

RECONSTRUCTED NATIONAL POLICY DIRECTION (RNPd)

TRANSITIONING TO THE "PUBLIC WELFARE SUPREME" (MK2) PLANNING OPERATING SYSTEM

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Date of Reconstruction: 2 September 2026

Audience: Senior Planners, Policy Analysts, Territorial and Regional Authorities, the Environment Court, and the Public of Aotearoa New Zealand

Statutory Foundation: Clause 4 (Purpose) and Clause 11 (Goals) of the Planning Bill (as reconstructed under the MK2 Public Welfare Supreme Framework)

Executive Summary

Executive Briefing: The Operating System Transplant

This formal report presents the **Reconstructed National Policy Direction (RNPd)**, a comprehensive policy overhaul of the Illustrative National Policy Direction (NPD). Under the historic Resource Management Act (RMA) 1991, New Zealand's planning system suffered from "Grey Inertia"—a state of bureaucratic paralysis characterized by a "Postcode Lottery" of over 1,175 fragmented local zones, crushing "Regulatory Debt," and a litigious "Nitpicking Trap" where valuable professional planning hours were spent debating subjective aesthetics rather than building strategic, resilient urban and rural fabrics.

The proposed Planning Bill and Natural Environment Bill initially attempted to resolve this by channelling central government direction through a top-down "funnel". However, the original Illustrative NPD introduced several **irreconcilable structural contradictions and paradoxes** [7]:

1. **The Regulatory Relief Loophole:** Attempting to enforce strict environmental bottom lines while simultaneously granting landowners "regulatory relief" if those limits "significantly constrain" private land use.
2. **The Sprawl Penalty:** Fostering "competitive urban land markets" by banning urban growth boundaries and connection requirements (HD-Directive 1.5), while legally commanding councils to avoid public infrastructure sequencing debt (CC-Directive 7). This shifted the massive public liability of sprawling networks directly onto local ratepayers.
3. **Asymmetric Hazard Risk:** Forcing residential housing to "avoid" very high natural hazard risk zones (HD-Directive 4.1) while granting critical infrastructure (INFR-Directive 3.1) and primary production (PP-Directive 5.1) a blanket exemption to build directly in those same hazard-prone alluvial and coastal plains.
4. **Fragmented Standardization:** Promising national zoning consistency while allowing regional Treaty settlement documents (such as *Te Ture Whaimana* for the Waikato River) to act as unpredictable, localized overrides.

To resolve these tensions, the RNPd performs a fundamental **"operating system transplant."** Rather than abandoning the strategic planning "funnel," the Regional Spatial Plans, or the National Standardised Zones—all of which are highly supported—this reconstructed document swaps out the permissive "Property Rights Supreme" code with a **"Public Welfare Supreme" (MK2) codebase** inspired by the **Japan Land Use Law Act 1974**.

By rewriting the statutory baseline of Aotearoa's planning system, the RNP transitions planning from a discretionary "culture of permission" (which bred NIMBY obstruction and litigation) to a fast-tracked, math-driven "**culture of adherence.**" Under this new system, any development that mathematically complies with standardized built-form envelopes, environmental boundaries, and engineered green health utilities is approved **as-of-right "on the papers" within 15–25 working days, with a complete exclusion of public notification and neighbour appeals.

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Part I: Reconstructed Purpose & Goals (Statutory Amendments)

Pursuant to the "Public Welfare Supreme" (MK2) Framework, Clause 4 (Purpose) and Clause 11 (Goals) of the Planning Bill are surgically reconstructed below to establish a **strict statutory hierarchy**. Strategic national goals are no longer left unranked to battle each other in court; instead, individual land use and economic growth are legally subordinated to a brand-new "**Super Goal**" at the peak of the planning funnel.

1. Clause 4: Reconstructed Purpose of the Planning Bill

The purpose of the Act is rewritten to establish that the private "enjoyment of land" is not an absolute, unfettered right. Instead, private property rights exist to complement and must support the collective health, climate safety, and infrastructure solvency of the community.

Clause 4: Purpose

"The purpose of this Act is to ~~provide for the enjoyment of land by establishing~~ establish a framework for planning and regulating the use, ~~and~~ development, **and enjoyment of land that complements but must not inhibit the Public Welfare Supreme practice.**"

Strategic Legal & Planning Intent: Swaps a "Property Rights Supreme" baseline for a "Public Welfare Supreme" baseline. Property rights remain enabled, but they are bounded. A property owner can no longer use the "enjoyment of land" clause to legally bypass or challenge environmental bottom lines, public health requirements, or hazard safety boundaries in court.

2. Clause 11: Reconstructed Goals of the Planning Bill

The un-ranked, competing goals of the original Bill are reordered into a rigid legal hierarchy. This ensures that councils and the Environment Court have an absolute "tie-breaker" rule when balancing growth against environmental and public health limits.

Clause 11: Goals

(1) All persons exercising or performing functions, duties, or powers under this Act must seek to achieve the following goals subject to **sections 12 and 45**:

1. **to ensure that each of the Public Welfare Supreme practices is adhered to at all times, and is not inhibited through the enabling, use and development of land:**
 - i. **Public Welfare: collective health overrides private objection;**
 - ii. **Resource Preservation: Hard Ecological Limits to protect soil;**
 - iii. **Healthy Living: Mandated Sunlight and Nature Access (for urban areas, mandated nature access is set by the 3-30-300 Rule);**
 - iv. **Balanced Development: Infrastructure-Led Containment.**
2. ~~To ensure that land use does not unreasonably affect others, including by separating incompatible land uses.~~ **to ensure that land use does not unreasonably affect others, including by separating incompatible land uses otherwise not separated by the Standardised Zones, or managed through Newcomer Principles;**
3. ~~To support and enable economic growth and change by enabling the use and development of land.~~ **to support and enable economic growth and change by enabling the use and**

development of land while not inhibiting the Public Welfare Supreme practices as outlined in Goal 1;

4. ~~To create well-functioning urban and rural areas.~~ to create well-functioning urban and rural areas that meet the requirements of Public Welfare Supreme practices as outlined in Goal 1;
5. ~~To enable competitive urban land markets by making land available to create abundant development opportunities for residential and business use.~~ to enable competitive urban land markets by making land available to meet current and expected demand for business and residential use and development through the Urban Promotion Area, and Urban Control Area practices;
6. ~~To enable infrastructure to be provided to meet and respond to current and future demand.~~ to plan and provide infrastructure to meet current and expected demand under the Infrastructure Led Development method as set out by the Urban Promotion Area, and Urban Control Area practices;

[...]

9. ~~~~To safeguard against natural hazard risks that arise from or affect the use or development of land.~~ to safeguard communities from the effects of natural hazards through proportionate and risk-based planning;
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Part II: Reconstructed Themes and Directives (Pillars of the Reform)

To operationalize the statutorily amended purpose and goals, the central directives under the original themes of the NPD are systematically reconstructed. This removes the five core structural contradictions and establishes the physical operating mechanisms of the new system.

Pillar 1: Foundations & Statutory Hierarchy (Closing the Regulatory Loophole)

Under the original NPD, the "Regulatory Relief" loophole allowed developers to bypass ecological and historic heritage limits if they could prove that those limits significantly constrained private development feasibility. The RNPd closes this loop by establishing the absolute supremacy of environmental bottom lines and bounding property rights to a "responsibility to the commons."

- **CC-Directive 1: Enabling Property Rights with Responsibility**
 - *Original Wording:* "When implementing this NPD, the use of private land is to be enabled with restrictions only imposed when necessary to ensure others are not unreasonably affected or to provide for important public values."
 - *Reconstructed RNPd:* "When implementing this NPD, the use of private land is to be enabled ~~with restrictions only imposed when necessary to ensure others are not unreasonably affected or to provide for important public values~~ **only where it complements and does not inhibit the Public Welfare Supreme practices. Land use is strictly bounded by non-negotiable mathematical envelopes and hard ecological limits, ensuring that private development choices do not externalize infrastructure, public health, or environmental costs onto the public ledger.**"
- **CC-Directive 1A: The Baseline Supremacy of Environmental Limits**
 - **No property development, land-use plan, or regulatory relief mechanism may be approved or enabled if it causes, accelerates, or risks the breach of an established environmental limit. Environmental limits safeguarding water, air, soil, and ecosystem health function as absolute, non-negotiable bottom lines that completely subordinate private development feasibility.**

Pillar 2: Smart Land Abundance & Ratepayer Protection (Resolving the Sprawl Penalty)

To achieve housing abundance, the original NPD banned growth boundaries and connection requirements (HD-Directive 1.5), allowing developers to build highly dispersed subdivisions anywhere. However, this stripped councils of the regulatory tools to align capital expenditure with zoning, creating a "sprawl penalty" where existing ratepayers subsidized massive public debt to run roads and pipes to isolated fringe developments.

The RNPd replaces the blanket ban on growth boundaries with the **"Urban Dam" binary spatial framework** and the **Infrastructure Service Boundary (ISB) tool**. This enables highly active, competitive land markets inside growth corridors while protecting the public purse from inefficient sprawl.

THE "URBAN DAM" SPATIAL CONTAINMENT STRATEGY

UCA — Urbanisation Control Area	UPA — Urbanisation Promoting Area
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Density Floor: ZERO	10-Year Growth Reservoir
Infrastructure Priority: LOW	Infrastructure Priority: HIGH
100% cost borne by Developer	As-of-Right" Permitted Pathway
Preserves Food-Producing Soil	Density Follows Frequency (DFF)

- **HD-Directive 1.4: Managing Infrastructure constraints**

- *Original Wording:* "To manage infrastructure constraints in areas identified as otherwise suitable for development or intensification, local authorities must use temporary or future provisions (as provided for by the Planning Bill) rather than requiring a plan change."
- *Reconstructed RNPd:* ~~"To manage infrastructure constraints in areas identified as otherwise suitable for development or intensification, local authorities must use temporary or future provisions (as provided for by the Planning Bill)"~~ **Capacity-Triggered Consenting.** Under this framework, development is approved on the condition that the developer either waits for scheduled capital works inside an **Active Infrastructure Zone (AIZ)** or installs certified, decentralized, nature-based treatment systems (such as constructed wetlands) at their own cost to manage the deficit and protect catchment limits. ~~rather than requiring a plan change."~~

- **HD-Directive 1.5: The "Urban Dam" and Infrastructure Service Boundary (ISB)**

- *Original Wording:* "To enable urban expansion, land use plans must not include urban growth boundaries or requirements for development to be connected to existing urban areas."
- *Reconstructed RNPd:* ~~"To enable urban expansion, land use plans must not include urban growth boundaries or requirements for development to be connected to existing urban areas"~~ **must utilize the 'Urban Dam' binary spatial framework and map an Infrastructure Service Boundary (ISB) to divide the region into two distinct spatial jurisdictions:**
 - **1. Urbanisation Promoting Areas (UPAs) / Active Infrastructure Zones (AIZs):** Areas mapped to absorb a disciplined, systematic 10-year growth horizon. UPAs are assigned High Priority for public infrastructure investment. Bulk horizontal assets (water, sewer, roads, and transit) must be fully funded, sequenced, and operational before vertical density is unlocked.
 - **2. Urbanisation Control Areas (UCAs) / Developer-Funded Growth Zones (DFGZs):** Areas outside the 10-year growth boundary reserved for primary production and ecological protection, where urbanization is prohibited in principle and the residential density floor is zero. If a developer secures a formal boundary expansion via a 10-year Regional Spatial Plan review, they have the right to build but must establish a DFGZ and bear 100% of the capital costs of public network connections and downstream capacity upgrade fees, legally shielding existing ratepayers from public debt.

Pillar 3: Harmonized, Sector-Neutral Hazard Rules (Uniform Risk Avoidance)

The original NPD applied a glaring double standard to natural hazards: housing was strictly avoided in high-hazard zones (HD-Directive 4.1), but primary production and infrastructure providers were given a sweeping exemption to engineer their way directly into active alluvial floodplains and coastal slip faces (INFR-Directive 3.1 & PP-Directive 5.1). This resulted in an absurd, dangerous scenario where councils were forced to spend public ratepayer funds to construct and maintain utility lifelines running through catastrophic hazard plains where residents were legally barred from building a home.

The RNPDP establishes the **"Red Line Policy"**—a uniform, sector-neutral hazard avoidance rule planning out to a **100-year climate horizon (projected to the Year 2126)**.

- **SW-Directive 2.1: The Uniform "Red Line" Natural Hazard Policy**
 - *Original Wording (incorporating HD-Directive 4.1, INFR-Directive 3.1, & PP-Directive 5.1):* "avoiding housing and development where risks are assessed as 'very high'... for infrastructure [and primary production], activities can be in hazard-exposed areas with the resilience of infrastructure itself achieved through design..."
 - *Reconstructed RNPDP:* "To safeguard communities and prevent the creation of stranded public assets, regional spatial plans, land use plans, and natural environment plans must apply a **uniform, sector-neutral 'Red Line Policy' based on a 100-year climate horizon (projected to the Year 2126) and a Mandatory Risk Matrix:**
 - **1. In 'Very High' Hazard Zones (the Top-Left Risk Quadrant of the Mandatory Risk Matrix):** All new residential housing, commercial development, intensive primary production facilities, and lifeline utility infrastructure are uniformly avoided and prohibited in principle, unless there is an absolute, verified functional and operational need (such as a port) that cannot be located elsewhere.
 - **2. In 'High' Hazard Zones:** Any approved development, primary production asset, or infrastructure must provide a certified 'Life-Safety and Asset-Redundancy Engineering Report'. This report must prove the asset can withstand projected climate-adjusted events without requiring public emergency bailouts and must explicitly model for **Residual Risk**—the inevitable and eventual failure of man-made defences like sea walls and stop banks.

Pillar 4: Pre-Standardized Co-Governance Templates (Standardizing Treaty Partnerships)

The original framework promised national standardization, yet it established that regional Treaty settlement documents (such as *Te Ture Whaimana* for the Waikato River catchment) would act as unpredictable, localized overrides. This created extreme regulatory fragmentation, forcing developers and regional councils to navigate completely inconsistent rules across different regional borders.

The RNPd resolves this contradiction by pre-integrating iwi-led ecological and cultural mandates directly into standardized national planning templates from day one.

- **SW-Directive 1.1: Standardised Treaty Settlement Overlays**

- *Original Wording:* SW-Directive 1.1 treated Treaty settlement obligations as localized regional overrides that prevail over the NPD, fracturing national consistency.
- *Reconstructed RNPd:* "To ensure national planning predictability while fully honouring the Crown's Treaty of Waitangi partnership obligations, the Ministry must pre-integrate settlement mandates directly into national regulations as **Standardised Co-Governance Templates:**

- **1. Waikato Catchment Special Planning Zone (WCSPZ):** National zoning templates are pre-adjusted within this zone to incorporate the strict catchment-restoration and river-clean-up standards of Te Ture Whaimana from day one. Rather than navigating unpredictable, regional overrides, developers and regional councils utilize a uniform ruleset that reconciles river-protection standards with national directions from the start.

Pillar 5: Green Utility & Access to Nature (The 3-30-300 Green Guarantee)

Under the original NPD, access to green space and tree canopy was treated as a discretionary, high-level aesthetic goal, frequently negotiated away by developers during consenting. The RNPd elevates nature into a **mandatory, engineered public health "Green Utility"** that must be built directly into the zoning DNA of all developments, including high-density urban corridors and heavy industrial areas.

- **CC-Directive 1A: The 3-30-300 Green Guarantee**

- **To protect human physical and mental health, mitigate the urban heat island effect, and naturally manage stormwater runoff, all urban, commercial, and industrial zones must satisfy the 3-30-300 Green Guarantee as a mandatory infrastructure utility:**
 - **1. 3 Trees:** Site layouts must mathematically guarantee a direct line-of-sight to at least three mature canopy trees from every window of every residential, commercial, or institutional unit;
 - **2. 30% Canopy:** All neighbourhood blocks must achieve a minimum of 30% tree canopy cover. To ensure long-term canopy viability in paved urban and industrial landscapes, civil plans must specify engineered "connected soil volumes" (providing a minimum of 30 to 42 cubic meters of non-compacted, healthy soil per tree) underneath adjacent pavements and sidewalks;
 - **3. 300 Meters:** The primary entrance of every development must be located within a maximum 300-meter barrier-free network walkable distance of a high-quality, continuous public park or open green space.

Pillar 6: Economic Defence & Reverse Sensitivity (The Newcomer Principle)

Standardized zoning is continually threatened by "reverse sensitivity" disputes, such as new residential developments encroaching next to pre-existing ports, active rail lines, quarries, or working farms, and subsequently launching civil litigation over noise, dust, spray-drift, or odours.

The RNPd codifies the **Newcomer Principle (Agent of Change)**, establishing a strict **"First in Time, First in Right"** rule to protect the nation's key economic engines.

- **CC-Directive 3B: The Newcomer Principle (Agent of Change)**
 - **To protect the operational certainty and 24/7 "right to operate" of pre-existing lawfully established land uses (including ports, state highways, heavy industrial parks, quarries, and agricultural productive soils), plans must enforce the Newcomer Principle:**
 - **1. Cost Internalisation:** The party introducing a new or sensitive land use into an existing environment (the "newcomer" or "agent of change") bears 100% of the financial and physical cost of environmental mitigation. If a developer builds housing next to a pre-existing transport corridor or industrial zone, the developer must pay for certified acoustic insulation (minimum 35 dB sound reduction in sleeping quarters) and mechanical HVAC ventilation so residents do not need to open windows facing the corridor. If a residential subdivision borders a rural production zone, the developer must plant a continuous 15m-wide native shelter-belt on their own land to filter agricultural spray-drift and dust.
 - **2. No-Complaint Covenants:** All properties established within a 150-meter buffer of a pre-existing productive or infrastructure zone must register a non-revocable, restrictive title covenant. This covenant legally bars current and future property owners from launching noise, dust, odour, or spray-drift complaints against legally operating incumbent entities, effectively insulating Aotearoa's economic engines from residential encroachment.

Part III: The Section 14 Mandate (Liquidating Subjectivity)

To eliminate the "Nitpicking Trap" and the crushing planning backlogs that paralyzed local governments under the RMA, the RNPD implements a strict **Section 14 Mandate** [140, 156]. It forces a complete transition from a discretionary "culture of permission" to an objective, automated "**culture of adherence.**"

THE SECTION 14 ADMINISTRATIVE CONSENTING FUNNEL

[Incoming Application]

||

V

[Non-Discretionary Audit] -> Check:

|| * Mapped inside UPA? (If UCA, Reject)

|| * Outside 100-Yr Red Line? (If inside, Reject)

|| * Meets FSR, BCR, and Sunlight Planes?

|| * Satisfies 3-30-300 Green Utility?

|| * Applied Newcomer acoustic/vegetative buffers?

V

COMPLIANT	NON-COMPLIANT
Automatic Permitted Activity	Immediate "On-Papers" Refusal
Approved on Papers in 15-25 Days	(No Subjective Hearings/Appeals)
(No Public Notification/Neighbour Appeals)	

1. **Purging Subjectivity:** Under the Section 14 Mandate, when an application for development is lodged, council planners are **legally prohibited** from considering subjective, discretionary criteria. Planners must ignore factors such as:
 - Neighbourhood aesthetic character or "urban fit"
 - Loss of private views or "amenity shading"
 - The social or economic status of future residents
 - Trade competition
2. **Automated Permitted Activity:** If a development mathematically fits within the objective built-form envelopes of its National Standardised Zone (NSZ)—specifically complying with **Floor-Space Ratio (FSR)**, **Building Coverage Ratio (BCR)**, and diagonal **Sunlight recession planes**—it is legally granted **Permitted Activity status automatically.**
3. **Fast-Track Consenting Timeline:** Compliant applications must be processed and approved strictly "on the papers" within **15 to 25 working days**. Public notification, neighbour consultation, and merits-based appeals to the Environment Court are legally

barred, giving investors absolute legal certainty and removing NIMBY obstruction from the urban growth engine.

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Part IV: Legislative Appendix (Planners' & Decision-Makers' Reference)

This appendix provides senior planners, legal counsel, and the Environment Court with a highly structured, direct reference table mapping the exact statutory modifications made to transition the Illustrative NPD into the legally binding **Reconstructed National Policy Direction (RNPD)**.

Legislative Element / Directive	Original Illustrative NPD Wording & Policy Intent	Reconstructed RNPD Amendments (Strikeout & Bold)	Operational Mechanism & Strategic Resolution
Clause 4: Purpose (Planning Bill)	"The purpose of this Act is to provide for the enjoyment of land by establishing a framework for planning and regulating the use and development of land."	"The purpose of this Act is to provide for the enjoyment of land by establishing establish a framework for planning and regulating the use, and enjoyment of land that complements but must not inhibit the Public Welfare Supreme practice. "	Subordinating Property Rights to Public Welfare: Establishes an absolute statutory baseline. Private land enjoyment is no longer an unfettered right; it is legally bound to support community safety, ecological limits, and infrastructure capacity
Clause 11: Goal 1 (Planning Bill Goals)	<i>None. (Original goals sat alongside each other as competing priorities with "no hierarchy").</i>	<u>Goal 1 (Super Goal): to ensure that each of the Public Welfare Supreme practices is adhered to at all times, and is not inhibited through the enabling, use and development of land: i. Public Welfare (collective health overrides private objection); ii. Resource Preservation (Hard Ecological Limits to protect soil); iii. Healthy Living (Mandated Sunlight and Nature Access via the 3-30-300 Rule); iv. Balanced Development (Infrastructure-Led Containment).</u>	The Statutory Anchor: Establishes a supreme legal hierarchy of rights. Councils are granted the non-negotiable authority to deny private developments or "regulatory relief" requests if they threaten collective community health, ecological baselines, or infrastructure capacity.
Clause 11: Goal 2 (Separating Nuisances)	"To ensure that land use does not unreasonably affect others,	"to ensure that land use does not unreasonably affect others, including by separating incompatible land uses otherwise not	Codifying the Newcomer Principle: Legally protects key "economic engines" (ports, rail corridors, and agriculture) from reverse

	including by separating incompatible land uses."	separated by the Standardised Zones, or managed through Newcomer Principles;"	sensitivity. Shakes off vexatious litigation by requiring the newcomer to fund 100% of physical noise/environmental insulation.
Clause 11: Goals 3 & 4 (Economic Growth & Urban Areas)	"To support and enable economic growth and change by enabling the use and development of land." "To create well-functioning urban and rural areas."	"to support and enable economic growth and change by enabling the use and development of land while not inhibiting the Public Welfare Supreme practices as outlined in Goal 1; " "to create well-functioning urban and rural areas that meet the requirements of Public Welfare Supreme practices as outlined in Goal 1; "	Protecting Environmental Guardrails: Prevents developers or pro-growth central commissioners from using "economic growth" or "well-functioning areas" as a blank check to override environmental boundaries or public health requirements.
Clause 11: Goal 5 (Competitive Land Markets)	"To enable competitive urban land markets by making land available to create abundant development opportunities for residential and business use."	"to enable competitive urban land markets by making land available to meet current and expected demand for business and residential use and development through the Urban Promotion Area, and Urban Control Area practices; "	Planned Land Abundance (The Urban Dam): Replaces the original draft's chaotic, debt-inducing ban on growth boundaries with a highly disciplined, binary spatial containment strategy. Fosters intense market competition inside growth reservoirs.
Clause 11: Goal 6 (Infrastructure)	"To enable infrastructure to be provided to meet and respond to current and future demand."	" to plan and provide To enable infrastructure to meet and respond to current and expected demand under the Infrastructure Led Development method as set out by the Urban Promotion Area, and Urban Control Area practices; "	The "Pipes Before People" Mandate: Shifts infrastructure from a reactive "catch-up" exercise to a proactive, sequenced prerequisite. Legally blocks vertical home construction inside a zone until core horizontal utilities are funded and fully operational.

Clause 11: Goal 9 (Hazards)	"To safeguard against natural hazard risks that arise from or affect the use or development of land."	"to safeguard communities from the effects of natural hazards through proportionate and risk-based planning;"	Community-Scale Avoidance: Pivots planning away from weak, property-by-property "hazard mitigation" toward absolute, community-scale "hazard avoidance". Sets the legal baseline for the "Red Line Policy"
CC-Directive 1: Private Property Rights	"When implementing this NPD, the use of private land is to be enabled with restrictions only imposed when necessary to ensure others are not unreasonably affected or to provide for important public values."	"When implementing this NPD, the use of private land is to be enabled with restrictions only imposed when necessary to ensure others are not unreasonably affected or to provide for important public values only where it complements and does not inhibit the Public Welfare Supreme practices. Land use is strictly bounded by non-negotiable mathematical envelopes and hard ecological limits, ensuring that private development choices do not externalize infrastructure, public health, or environmental costs onto the public ledger. "	Integrated Property Rights (Responsibility to Commons): Swaps out absolute land ownership rights for bounded rights. This prevents developers from externalizing physical or environmental impacts onto the public purse.
HD-Directive 1.4: Managing Constraints	"To manage infrastructure constraints in areas identified as otherwise suitable for development or intensification, local authorities must use temporary or future	"To manage infrastructure constraints in areas identified as otherwise suitable for development or intensification, local authorities must use temporary or future provisions (as provided for by the Planning Bill) Capacity-Triggered Consenting. Under this framework, development is approved on the	Leveraging Private Capital for Catchment Health: Aligns with nature-based solutions mandates. Developers who build advanced, on-site wetland systems to pre-treat stormwater/wastewater receive immediate upgrade fee offsets, keeping housing moving while protecting rivers.

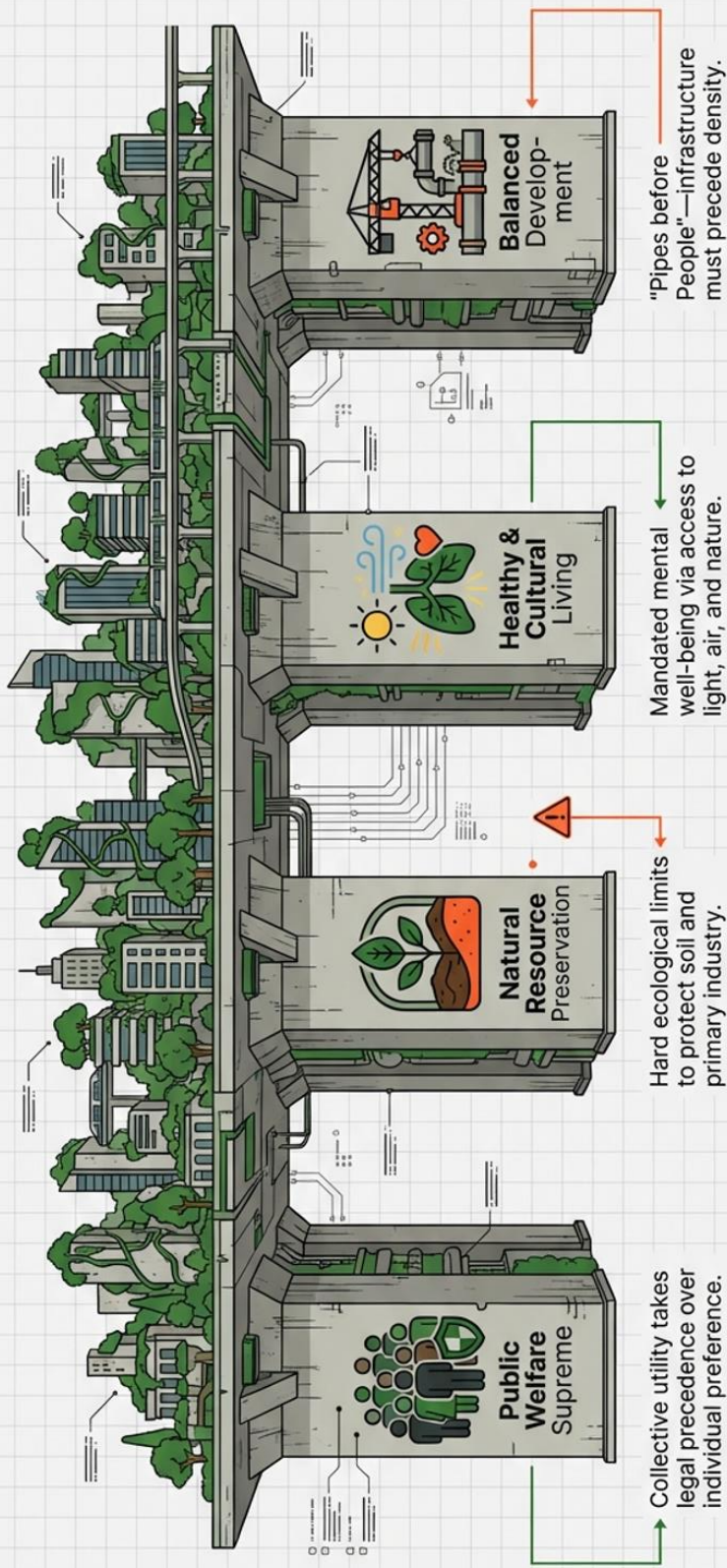
	provisions (as provided for by the Planning Bill) rather than requiring a plan change."	condition that the developer either waits for scheduled capital works inside an Active Infrastructure Zone (AIZ) or installs certified, decentralized, nature-based treatment systems (such as constructed wetlands) at their own cost to manage the deficit and protect catchment limits rather than requiring a plan change."	
HD-Directive 1.5: Growth Boundaries	"To enable urban expansion, land use plans must not include urban growth boundaries or requirements for development to be connected to existing urban areas."	"To enable urban expansion, land use plans must not include urban growth boundaries or requirements for development to be connected to existing urban areas must utilize the 'Urban Dam' binary spatial framework and map an Infrastructure Service Boundary (ISB) to divide the region into two distinct spatial jurisdictions: 1. Urbanisation Promoting Areas (UPAs) (10-year growth reservoirs with scheduled infrastructure); 2. Urbanisation Control Areas (UCAs) (where urbanization is prohibited to protect rural soils and prevent public liabilities)."	Resolving the "Sprawl Penalty": Councils retain the authority to prevent uncoordinated sprawl, shielding ratepayers and local debt structures from the massive capital liabilities of building, extending, and permanently maintaining highly dispersed roads and utility lines.
HD-Directive 4.1 / INFR-Directive 3.1 / PP-Directive 5.1: Hazard Risk	Applied strict hazard avoidance to residential housing ("avoid housing where	"To manage natural hazard risk, land use plans and natural environment plans must apply a uniform, sector-neutral 'Red Line Policy' based on a 100-	Eliminating Stranded Public Assets: Forces all developers and utility providers in high-hazard zones to model for a 100-year climate horizon and

	risks are assessed as 'very high') but granted a sweeping exemption to infrastructure and primary production to build directly inside high-hazard plains.	year climate horizon (projected to the Year 2126) and a Mandatory Risk Matrix: 1. In 'Very High' Hazard Zones (the Top-Left Risk Quadrant of the Mandatory Risk Matrix): All new residential housing, commercial development, intensive primary production facilities, and lifeline utility infrastructure are uniformly avoided and prohibited in principle. 2. In 'High' Hazard Zones: Any approved development, primary production asset, or infrastructure must provide a certified 'Life-Safety and Asset-Redundancy Engineering Report' proving the asset can withstand projected climate-adjusted events without requiring public emergency bailouts and must explicitly model for Residual Risk—the inevitable and eventual failure of man-made defences like sea walls and stop banks."	account for "Residual Risk." Prevents future taxpayer-funded emergency bailing of exposed networks.
SW-Directive 1.1: Treaty Settlements	SW-Directive 1.1 established that Treaty settlement precedence (such as Te Ture Whaimana for the Waikato River) acted as a localized, regional	"To ensure national planning predictability while fully honouring the Crown's Treaty of Waitangi partnership obligations, the Ministry must pre-integrate settlement mandates directly into national regulations	Eliminating Regulatory Fragmentation: Establishes consistent, pre-adjusted templates from day one. Rather than navigating unpredictable, localized "backdoor" overrides, developers and regional councils utilize a uniform ruleset that reconciles river-clean-up standards with

	override that prevailed over the NPD, fracturing national consistency.	as Standardised Co-Governance Templates: 1. Waikato Catchment Special Planning Zone (WCSPZ): National zoning templates are pre-adjusted within this zone to incorporate the strict catchment-restoration and river-clean-up standards of Te Ture Whaimana from day one. Rather than navigating unpredictable, regional overrides, developers and regional councils utilize a uniform ruleset that reconciles river-protection standards with national directions from the start."	national direction from the start.
CC-Directive 1A (NEW DIRECTIVE)	<i>None. (Discretionary, high-level encouragement to support projects that provide open spaces and restore indigenous biodiversity).</i>	<u>CC-Directive 1A (The 3-30-300 Green Guarantee):</u> <u>To protect human physical and mental health, mitigate the urban heat island effect, and naturally manage stormwater runoff, all urban, commercial, and industrial zones must satisfy the 3-30-300 Green Guarantee as a mandatory infrastructure utility:</u> <u>1. 3 Trees (direct line-of-sight to at least three mature canopy trees from every window of every unit);</u> <u>2. 30% Canopy (neighbourhood-block canopy cover, supported by connected soil volumes of 30 to 42 cubic</u>	Nature as a Mandatory Utility: Elevates urban greening from cosmetic landscaping to an engineered public health service, legally hardcoded into all zoning categories. Reduces stormwater infrastructure CAPEX by 50% and delivers massive mental health ROI.

		<u>meters per tree under adjacent pavements);</u> <u>3. 300 Meters (proximity to a high-quality public park within a 300m walkable distance).</u>	
CC-Directive 3B (NEW DIRECTIVE)	<i>None. (Original directives left managing reverse sensitivity to proportionate localized controls with no clear legal rules).</i>	<u>CC-Directive 3B: The Newcomer Principle (Agent of Change): To protect the operational certainty and 24/7 "right to operate" of pre-existing lawfully established land uses (including ports, state highways, heavy industrial parks, quarries, and agricultural productive soils), plans must enforce the Newcomer Principle:</u> <u>1. Cost Internalisation (the party introducing change bears 100% of physical mitigation costs, e.g. 35 dB sound glazing, HVAC, 15m shelter-belts);</u> <u>2. No-Complaint Covenants (mandatory operational title covenants registered on all new titles within a 150m buffer of productive/infrastructure zones, legally blocking noise/dust/spray-drift lawsuits).</u>	Securing the "Right to Operate": Shifts 100% of the cost of environmental and noise mitigation onto the "agent of change," legally shielding Aotearoa's vital economic engines from suburban encroachment and vexatious civil litigation.

The Four Pillars: Aotearoa's New Urban Source Code



```

const => {
  first Public Welfare Supreme -> {
    Collective utility takes legal precedence over individual preference.
  }
}

```