

Application for Inclusion of Babich Rise as a 'Listed Projects' in Schedule 2A of the Fast-Track Approvals Bill

Part A - Projects listed for direct referral to expert panel

Under Schedule 4 Process for approvals under Resource Management Act 1991 of the Bill

Summary Document

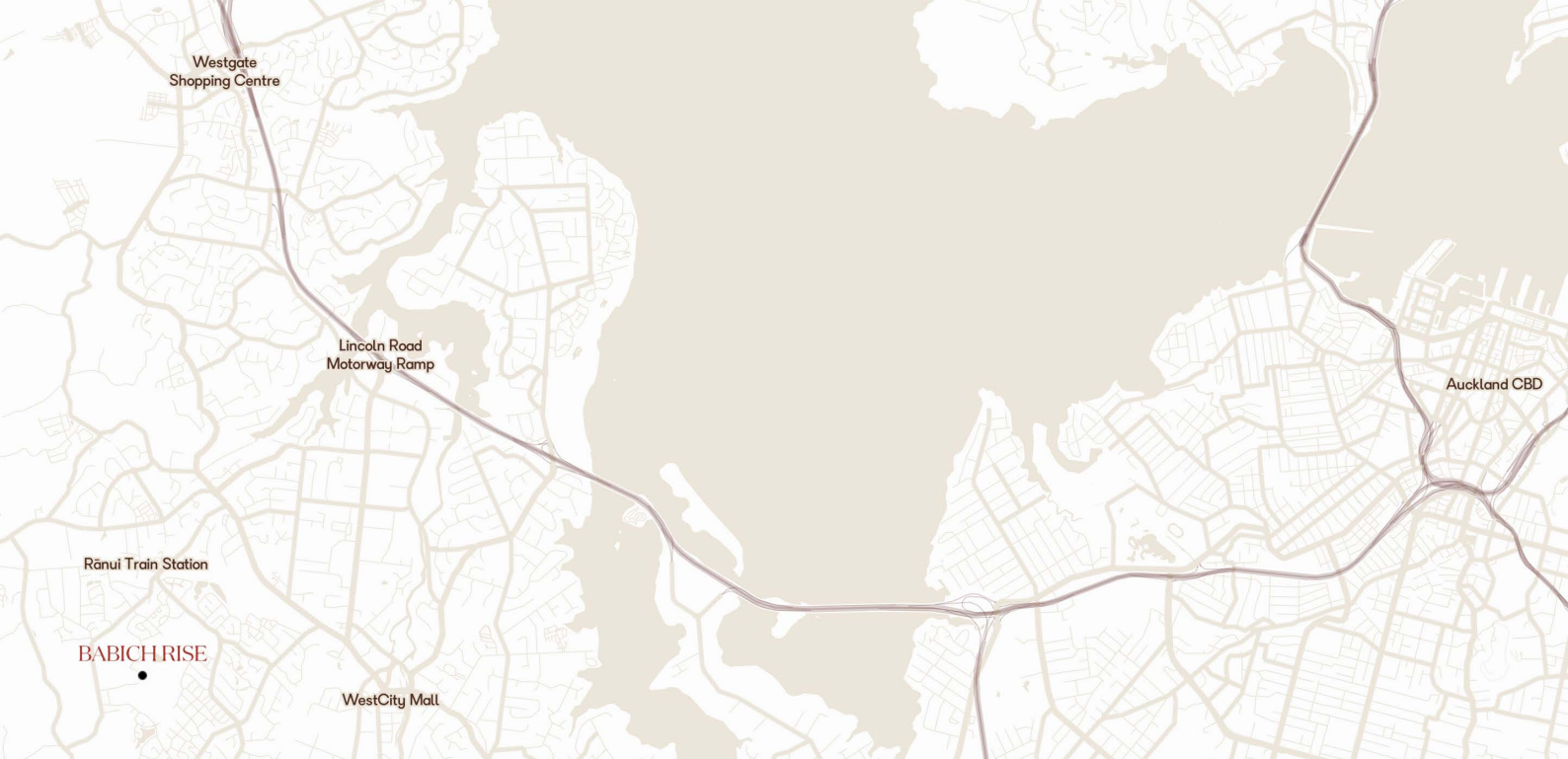
BABICH RISE



Project Details

Applicant Details	8, 12, 14 and 19 Babich Road, Henderson Valley, Auckland
Individual Parcel's Legal Description & Areas (Surveyed Area)	Lot 6 DP 19157 – 2.9365 ha Lot 5 DP 19157 – 2.6735 ha Lot 2 DP 19157 – 3.283 ha Section 1 SO 453850 – 3.0932 ha
Site Area (Surveyed Area)	11.9862 ha
Territorial Authority	Auckland Council
Project Name	Babich Rise
Summary of the Proposed Project	Development of approximately 12 hectares of urban-zoned land in the Henderson Valley in West Auckland.
Benefits of Applying under the Bill	The land is currently in the Babich Precinct zoned Residential – Single House and Residential – Large Lot in the Auckland Unitary Plan. The Precinct puts a density restriction on development, which means any urban development or subdivision of lots less than 450m² is against the objectives and policies of the Plan and is a non-complying activity. In addition, the absence of reticulated networks to the site forces the development to connect across private and council-owned properties. This Bill will accelerate the release of 250–350 new houses and development-enabling infrastructure to unlock the full development potential of the Site and the Babich Precinct.





Details on How the Project is Eligible and Meets the Purpose of the Act

The Project provides significant regional benefits.

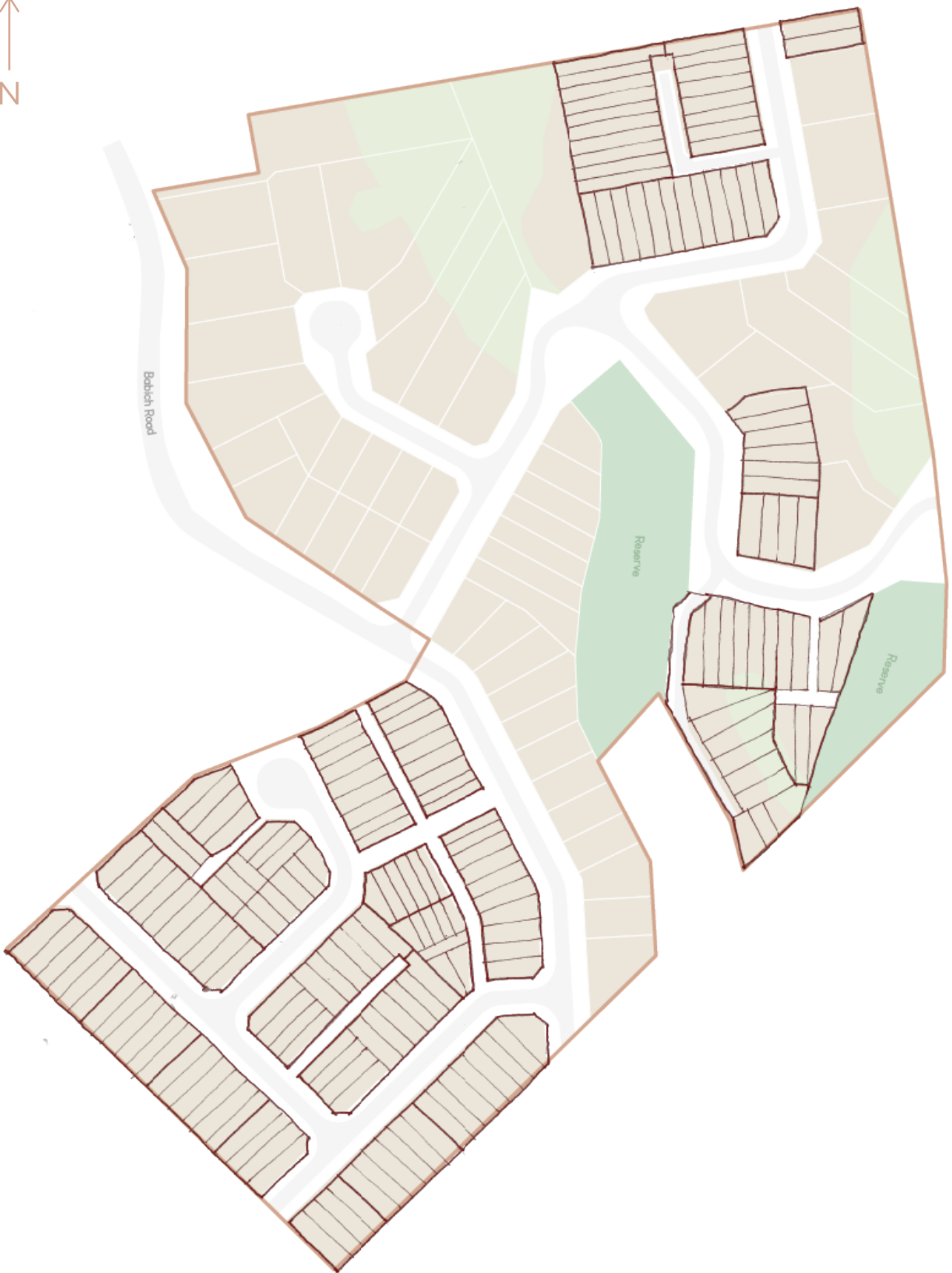
- Short-term supply of an additional 250-350 new houses
- New reticulated wastewater network to service the wider catchment (circa 1000 new houses)
- Dual reticulated water supply network to service the wider catchment
- Approx. 2 ha of ecological enhancement and restoration of upstream tributaries of the regionally significant Paremuka Stream and Project Twin streams.

The project site is one of the largest undeveloped parcels of urban-zoned land remaining in west Auckland, that is outside flood prone areas, being up in a valley feature. The Auckland Anniversary floods affected over 2000 sites in Auckland, and 200+ houses west of Auckland have been deemed inhabitable.

The project is shovel-ready and can create 250-350 houses within 5 years of being approved. The new reticulated wastewater network and new water supply network as part of the development will be sized to benefit and service the rest of Babich Precinct, unlocking the development potential for up to 1000 dwellings once constructed and operative.

Proposal and Effects

Proposed Activities	• Site enabling works (such as bulk earthworks), construction of buildings and infrastructure, and restoration and enhancement of natural features; • Subdivision to create 250–350 new houses
Proposed Staging Post-Approval	• Ready: Procurement and funding • Year 0 – 1: Detailed design • Year 1: Site works commencement • By Year 5: (Milestone) 250–350 new homes
Active Applications	Nil
Consultation with Persons Likely to Be Affected	• Landowners at 16 and 20 Babich Road • Watercare • Auckland Council – Parks and Acquisitions • Chorus • Vector
Iwi Authorities and Treaty Settlements	Within the geographical location of the project: • There are no treaty settlements or statutory acknowledgement areas that apply; • The sites are not in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial or identified within an individual iwi settlement; • The sites are not within the marine and coastal areas, hence there are no principles or provisions of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 that are relevant to the project; and • No parcels of land are identified parcels of Māori land.



Adverse Effects

The anticipated and known adverse effects of the project on the environment are not atypical to those of a greenfield land development. The location of the project will enable the development of positive urban form outcomes that contribute to a quality compact urban form and well-functioning urban environment.

- **Urban Environment:** Positive effects on the existing and new community by creating new safe, high amenity housing options, and providing the opportunity for population at scale to support public transport options that are accessible, frequent, and reliable.
- **Ecology:** Positive effects on terrestrial and freshwater ecology from the restoration and enhancement potential and protection of circa 2ha of natural features across the Site. All natural freshwater features are to be retained and restored, and any effects on the existing vegetation and terrestrial habitat will be improved from its current range of pest and exotic species.
- **Effects on Character and Amenity Values:** The Site is zoned Urban and surrounded by an existing urban built environment, hence, the Site has the capacity and locational characteristics for the proposed urban development and density. Visual effects of development will be apparent from the early stages and would decrease over time as it integrates and matures with the rest of the built environment, and proposed landscape initiatives become established and integrates with the rest of the built environment.
- **Infrastructure and Transport Network:** There are infrastructure solutions for the transport network, three waters servicing and utilities available to service the Project. Approval to carry out works across 20 Babich Road has been approved, however Council approval is required to work within their Park Reserve.
- **Land Stability of Future Lots:** The Site is generally suitable for future residential development subject to further investigation.
- **Effects of Natural Hazards and Stormwater:** The existing 1% floodplain area is generally confined to the gullies and streams and that flows within the indicative future catchments are manageable within the existing stream environments. No future lots are within the 1% floodplain area.
- **Land Contamination:** The change of use of the site can be appropriately managed through the standard provisions under the NES for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) and Chapter E30 of the AUP: OP.
- **Noise Effects:** The noise from residential activities are provided for in the underlying zones and the potential reverse sensitivity effects can be addressed with standard measures and Chapter E25 of the AUP:OP.
- **Climate Change and CO₂ Emissions:** The project can minimise effects on climate change and CO₂ emissions because it is connected to the existing urban area and will have access to public transport options. The lots are also designed to maximise passive solar access with deep back yards to maximise the opportunity for landscaped areas.



Alignment with National Direction

The project is motivated by the provisions of the National Policy Statement on Urban Development 2020 (NPSUD), providing sufficient development capacity that is infrastructure ready within and beyond the Project site.

The project can be implemented to be consistent with the other following relevant National policy statements and national environmental standards:

National Policy Statements (NPS)

- on Urban Development, 2020
- for Highly Productive Land, 2022
- for Freshwater Management, 2020
- for Renewable Electricity Generation, 2011
- for Indigenous Biodiversity, 2023

National Environmental Standards (NES)

- for Air Quality, 2004
- for Freshwater 2020
- for Sources of Human Drinking Water, 2008
- for assessing and managing contaminants in soils to protect human health, 2012

Citadel.