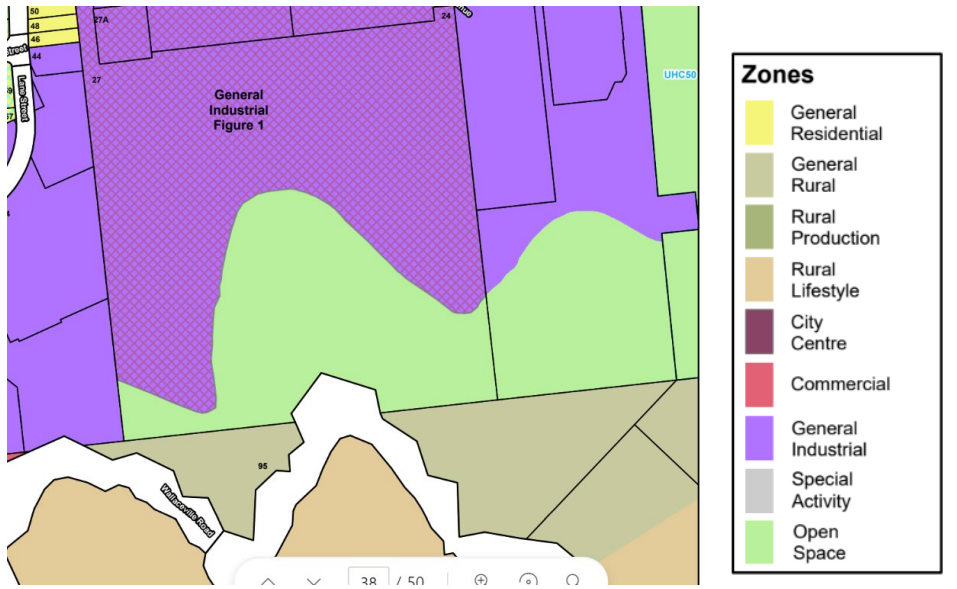


Changes to PC49/V1 sites that have arisen from the IPI.

27 Blenheim Street and 416 Maidstone Terrace

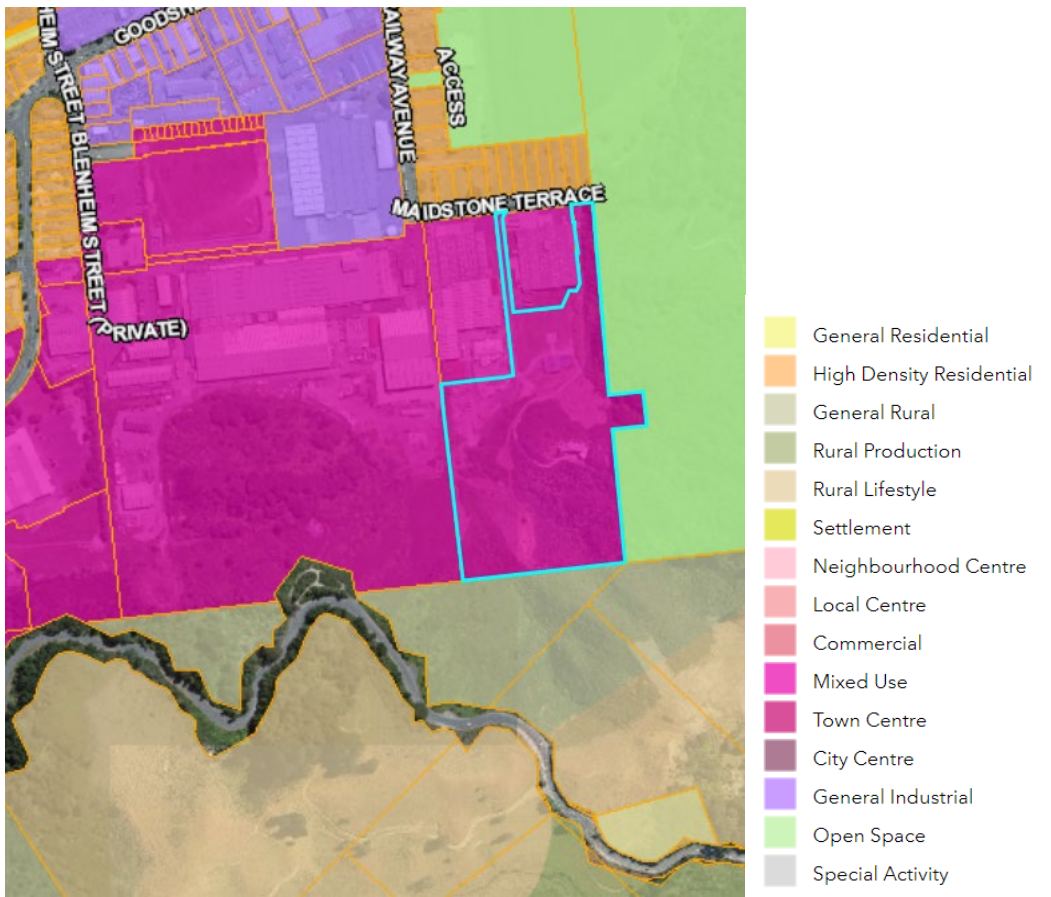
These sites were zoned open space prior to plan change 49 and the IPI being notified (see map below).



The section 42A report for PC49 notes that for 27 Blenheim Street the “zoning approach discussed with the owner through the consultation process was to extend the Industrial Zoning over the entire site”. This industrial zoning was identified in the maps notified with PC49 in August 2020 (see below)

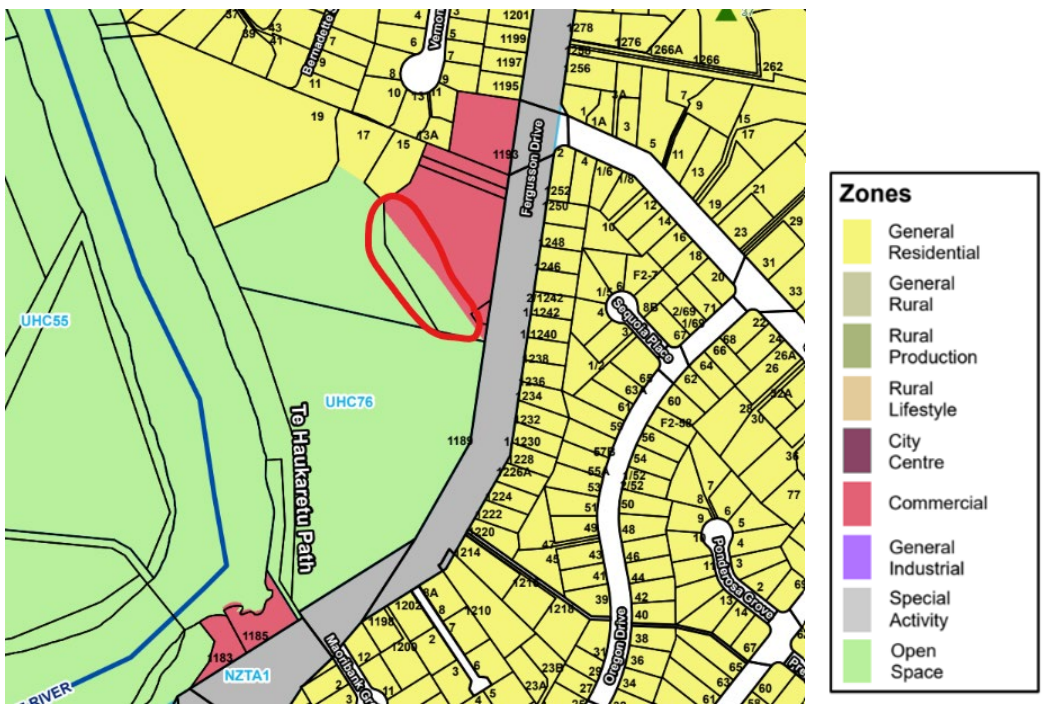


Following the notification of PC49, the IPI was notified in August 2022 and proposed a mixed use zone (see below) This mixed use zone became operative on 13 December 2023.

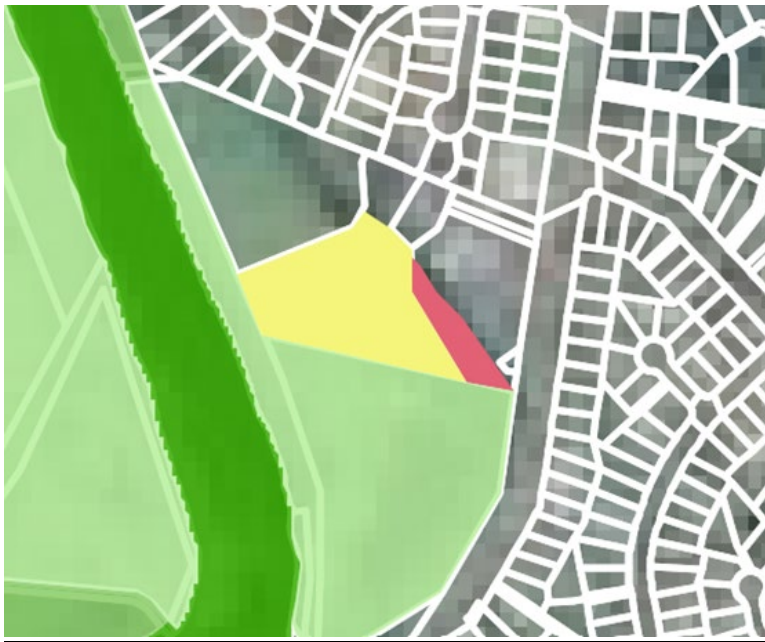


1223-1253 Fergusson Drive, Upper Hutt

Part of this site was zoned open space prior to PC49 and the IPI being notified (see areas circled in red below).

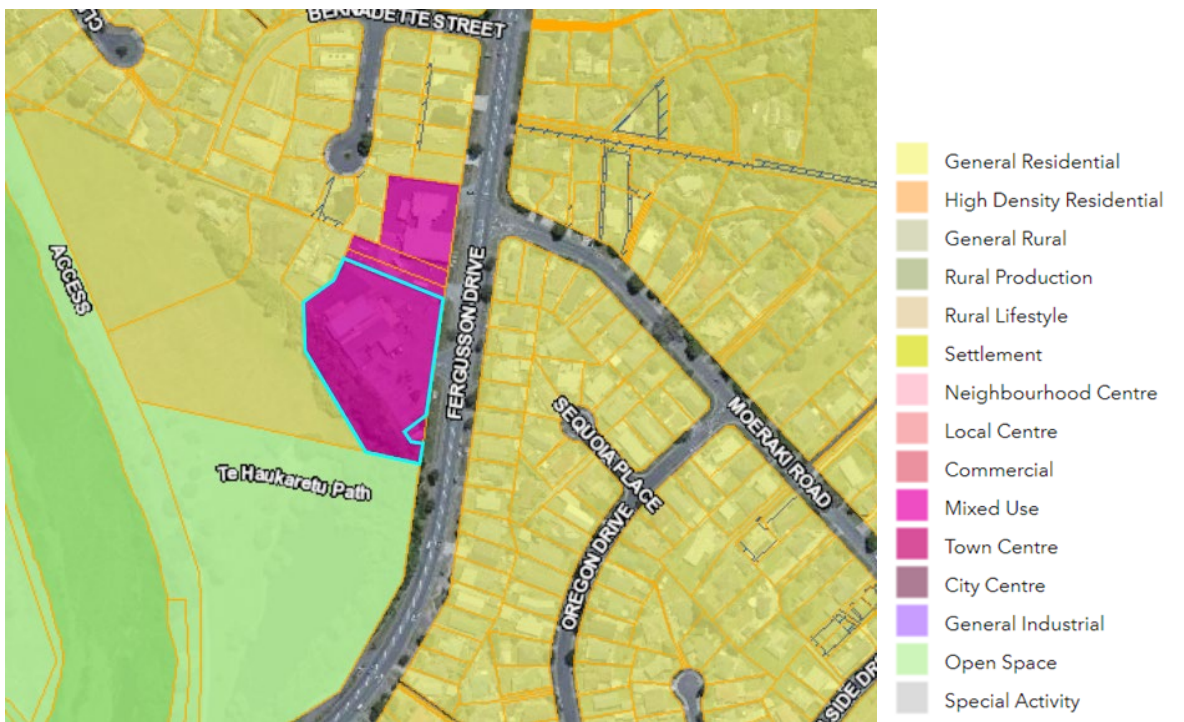


This maps notified for PC49 identified this as a commercial zone.



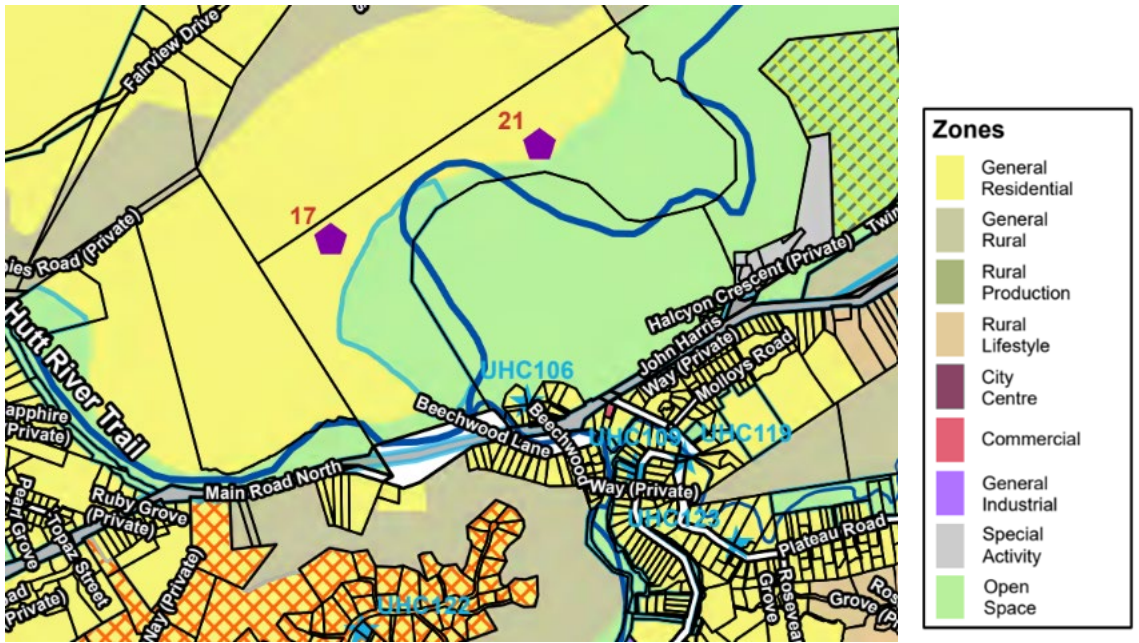
Reference Data:	Proposed Zoning:	General Rural	Special Purpose
Other Councils	Open Space	Rural Production	Commercial
City Boundary	Natural Open Space	Rural Lifestyle	General Industrial
Land Parcels	Sports & Active Recreation	General Residential	

Subsequently the IPI has zoned this mixed use (see below).



150 Gillespies Road

This site was split zoned between residential and open space prior to PC49 and the IPI being notified (see below).



PC49 as notified extended the open space zoning across the river as shown in the map below.



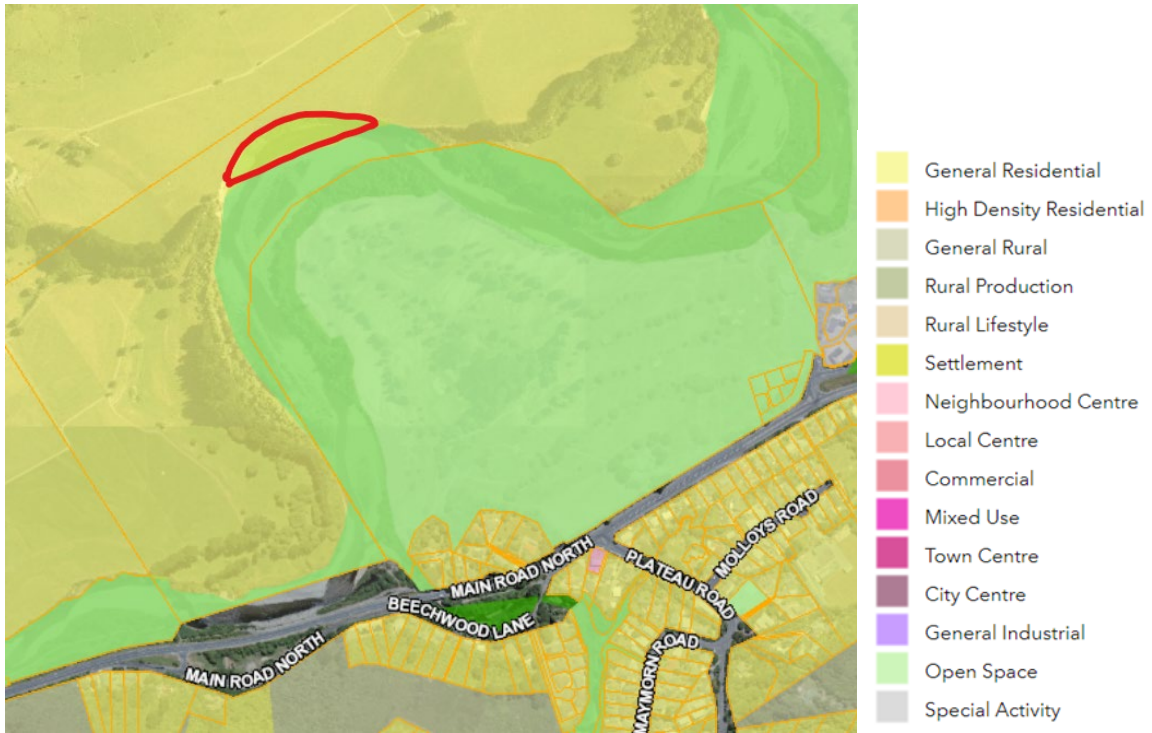
District Plan Proposed Plan Changes

Proposed Plan Change 49 - Open Spaces

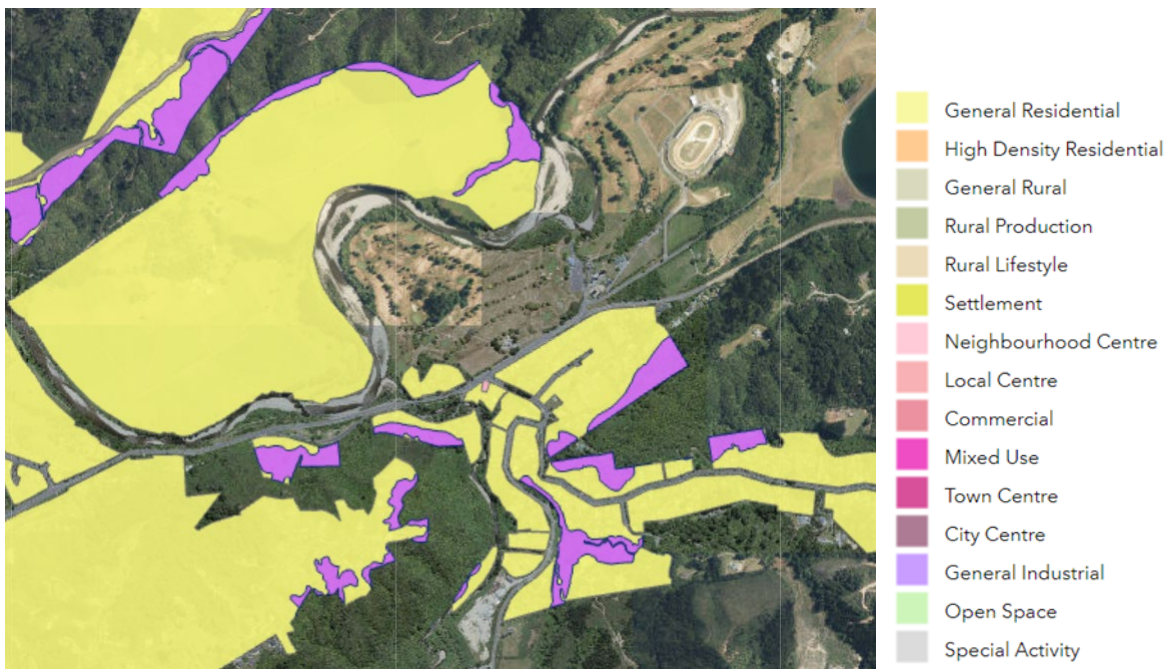
PC49 - Open Space Zones

- Open Space
- Natural Open Space
- Sport & Active Recreation

I have identified a small overlap between PC49 and the operative district plan maps for the residential zoning lying to the northwest of the open space zoning (for ease of reference this is circled in red below).

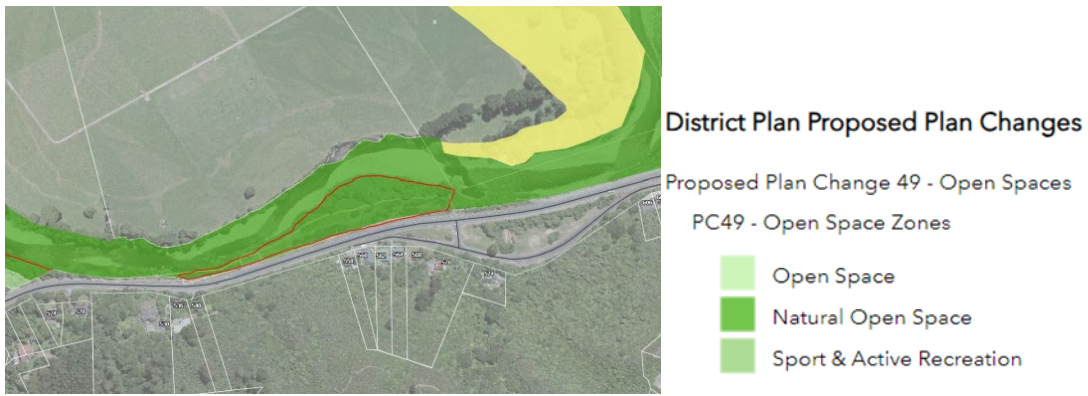


There does not appear to be an inconsistency between the IPI and PC49. This is because the part of the site circled above was not included in the IPI as notified (see below), therefore the residential zoning that pre dated both the IPI and PC49 can only be rezoned to open space as part of any decision making on PC49.



It is also noted that the section 42A report recommends that a small parcel of the Wooster and Teasdale site is proposed for rezoning from natural open space to general rural (see

below). There is no inconsistency with the IPI as the IPI did not propose rezoning this part of the site.



1 Railway Avenue

A small triangle of land was identified as residential in the PC49 maps (see yellow parcel below).



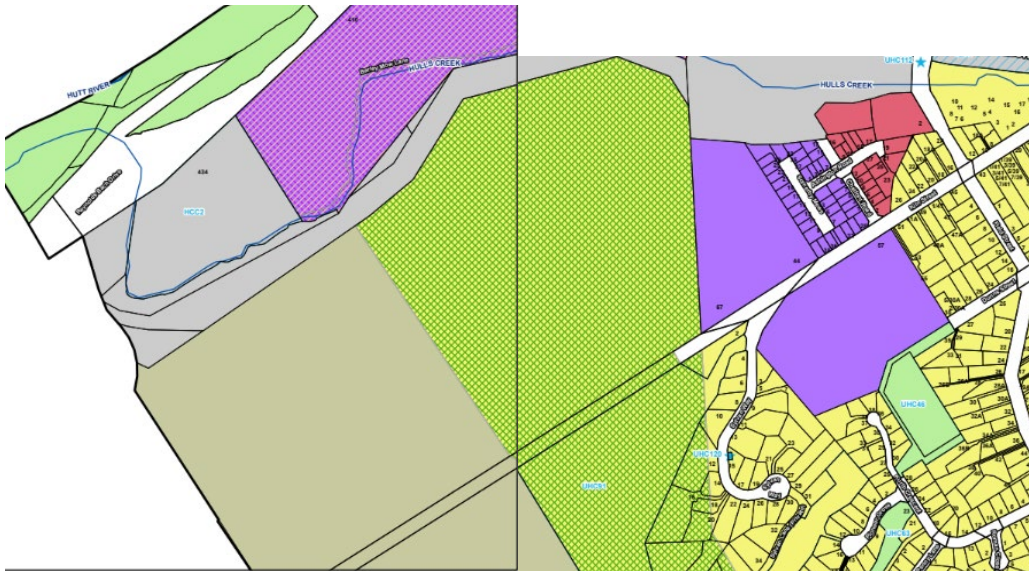
The IPI subsequently rezoned this high density residential (see below).



Site where precincts or overlays have been removed or altered as a result of the IPI process

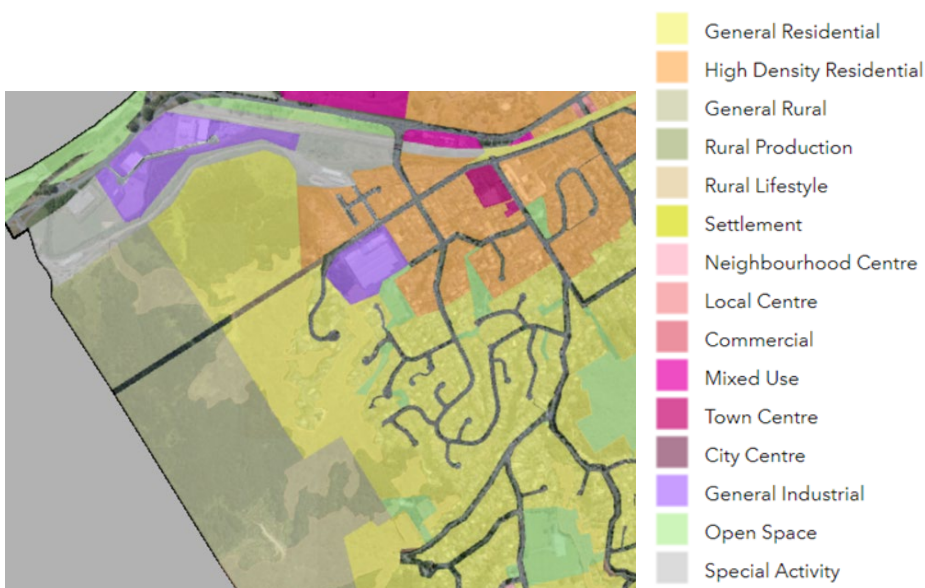
Silverstream Spur

Prior to PC49 and the IPI being notified the Silverstream Spur was zoned general residential and rural with a residential conservation overlay.



The Silverstream Spur was out of scope of PC49 and was the subject of Variation 1 to PC49. Therefore, I note an error in page 26 of the section 42A report that recommended the site should be rezoned as natural open space.

The IPI retained the split rural and residential zoning but removed the residential conservation overlay (see below).



The variation 1 to PC49 was notified in October 2022 and proposes rezoning the Silverstream Spur to Natural Open Space with a natural area overlay.

