

From: [Oleg Palinich](#)
To: [Ewen Patience](#); [Clare Wall Shaw](#)
Cc: [Unitary Plan](#)
Subject: 36a Eaglehurst Road, Ellerslie - Proposed Plan Change
Date: Thursday, 14 November 2024 10:24:49 am
Attachments: [image003.png](#)
[36a Eaglehurst Road - S32 Report \(As Amended\).pdf](#)

Hello Ewen,

Further to your advice on the above, please see attached an amended Section 32 report for submission, along with relevant documents included in the below one drive link.

https://1drv.ms/f/c/4d874ab178401629/EikWQHixSocggE3_JgAAAAAB8x2HElWXMat2E-AeblCpaA?e=a2q2mM

The updated application details includes Precinct Provisions and a Precinct Plan.

If you can please progress the application, as the applicant is anxious to receive confirmation and certainty to secure funding for the project.

Any queries, please let us know.

Kind regards / Ngā mihi

Oleg Palinich
Director

OP Planning Consultancy Ltd
e: op.planning@xtra.co.nz p: 09 2778897 m: 027 2778897

From: Ewen Patience <Ewen.Patience@aucklandcouncil.govt.nz>
Sent: Friday, 9 August 2024 12:38 PM
To: Oleg Palinich <op.planning@xtra.co.nz>
Cc: Clare Wall Shaw <Clare.WallShaw@aucklandcouncil.govt.nz>
Subject: RE: FW: 36a Eaglehurst Road, Ellerslie

Oleg hello.

Please find attached the precinct template Clare referred to; the assumption is that a Residential Mixed Housing Urban (MHU) zoning would be sought.

The rezoning options are as follows and each will have pros and cons for the applicant (short term and longer term) and should be addressed in the section 32 report:

- To rezone the Business Light Industry Zone (LIZ) site to MHU with the precinct (incorporating MDRS) over that rezoned portion. This option is in line with Council's PC 78 (Intensification Planning Instrument) which proposes that MHU apply to the existing MHS portion of the site (and residential properties in the locality).
- To rezone the whole site to MHU (with precinct). If PC 78 did not continue and become operative, or was varied/amended to remove the MDRS/MHU provisions (12-24 months away) this would leave the site (assuming the plan change was successful) with a different (greater intensity) zoning to the operative MHS of the street.
- To rezone the LIZ site to Residential Mixed Housing Suburban (MHS) with the MDRS precinct over that portion. This option is in line with the operative AUP zoning but not PC 78 (other than with respect to MDRS).
- To rezone the LIZ site to MHS but not incorporate MDRS. Note that the Council cannot 'accept' and process a private plan change that does not incorporate the MDRS (Schedule 1 clause 25(4A)) but this may be an option available at the time of the decision if the planning context enables it at that point in time.

The other options are to wait 12 months to see what the Council does with MDRS in response to the Government's intention that MDRS becomes optional (or to wait even longer until the full review of the AUP). If the MHU/MDRS proposals were removed (from this locality at least) then a straight forward rezoning from LIZ to MHS (without a precinct) would be in order

(we have no idea what Council may decide or the exact timing).

The options (and costs and benefits of each), including that no MDRS/precinct apply, should be covered in the s32 report (AEE etc.). This then provides scope for the different outcomes to be determined to suit the planning context at the time of the plan change decision.

Kind regards / Ngā mihi

Ewen Patience | Policy Planner

Planning and Resource Consents Department

Auckland Council, Level 24, 135 Albert Street, Auckland Central, NZ

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From: Clare Wall Shaw <Clare.WallShaw@aucklandcouncil.govt.nz>

Sent: Friday, August 9, 2024 8:54 AM

To: Oleg Palinich <op.planning@xtra.co.nz>

Cc: Ewen Patience <Ewen.Patience@aucklandcouncil.govt.nz>

Subject: RE: FW: 36a Eaglehurst Road, Ellerslie

Hi Oleg,

I am just completing the paperwork (thanks you for the information below, could you please advise of the applicant's

Purchase Order Number /Reference Code for this project.

We can't send invoices out without a reference number or code.

While I'm away, Ewen will be your main contact, he is copied in to this email.

I return on Monday 2 September.

Many thanks,

Clare

From: Oleg Palinich <op.planning@xtra.co.nz>

Sent: Thursday, August 8, 2024 5:22 PM

To: Clare Wall Shaw <Clare.WallShaw@aucklandcouncil.govt.nz>

Subject: RE: FW: 36a Eaglehurst Road, Ellerslie

Thanks Clare

From: Clare Wall Shaw [<mailto:Clare.WallShaw@aucklandcouncil.govt.nz>]

Sent: Thursday, 8 August 2024 4:04 PM

To: Oleg Palinich <op.planning@xtra.co.nz>

Subject: RE: FW: 36a Eaglehurst Road, Ellerslie

Kia ora Oleg,

Here is the Practice and Guidance note we looked at yesterday.

I am still waiting for the template to be signed off and have followed up this morning.

I will try and get this to you tomorrow.

Ngā mihi,

Clare

From: Oleg Palinich <op.planning@xtra.co.nz>

Sent: Thursday, August 8, 2024 4:00 PM
To: Clare Wall Shaw <Clare.WallShaw@aucklandcouncil.govt.nz>
Subject: RE: FW: 36a Eaglehurst Road, Ellerslie

Hi Clare,

Just following-up please on Council's lodgement feedback notes – to assist with my discussions with the client

Thanks in advance

Thanks

Oleg

Oleg Palinch
Director

OP Planning Consultancy Ltd

e: op.planning@xtra.co.nz p: 09 2778897 m: 027 2778897

From: Oleg Palinch [<mailto:op.planning@xtra.co.nz>]
Sent: Wednesday, 7 August 2024 12:11 PM
To: 'Clare Wall Shaw' <Clare.WallShaw@aucklandcouncil.govt.nz>
Subject: FW: FW: 36a Eaglehurst Road, Ellerslie

Hi Clare

FYI – Application details below.

Thanks

Oleg

From: Ramy Salim [<mailto:ramy.salim@gjgardner.co.nz>]
Sent: Wednesday, 7 August 2024 9:51 AM
To: Oleg Palinch <op.planning@xtra.co.nz>
Subject: Re: FW: 36a Eaglehurst Road, Ellerslie - URGENT

Hi Oleg,

Apologies for the delay, I have been on sick leave.

I have filled in the information and passed on to the accounts department.

Applicant/Requiring Authority (RA): Apexone Ltd Address (Physical) of applicant/RA: 37 Erima Avenue, Point England, Auckland 1072 Contact Email/s for Billing: Apexonenz@hotmail.com Contact Name/s: Deng G Jaun Contact Phone Number/s: 02102281781 Project name to go on invoice: Eaglehurst Road Purchase Order Number /Reference Code: TBC by accounts	
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