

I600. Babich Precinct

I600.1. Precinct description

The Babich Precinct applies to 88.5ha of land which is located approximately 2.5km west of the Henderson Metropolitan Centre.

The purpose of this precinct is to provide for existing wine making and associated activities and a mix of residential densities which recognise and enhance the ecological and amenity values of the Paremuka Stream and its tributaries through:

- subdivision design controls which address infrastructure and land stability issues;
- providing a 50m wide esplanade reserve along the Paremuka Stream; and
- active restoration and revegetation of riparian margins.

There are three sub-precincts:

- Sub-precinct A provides for a minimum 450m² site size in the Residential – Single House Zone and a minimum average site size of 2000m² (1250m² minimum) in the Residential – Large Lot Residential Zone;
- Sub-precinct B provides for a 4ha minimum site size; and
- Sub-precinct C provides for a 450m² minimum site size, activities associated with existing winery operations on-site and integrated and comprehensive residential development.

The zoning of land within this precinct is Residential – Single House Zone and Residential – Large Lot Zone.

I600.2. Objectives

- (1) Subdivision and development is designed and implemented in a comprehensive, efficient and integrated way which addresses infrastructure and land constraints.
- (2) The ecological and amenity values of the Paremuka Stream and its tributaries are protected and enhanced.
- (3) Wine making and associated activities locate and function productively within the precinct.
- (4) The adverse effects of wine making and associated activities on amenity values and the natural environment both within the precinct and on adjacent areas are managed.
- (5) Wine making and associated activities avoid, remedy or mitigate adverse effects on the amenity of adjacent open spaces and residential zones.
- (6) Development and/or subdivision within the precinct facilitates a transport network that:

- (a) integrates with, and avoids adverse effects on the safety and efficiency of, the transport network of the surrounding area, including any upgrades to the surrounding network;
- (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and
- (c) is designed and constructed in a manner that is consistent with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

The underlying zone, Auckland-wide and any relevant overlay objectives apply in this precinct, in addition to those specified above.

I600.3. Policies

- (1) Avoid adverse effects of development on human health by ensuring that land contaminated from previous rural activities is remediated.
- (2) Manage any area of land instability.
- (3) Protect and enhance the Paremuka Stream and its tributaries by providing a 50m wide esplanade reserve along the stream incorporating active restoration and revegetation of 20m wide riparian margins identified on I600.10.1 Babich: Precinct Plan 1.
- (4) Require development in sub-precinct A and C to provide road, cycle, pedestrian and open space linkages in accordance with I600.10.1 Babich: Precinct Plan 1.
- (5) Require subdivision and development in Sub-precinct C to manage the interface between residential development and remaining wine making and associated activities.
- (6) Require development in Sub-precinct C to demonstrate the interrelationship and future integration with any neighbouring precinct.
- (7) Ensure new buildings and significant additions and alterations are designed to:
 - (a) make efficient use of the site;
 - (b) contribute to amenity values where development is located adjacent to a street or open space;
 - (c) complement the existing and planned future form and quality of the surrounding area; and
 - (d) contribute to the sense of place.
- (8) Require subdivision and/or development within the precinct to provide for a transport network that:

- (a) as a minimum, is in accordance with the transport network elements shown on I600.10.1 Babich: Precinct Plan 1;
- (b) supports safe and efficient movement of pedestrians, cyclists, public transport and vehicles; and
- (c) is designed and constructed in a manner that is consistent with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

The underlying zone, Auckland wide and any relevant overlay policies apply in this precinct, in addition to those specified above.

I600.4. Activity table

The provisions in the underlying zone, Auckland-wide provisions and any relevant overlays apply in this precinct unless otherwise specified below.

Table I600.4.1 specifies the activity status of land use, development and subdivision activities in the Babich Precinct.

Table I600.4.1 Activity Table

Activity		Activity status
Use		
(A1)	Food and beverage associated with existing wine making activities on the site in Sub-precinct C	RD
(A2)	Retail accessory to existing wine making activities on the site in Sub-precinct C	RD
(A3)	Offices accessory to existing wine making activities on the site in Sub-precinct C	RD
(A4)	Industry associated with existing wine making activities on the site in Sub-precinct C	RD
(A5)	Dwellings	RD
(A6)	Dwellings with an underlying Residential – Single House Zone that do not comply with Standard I600.6.1(1)	D
(A7)	Dwellings with an underlying Residential – Large Lot Zone that do not comply with Standard I600.6.1(1)	NC
Development		
(A8)	New buildings or additions and alterations to buildings associated with an existing wine making activity on the site in Sub-precinct C	RD
(A9)	New buildings or alterations and additions to buildings in Sub-precinct C not associated with an existing wine making activity on the site	RD
(A10)	New buildings or alterations and additions to buildings in Sub-precinct A not associated with an existing wine making activity on the site	RD
(A11)	New buildings that do not comply with the 10m riparian yard	C

	in sub-precinct B (Standard I600.6.3(1)), but maintain a minimum 3m yard	
(A12)	New buildings that do not comply with the 10m riparian yard in sub-precinct B (Standard I600.6.3(1)), and do not maintain a minimum 3m yard	D
	New buildings that do not comply with the 20m riparian yard (Standard I600.6.3(1))	D
Subdivision		
(A13)	Subdivision	RD

I600.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I600.4.1 will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I600.4.1 and which is not listed in I600.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I600.6. Standards

The overlay, Auckland-wide and underlying zone standards apply in this precinct unless otherwise specified.

All activities listed in Table I600.4.1 must comply with the following standards.

I600.6.1. Maximum density

- (1) The number of dwellings on a site must not exceed the limits specified below in Table I600.6.1.1.

Table I600.6.1.1. Maximum density

Sub-precincts	Underlying zone	Maximum density
A and C	Single House	One dwelling per 450m ² net site area
A	Large Lot	Average net site area – One dwelling per 2000m ² Minimum net site area – One dwelling per 1250m ²
B	Large Lot	One dwelling per 4ha net site area

I600.6.2. Height in relation to boundary

(1) The height in relation to boundary standards in the underlying residential zones do not apply to the road boundary of sites in sub-precincts A and C.

I600.6.3. Yards

(1) Table I600.6.3.1. sets out the minimum yard requirements.

Table I600.6.3.1. Yards minimum depth

Yard	Sub-precincts A and C	Sub-precinct B
Front	3m	10m
Side	NA	10m
Rear	NA	10m
10m riparian margin as shown on I600.10.1 Babich: Precinct Plan 1	10m from the edge of all other permanent and intermittent streams	
20m riparian margin as shown on I600.10.1 Babich: Precinct Plan 1	20m from the edge of all other permanent and intermittent streams	

I600.6.4. Maximum impervious surfaces

(1) Table I600.6.4.1 sets out the permitted maximum impervious surface areas.

Table I600.6.4.1. Maximum impervious surfaces

Sub-precinct	Underlying zone	Maximum impervious surface
A	Single House	15 per cent where there is no connection to a reticulated stormwater system 60 per cent where there is a connection to a reticulated stormwater system
	Large Lot	20 per cent
B	Large Lot	15 per cent where there is no connection to a reticulated stormwater system 60 per cent where there is a connection to a reticulated stormwater system
C	Single House	15 per cent where there is no connection to a reticulated stormwater system 60 per cent where there is a connection to a reticulated stormwater system

I600.6.5. Building coverage

(1) Table I600.6.5.1 sets out the building coverage requirements.

Table I600.6.5.1. Building coverage

Sub-precinct	Underlying zone	Maximum building coverage
A	Large Lot	35 per cent

I600.6.6. Subdivision minimum site size

(1) Table I600.6.6.1.1 sets out the minimum site size requirements.

Table I600.6.6.1.1 Minimum site size

Sub-precinct	Underlying zone	Minimum site size
A	Single House	450m ²
	Large Lot	1250m ² – minimum site area 2000m ² – minimum average site size
B	Large Lot	4ha
C	Single House	450m ²

(2) Minimum site size where more than 50 per cent of a proposed site is within a significant ecological area or riparian margin:

- (a) 1000m² in sub-precincts A and C with an underlying Residential – Single House Zone.

I600.6.7. Subdivision of a site within two zones

(1) The Auckland-wide subdivision rules apply except:

- (a) where proposed sites cover more than one zone, a site must not have a net site area greater than 1000m².

I600.7. Assessment – controlled activities

I600.7.1. Matters of control

For development that is a controlled activity in the Babich Precinct, the council will reserve its control over the following matters:

- (1) new buildings that do not comply with the 10m riparian yard in sub-precinct B (Standard I600.6.3(1)), but maintain a minimum 3m yard:
 - (a) building location;
 - (b) provision of adequate yard; and
 - (c) provision of landscaped areas.

I600.7.2. Assessment criteria

For development that is a controlled activity in the Babich Precinct, the following assessment criteria apply.

- (1) building location:
 - (a) the extent to which the location of buildings associated with activities on-site avoid adverse effects on neighbourhood character, natural landscapes and residential amenity.

- (2) provision of adequate yard:
 - (a) the extent to which opportunities for providing landscaped areas in the front yard are maintained; and
 - (b) the extent to which safe traffic movements and parking and manoeuvring off the road are allowed for.
- (3) provision of landscaped areas:
 - (a) the extent to which appropriate landscaped areas are provided to avoid adverse effects on neighbourhood character, natural landscapes and residential amenity.

I600.8. Assessment – restricted discretionary activities

I600.8.1. Matters of discretion

For development that is a restricted discretionary activity in the Babich Precinct, the council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the underlying zones:

- (1) retail accessory to an existing wine making activity on-site in Sub-precinct C:
 - (a) bulk and location; and
 - (b) privacy of adjoining sites.
- (2) offices accessory to an existing wine making activity on-site in Sub-precinct C:
 - (a) bulk and location; and
 - (b) privacy of adjoining sites.
- (3) industry activities associated with existing wine making activity on-site in Sub-precinct C:
 - (a) bulk and location;
 - (b) privacy of adjoining sites;
 - (c) residential amenity; and
 - (d) visual impact.
- (4) new buildings or additions and alterations to existing buildings associated with an existing wine making activity on-site in Sub-precinct C:
 - (a) bulk and location;
 - (b) privacy of adjoining sites;
 - (c) residential amenity; and
 - (d) visual impact.

- (5) new buildings or alterations and additions to existing buildings not associated with an existing wine making activity on the site in Sub-precinct C:
 - (a) the interface between residential development and remaining wine making and associated activities;
 - (b) bulk and location;
 - (c) privacy of adjoining sites;
 - (d) residential amenity;
 - (e) visual impact;
 - (f) the overall development layout and design including:
 - (i) the location, layout and design of the transport network including roads, pedestrian linkages and cycle linkages
 - (ii) the location, layout and design of open space;
 - (iii) earthworks areas and land contours; and
 - (iv) infrastructure location.
 - (g) stormwater management devices.
- (6) new buildings or alterations and additions to existing buildings not associated with an existing wine making activity on the site in Sub-precinct A:
 - (a) bulk and location;
 - (b) privacy of adjoining sites;
 - (c) residential amenity;
 - (d) visual impact;
 - (e) the overall development layout and design including:
 - (i) the location, layout and design of the transport network including roads, pedestrian linkages and cycle linkages
 - (ii) the location, layout and design of open space;
 - (iii) earthworks areas and land contours; and
 - (iv) infrastructure location.
 - (f) stormwater management devices.
- (7) Subdivision in Sub-precinct A:
 - (a) provision of landscaped areas where sites adjoin sub-precinct C;
 - (b) the proposed subdivision layout relative to the overall development, including:

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- (i) the location, layout and design of the transport network including roads, pedestrian linkages and cycle linkages;
 - (ii) the location, layout and design of open space;
 - (iii) earthworks areas and land contours; and
 - (iv) infrastructure location.
 - (c) the 50m esplanade reserve along the Paremuka Stream;
 - (d) active restoration and revegetation of a 20m wide riparian margins identified on I600.10.1 Babich: Precinct Plan 1;
 - (e) the extent to which the following are in accordance with I600.10.1 Babich: Precinct Plan 1:
 - (i) indicative roads;
 - (ii) pedestrian footbridge;
 - (iii) esplanade reserves;
 - (iv) open space;
 - (v) stormwater management devices; and
 - (vi) riparian margins.
- (8) Subdivision in sub-precinct C:
- (a) the proposed subdivision layout relative to the overall development, including:
 - (i) the location, layout and design of the transport network including roads, pedestrian linkages and cycle linkages;
 - (ii) the location, layout and design of open space;
 - (iii) earthworks areas and land contours; and
 - (iv) infrastructure location.
 - (b) active restoration and revegetation of 20m wide riparian margins identified on I600.10.1 Babich: Precinct Plan 1;
 - (c) the extent to which the following are in accordance with I600.10.1 Babich: Precinct Plan 1:
 - (i) indicative roads; and
 - (ii) esplanade reserve.
- (9) infringement of yard standard:

- (a) height;
 - (b) building location;
 - (c) design; and
 - (d) provision of landscaped areas.
- (10) infringement of impervious surfaces standard:
- (a) scale;
 - (b) location;
 - (c) provision of landscaped areas; and
 - (d) provision of stormwater management devices.

I600.8.2. Assessment criteria

For development that is a restricted discretionary activity in the Babich Precinct, the following assessment criteria apply:

- (1) bulk and location:
- (a) the extent to which the bulk and location of buildings associated with activities on-site avoid adverse effects on neighbourhood character, natural landscapes and residential amenity.
- (2) privacy of adjoining sites:
- (a) whether car parking, loading spaces and driveways associated with activities on-site dominate or intrude into the privacy of adjoining sites.
- (3) residential amenity:
- (a) whether outdoor storage detracts from the visual amenity enjoyed by residents of adjoining sites; and
 - (b) the extent to which residential activity is compatible with existing wine making activities on-site, having particular regard to matters of health and safety.
- (4) visual impact:
- (a) the extent to which areas of public open space will be planted to offset the visual impact of additional building coverage.
- (5) the location, layout and design of the transport network, including roads, pedestrian and cycling connections:
- (a) the extent to which the transport network is designed and constructed in a manner that is consistent with the requirements of any relevant code of practice or engineering standards;

- (b) the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct;
 - (c) the extent to which the proposed roads and pedestrian and cycle linkages relative to the location of infrastructure servicing the area and open space result in an integrated network that is adequate to meet the needs of the overall development area;
 - (d) the extent to which the location of proposed roads, pedestrian links and cycle linkages are in accordance with I600.10.1 Babich: Precinct Plan 1; and
 - (e) also refer to the relevant assessment criteria in E38 Subdivision – Urban.
- (6) the location, layout and design of open space:
- (a) the extent to which the proposed open space relative to the location of infrastructure servicing the area and existing open space results in an integrated network that is adequate to meet the needs of the overall development area;
 - (b) the extent to which the proposed buildings relative to the location of infrastructure servicing the area and open space result in an integrated network that is adequate to meet the needs of the overall development area;
 - (c) the extent to which the location of open space is generally in accordance with I600.10.1 Babich: Precinct Plan 1; and
 - (d) the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.
- (7) infrastructure location:
- (a) the extent to which the location of infrastructure servicing the area and results in an integrated network that is adequate to meet the needs of the overall development area; and
 - (b) the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.
- (8) stormwater management devices:
- (a) the extent to which the location of stormwater management devices is generally in accordance with I600.10.1 Babich: Precinct Plan 1; and

- (b) the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.
- (9) the 50m esplanade reserve along the Paremuka Stream:
- (a) the extent to which the location of the esplanade reserve is in accordance with I600.10.1 Babich: Precinct Plan 1.
 - (b) active restoration and revegetation of 20m wide riparian margins identified on I600.10.1 Babich: Precinct Plan 1:
 - (c) the extent to which active restoration and revegetation of 20m wide riparian margins identified on I600.10.1 Babich: Precinct Plan 1 will be incorporated.
- (10) provision of landscaped areas where sites adjoin Sub-precinct C;
- (a) the extent to which appropriate landscaped areas are provided where sites which adjoin Sub-precinct C.
- (11) infringement of yard standard:
- (a) the extent to which opportunities for landscaped areas in the front yard are maintained; and
 - (b) the extent to which safe traffic movements and parking and manoeuvring off the road are allowed for.
- (12) infringement of impervious surfaces standard:
- (a) the extent to which impervious areas avoid destroying or harming surrounding native vegetation; and
 - (b) the extent to which impervious areas avoid adverse effects resulting from soil loss from the site.

I600.9. Special information requirements

There are no special information requirements in this precinct.

I600.10. Precinct plans

I600.10.1 Babich: Precinct plan 1

