL SHIFTS

ACTION: Strip all parking minimums city-wide. Apply parking maximums (0.5/dwelling) in T1.

RESULT: Reclaims asphalt for high-yield building footprints.

THE NSZ EXECUTION CHECKLIST: PHASE 2 (GRADIENTS & SUBMISSION)



**STEP 4:
GRADIENT THE
RESIDENTIAL MUSCLE**

ACTION: Apply HC2 next to transit, MC1 as the transition buffer, LC only at the Urban Dam edge.

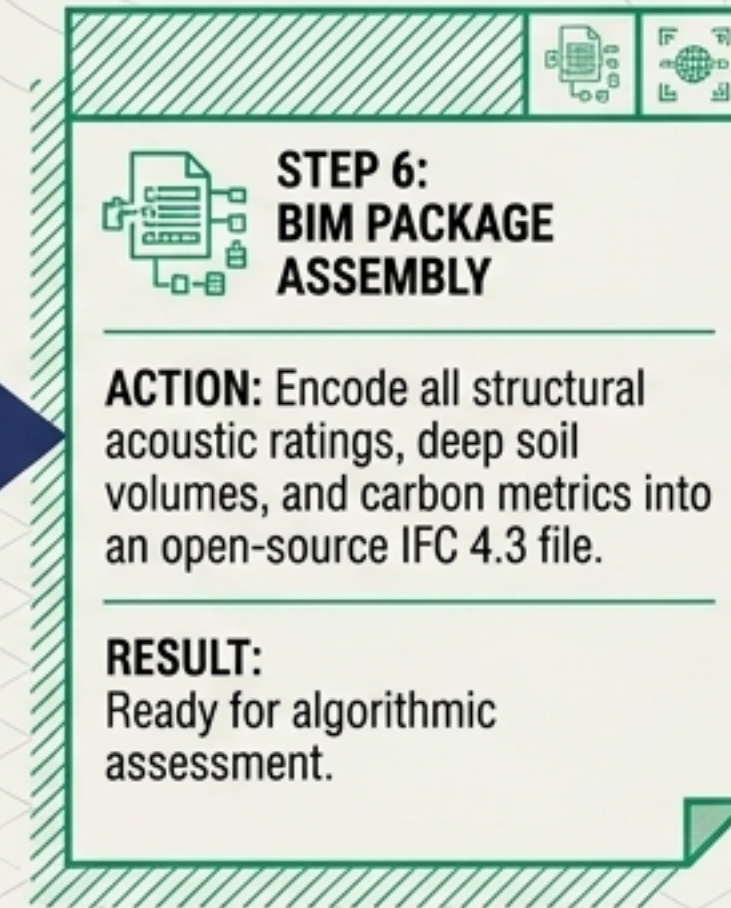
RESULT:
Hardwire the 3-30-300 rule into all residential sub-divisions.



**STEP 5:
PROTECT THE
WORKHORSES**

ACTION: Map EI and GI to shield heavy industry. Apply QI for mixed maker-spaces.

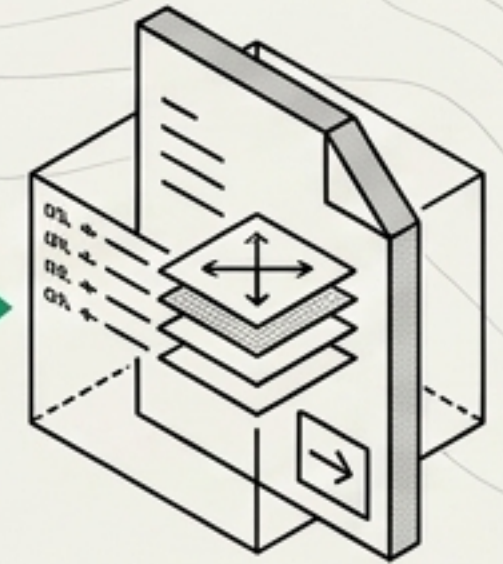
RESULT:
Lock in the Agent of Change mitigation on adjoining residential titles.



**STEP 6:
BIM PACKAGE
ASSEMBLY**

ACTION: Encode all structural acoustic ratings, deep soil volumes, and carbon metrics into an open-source IFC 4.3 file.

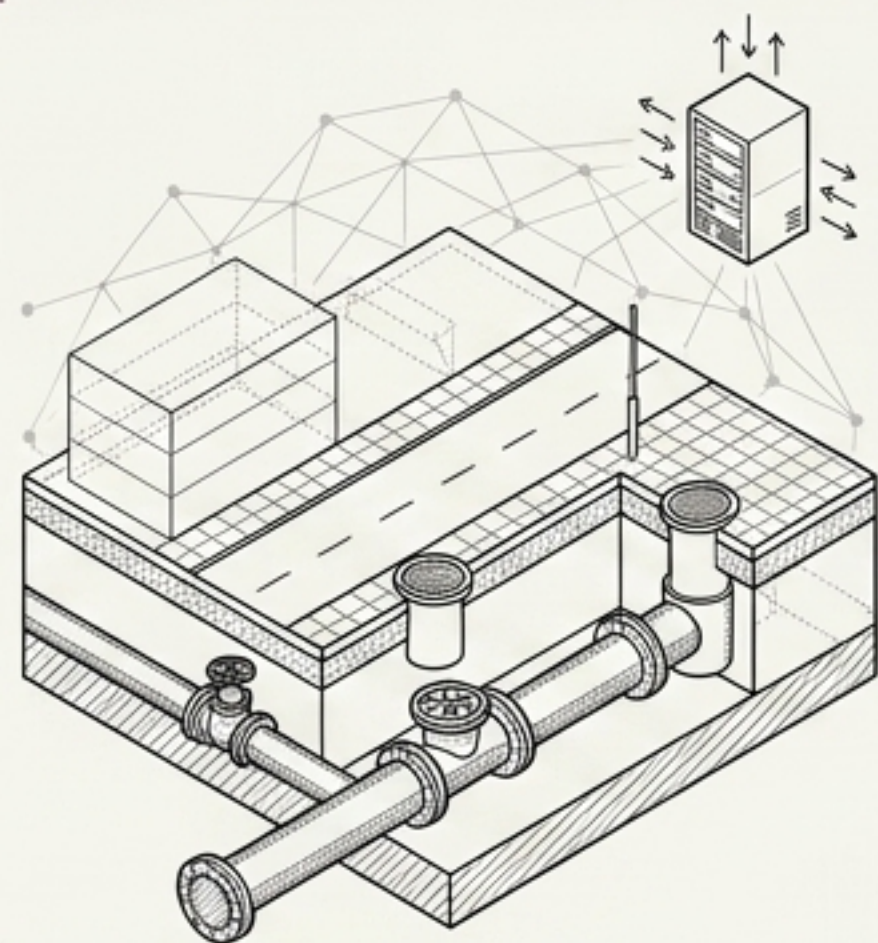
RESULT:
Ready for algorithmic assessment.



**DIGITAL TWIN
SUBMISSION GATE**

VALUE ENGINEERING: API TRIGGERS & AUTOMATED UPZONING

The API Integration Mechanism



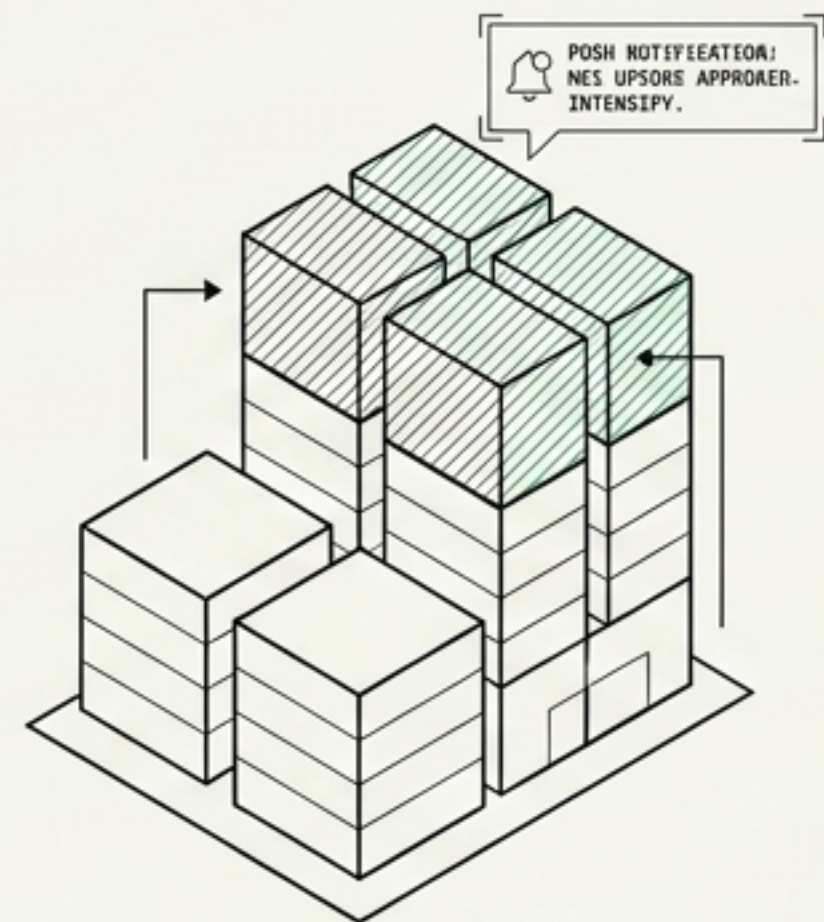
The Combined Plan is integrated directly with Watercare's digital SCADA systems.

The Trigger



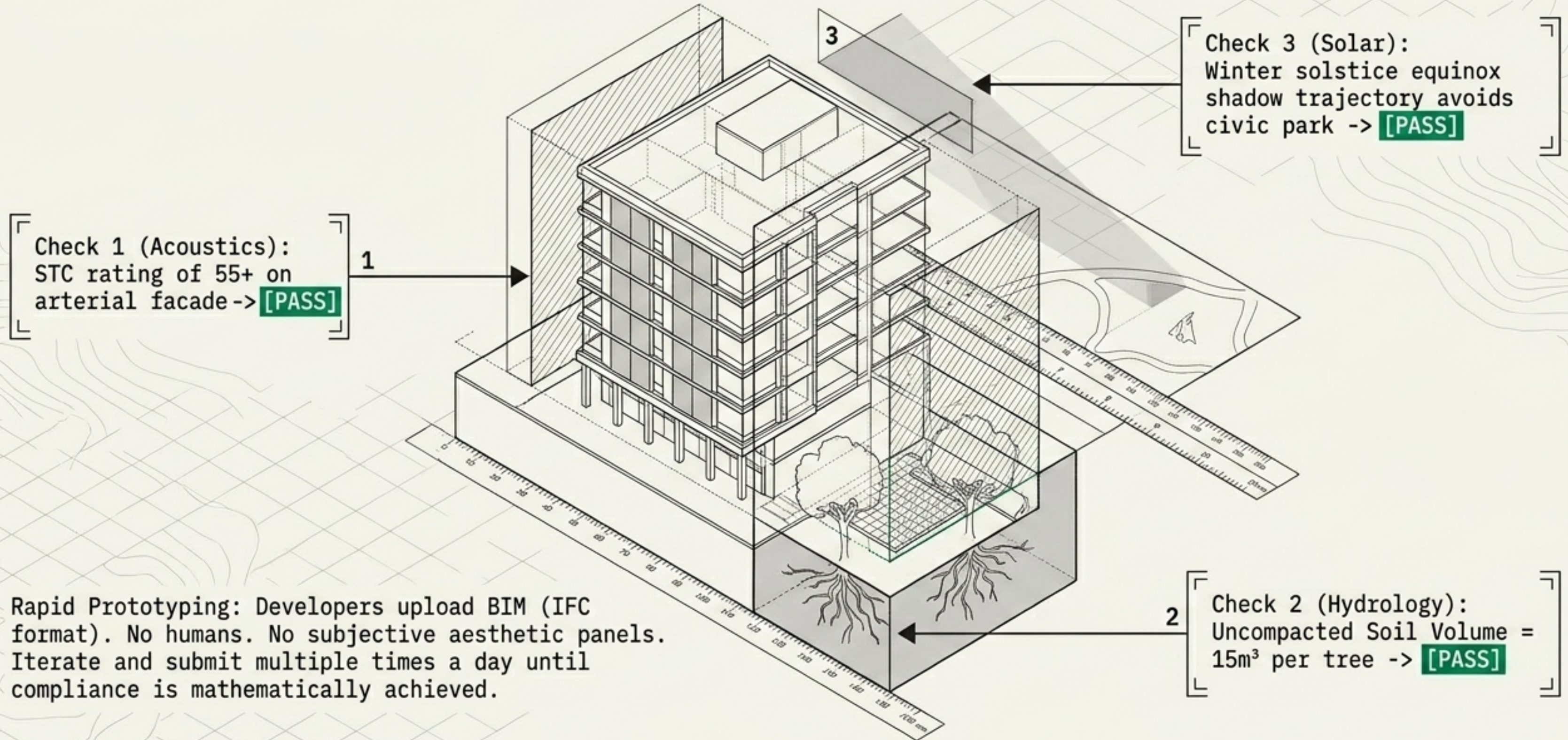
The exact moment a new interceptor or pump station goes live in a designated holding zone (LC1).

The Developer Advantage



The zone is algorithmically upzoned to MC1 (Mid-Rise). Landowners receive push-notifications unlocking the legal right to intensify without political interference.

THE ALGORITHMIC CONSENTING ENGINE



THE 10-DAY STATUTORY GUARANTEE



IF BIM MATH PASSES = 10-DAY GUARANTEE

The Compounding Penalty Clause:

If the Council fails to process the mathematically compliant build within 10 days, Deemed Consent is granted by operation of law.

AND the Council is statutorily liable to pay compounding financial penalties directly to the developer:

Official Cash Rate (OCR) + 5% compounding daily on capital value, eliminating developer holding costs.

THE NEW PLAYING FIELD

The era of planning by litigation and subjective compromise is permanently over. The Culture of Adherence engineering up front, but rewards that precision with unprecedented yield and zero consenting risk.

THE MATH IS THE MANDATE.