

Fraser

Via email: fyi-restest-2992-490a854b@requests.fyi.org.nz

File: 311/04-001

Ref: AJH:KCP

SHED:OIA:Fraser(J1-1,686)

11 August 2015

Dear Fraser

RE: LOCAL GOVERNMENT OFFICIAL INFORMATION REQUEST

I will provide the response to your request for information as contained in your email received on 29 July 2015 in the order that you have requested the information.

1. *Provide an update as to what is planned for the vacant Housing NZ land located on Merton/Rimutaka/Ruahine Streets formerly occupied by Housing New Zealand flats and the block of flats located at 37-43 Ruahine Street.*

Upper Hutt City Council (UHCC) has no information regarding plans for the Merton/Rimutaka/Ruahine Streets area or for 37-43 Ruahine Street therefore this information is withheld under the Local Government Official Information and Meetings Act 1987 section 17(e) as the documents alleged to contain the information requested do not exist.

2. *Confirm whether the zoning for these sites would allow the rebuilding of attached multi-units or would they be required to be stand-alone single household units?*

This area is zoned residential in the UHCC District Plan. Information regarding Residential Zone Rules can be found on pages 18/1 and 18/2 of the District Plan (as attached) or on the UHCC web site at:

<http://www.upperhuttcity.com/planning/district-plan/>

- Chapter 18: Residential Zone Rules

Attached multi-units could be built on some of these sites, depending on lot size and also whether they were part of a larger, multi-unit development.

3. *Confirm that as the existing buildings have been demolished there are no existing use rights?*

The zoning allows residential activity to occur as a permitted activity, subject to certain criteria being met. Therefore replicating the previous activity would likely be a permitted activity under the District Plan.

Any alternative proposals will be assessed for compliance with the District Plan to determine whether resource consent is required.

4. Provide details of any pre-application meetings, building or resource consents relating to these sites since the time of their demolition, or pre-application meetings, building or resource consents prior to their demolition relating to their use (other than as vacant land) post demolition.

UHCC has no information regarding any pre-application meetings, building or resource consents relating to these sites therefore this information is withheld under the Local Government Official Information and Meetings Act 1987 section 17(e) as the documents alleged to contain the information requested do not exist.

5. Provide electronically copies of any documents, emails, correspondence, meeting records or minutes, plans or other documents which are pertinent to the intended future use of these particular properties, or recording discussions relating to these sites which date from the time of the previous building's demotion to now.

UHCC does not hold this information therefore it is withheld under the Local Government Official Information and Meetings Act 1987 section 17(e) as the documents alleged to contain this information do not exist.

I believe that this satisfies your request for information, however if you have any further queries please contact me.

If you are dissatisfied with my response, you are entitled to request that the Ombudsmen review it under section 27 of the Local Government Official Information and Meetings Act 1987.

Yours faithfully



Karen Patterson
LEGAL EXECUTIVE

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18	RESIDENTIAL ZONE RULES
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Activities Tables

Policies 3.4.1, 4.4.3, 4.4.11, 4.4.13, 16.4.7

18.1 Subdivision Activities	
Subdivision excluding unit title subdivision	
Subdivision which complies with the standards in rules 18.5 and 18.9 unless specified below	C
Subdivision which does not comply with the standards specified in rule 18.5	D
Subdivision which complies with the standards of rule 18.5 but not rule 18.9	RD
Subdivision around any existing lawfully established dwelling which does not result in the creation of any new undeveloped site that contains no dwelling Note: this form of subdivision does not need to comply with the minimum net site area requirements of rule 18.5, but does need to meet the access standards of rule 18.9	C
Subdivision around any existing lawfully established dwelling that does not result in the creation of any new undeveloped site that contains no dwelling, that does not comply with the access standards of rule 18.9	RD
Subdivision of land for utilities, reserves or conservation purposes	C
Subdivision of a site identified in Schedules 26.8 or 27.7	D
Creation of a lot that does not have formed legal access to a formed legal road, unless the proposal is for a paper road or other access to be formed as a condition of subdivision approval in accordance with the Code of Practice for Civil Engineering Works	NC
Subdivision which creates building platforms within 20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of <i>transmission line</i>)	RD
Subdivision within the Residential (Centres Overlay) Area which complies with the standards of rule 18.5 but not rule 18.9	RD
Subdivision within the Residential (Centres Overlay) Area which does not comply with the standards specified in rule 18.5	D
Subdivision of Comprehensive Residential Developments	
Subdivision of a Comprehensive Residential Development applied for concurrently with a Comprehensive Residential Development under Rule 18.28A.	RD
Updates of existing company lease and cross lease, and all unit title subdivision	
Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title to include a building extension or alteration or accessory building on the site (excluding an additional dwelling) that has been lawfully established in terms of the Building Act 2004	C
Any subdivision not provided for in this table	D

Key	P	Permitted activity which complies with standards for permitted activities specified in the Plan
	C	Controlled activity which complies with standards for controlled activities specified in the Plan
	RD	Restricted discretionary activity
	D	Discretionary activity
	NC	Non complying activity

18.2 Land Use Activities	
Residential Activities	
One dwelling per site	P
One family flat in conjunction with a dwelling on any site	P
Two or more dwellings on a site complying with the net site area standard of rule 18.10	C
Two or more dwellings on a site within a Residential (Centres Overlay) Area complying with the net site area standard of rule 18.5	C
Two or more dwellings on a site within a Residential (Centres Overlay) Area that does not comply with the net site area standard of rule 18.5	D
Comprehensive Residential Development on a site within a Residential (Centres Overlay) Area complying with the standards and terms of rule 18.28A	RD
Comprehensive Residential Development on a site within a Residential (Centres Overlay) Area not complying with the standards and terms of rule 18.28A	D
Rest homes and community care housing	P
A family flat in conjunction with a dwelling where the family flat does not comply with permitted activity standards	RD
Removal of a building from a site	P
Establishment of a relocated building from another site	C
Buildings accessory to a permitted or controlled activity which do not comply with permitted and controlled activity standards	RD
Non-Residential Activities	
Home occupations ancillary to residential activities carried out on the site	P
Home occupations ancillary to residential activities carried out on the site, which do not comply with permitted activity standards	RD
Work affecting indigenous or exotic trees in the Residential Conservation and Residential Hill Sub-zones	P
Work affecting indigenous or exotic trees in the Residential Conservation and Residential Hill Sub-zones which does not comply with the permitted activity standards	D
Veterinarian, medical and health clinics	D
Early childhood centre(s)	RD