

Note:

This document is a summary of the relevant Auckland Unitary Plan (Operative in Part) (AUP (OP)) chapters to assist with determining if mana whenua values can be considered in relation to a consent application under the AUP (OP).

The AUP (OP) is updated over time and updates will be made to these chapter summaries quarterly. This chapter summary reflects the AUP (OP) provisions as of June 2021. As changes may be made to the AUP (OP) more frequently than this document is updated, please refer to the AUP (OP) for the full text and provisions.

5.62 Huapai Triangle

1. Activities

1. Mixed Housing Suburban zone

Table 1: Activity status within the Huapai Triangle precinct

Activity	Huapai Triangle precinct
Residential	
Home occupations	P
Dwellings up to 3 per site	P
Dwellings 4 or more per site	RD
Retirement villages	D
Supported residential care and boarding houses up to 200m ² GFA per site	P
Supported residential care and boarding houses not provided for above	D
Visitor accommodation up to 200m ² GFA per site	RD
Visitor accommodation not provided for above	D
Commerce	
Dairies, restaurants and cafés up to 100m ² GFA per site	D
Dairies, restaurants and cafés not provided for above	NC
Community	
Care centres up to 200m ² GFA per site	P
Care centres between 200m ² - 400m ² GFA per site	RD
Care centres not provided for above	D
Community facilities	D
Education facilities	D
Emergency services on arterial road	D
Healthcare facilities up to 200m ² GFA per site	RD
Healthcare facilities not provided for above	D
Development	
Alterations and additions to any dwelling on a site	P
Demolition of buildings	P

Buildings for the permitted and restricted discretionary non-residential activities listed above	RD
Buildings for all other activities listed in this table have the same activity status as the activity itself	

6. Subdivision Controls

6.1 Activities

1. Activity Table

Subdivision Activity	Activity Status
Subdivision in accordance with the Huapai Triangle precinct plan	RD
Subdivision that does not comply with the development controls in Rule 6.2 below	D, except where specified otherwise
Subdivision that is not for an entire sub-precinct as shown on the precinct plan and which is not accompanied by a sub-precinct spatial plan required under Rule 6.2.2	NC
Any other subdivision not listed in this Table 1 or Rule 6.1.2	D

6.2 Restricted discretionary activity: matters of discretion

For subdivision that is in accordance with the Huapai Triangle precinct plan, the council will restrict its discretion to the matters in Table 8 below:

Table 8: Matters for discretion

Matters of discretion	Subdivision for up to 4 proposed sites	Subdivision for between 5 and 15 proposed sites	Subdivision for over 15 proposed sites	Sub-precinct spatial plan
Cultural and natural features				
11. The extent of earthworks and landscape modification	X	X	X	

6.3 Restricted discretionary activity: assessment matters for subdivision

For subdivision that is in accordance with the Huapai Triangle precinct plan, the council will consider the relevant assessment criteria in Table 9 below:

Table 9: Restricted discretionary activity assessment criteria

Matters of discretion	Subdivision that creates 4 additional sites	Subdivision that creates between 5 and 15 additional sites	Subdivision that creates over 15 additional sites	Sub-precinct spatial plan
Giving effect to the Huapai Triangle precinct plan				
Cultural and natural features				
36. Subdivision design should ensure that any natural and cultural features are accessible to the public and, where appropriate, form prominent features within the overall design	X	X	X	X
44. Subdivision should provide for the appropriate management of stormwater through using water sensitive design as a core development approach that: a. enable design of developments so that the greatest intensity of future development (impervious area) is located in places where necessary earthworks and resulting stormwater discharges are minimised and have least impact on the amenity and ecological values of ecological areas and natural drainage systems, and Mana Whenua values	X	X	X	