

AUCKLAND UNITARY PLAN OPERATIVE IN PART

PROPOSED PLAN CHANGE 114 (Private)

36A Eaglehurst Road, Ellerslie

SUMMARY OF DECISIONS REQUESTED

Enclosed:

- **Explanation**
- **Summary of Decisions Requested**
- **Submissions**

Explanation

- You may make a “further submission” to support or oppose any submission already received (see summaries that follow).
- You should use Form 6.
- Your further submission must be received by 25 July 2025
- Send a copy of your further submission to the original submitter as soon as possible after submitting it to the Council.

Summary of Decisions Requested

Plan Change 114 (Private) - Eaglehurst Road

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
1	1.1	Kullasit Chutipongpisit	kullasitc@gmail.com	Decline the plan change, [inferred] retain the Business-Light Industry zoning at 36A Eaglehurst Road.
2	2.1	Jennifer Gosse	ianandiennifer@xtra.co.nz	[Inferred] Decline the plan change; retain the Business-Light Industry zoning at 36A Eaglehurst Road.
3	3.1	Logan Horton	logan.horton@live.com	Decline the plan change, [inferred] retain the Business-Light Industry zoning at 36A Eaglehurst Road.

Submissions

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 114 - Kullasit Chutipongpisit
Date: Tuesday, 3 June 2025 11:45:52 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kullasit Chutipongpisit

Organisation name:

Agent's full name:

Email address: kullasitc@gmail.com

Contact phone number:

Postal address:
 5/36 Eaglehurst Road
 Ellerslie
 Auckland 1060

Submission details

This is a submission to:

Plan change number: Plan Change 114

Plan change name: PC 114 (Private): Eaglehurst Road

My submission relates to

Rule or rules:

Property address: 36A Eaglehurst Road, Ellerslie, Auckland

Map or maps: plan change

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I do not support the proposed plan change. I do not think that increasing the residential units number will result in better quality of housing/living for the new residents. The existing lot will already provide for 19 units. I think this is too much number of units for this size of land already. By changing the plan from current light industrial to mixed housing suburbab 5 more townhouses can be built bringing the the total to 24. I think this is not suitable given the limited areas and there will be competition for on-street parking from the surrounding area.

I dont think that the new 5 units should live next to the parking lot which separated it from the surrounding light industrial area. I support the status quo.

I or we seek the following decision by council: Decline the plan change

Submission date: 3 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 114 - Kullasit Chutipongpisit
Date: Tuesday, 10 June 2025 10:30:40 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kullasit Chutipongpisit

Organisation name:

Agent's full name:

Email address: kullasitc@gmail.com

Contact phone number:

Postal address:
5/36 Eaglehurst Road
Ellerslie
Auckland 1060

Submission details

This is a submission to:

Plan change number: Plan Change 114

Plan change name: PC 114 (Private): Eaglehurst Road

My submission relates to

Rule or rules:

Property address: 36A Eaglehurst Road, ellerslie

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
supplementary to previous submission: I oppose to changing the zone to mixed suburban housing as the soil is contaminated with lead.

This will be cause significant health and safety issues during the construction, let alone letting anyone living in the area should construction is completed.

I or we seek the following decision by council: Decline the plan change

Submission date: 10 June 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Jennifer Gosse](#)
To: [Unitary Plan](#)
Subject: Plan Change 114 (Private) - 36A Eaglehurst Road, Ellerslie
Date: Sunday, 22 June 2025 8:10:07 pm

Attention: Planning Technicians, Planning & Resource Consents

I am the owner of 13A Eaglehurst Road, diagonally opposite 36A Eaglehurst Road, Ellerslie. **I object to any change by way of rezoning the rear portion of the site from Business Light Industry to Residential Mixed Housing Suburban, for the following reasons:**

2.1

1. **Quiet Enjoyment.** When a ratepayer purchases a property they expect and have a right to "quiet enjoyment" of their site. The change proposed will further detrimentally affect the quiet enjoyment of my property, through increased traffic, more roadside parking, change to the local environment through the removal of numerous trees and shrubs on 36A and the higher level of danger to pedestrians and residents having to negotiate the further increase in vehicle movements.
2. **Traffic.** Due to continuous infill housing in recent years the traffic flow and movement has measurably increased on Eaglehurst Road. On most days due to concentrated parking on both sides of the road (and due to Council allowing infill housing without enough onsite car parking for residents) Eaglehurst Road becomes one way only. It is further exacerbated by the parking at various times of heavy trucks and vans in the street.
3. **On Road Parking.** More residences to be constructed on the 36A site will add to the already total saturation of on road car parking most days and nights. What thought has been given to (a) the already approved building of 19 residences on this site and the overflow parking from it that will seek parking roadside on Eaglehurst Road and (b) the ability of long term residents to park outside their own property?
4. **Traffic Management.** In considering changes to a plan such as this one, do planners and decision makers actually visit the site/road at various times to ascertain for themselves the issues present residents have daily to contend with (a) overfull roadside car parking; (b) narrow dangerous roadway; (c) considerable commercial traffic both emanating from and to the Ellerslie/Panmure Highway; (d) large, long vehicles being parked on the roadside; (e) dangerous access for residents from each of their own sites onto Eaglehurst Road due to cars and trucks obscuring views?
5. **Dangerous egress/exit for existing residents and pedestrians.** When Eaglehurst Road is full of parked cars, vans and trucks it is difficult due to lack of ability to view traffic and sometimes pedestrians when leaving and returning to my property. That is my experience now. How that will look once 19 more residences are constructed, each with one or more vehicles, and the present commercial site could invariably mean a congested unsafe street. Hence the reason for objecting to the plan change.
6. **Environmental concerns.** Site 36A has always had many trees, hedges and shrubs across it and it is a nesting and roosting place for many hundreds of birds all year round. Continual destruction of our environment is detrimental to human life and especially to our flora and fauna. Much greater care needs to be taken when existing sites like this one are proposed for a plan change.

I ask that planners and the decision makers, before any proposed change is agreed, visit Eaglehurst Road at different times of the day/night to see for themselves the present traffic/parking situation residents have to contend with and take a future look at how this will change if the proposed plan is agreed.

I have lived in this location for 34 years and believe that, as a ratepayer, my concerns for my ability to quietly enjoy my property should have priority consideration alongside

changes such as those proposed for 36A Eaglehurst Road.
Thank you.
Jennifer Gosse
Owner and Ratepayer of 13A Eaglehurst Road, Ellerslie

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 114 - Logan Horton
Date: Sunday, 22 June 2025 10:46:13 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Logan Horton

Organisation name:

Agent's full name:

Email address: logan.horton@live.com

Contact phone number: 0212059939

Postal address:
2/36 Eaglehurst Road
Ellerslie
Auckland 1060

Submission details

This is a submission to:

Plan change number: Plan Change 114

Plan change name: PC 114 (Private): Eaglehurst Road

My submission relates to

Rule or rules:

Property address: 36a Eaglehurst Road

Map or maps:

Other provisions:
The use of the land for residential housing.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Submission in Opposition to Proposed Development Plans

I wish to formally object to the proposed change of plans from LIZ to MHS, to ultimately increase the number of residential dwellings on the property in question, which aims to currently accommodate 19 houses—far exceeding the density of surrounding properties. I believe this change would negatively impact the local environment, infrastructure, and overall liveability of the area.

****Traffic and Parking Pressures****

This section of the street is already constrained by yellow lines that prohibit parking across the road, limiting available spaces not only for residents but also for visitors and service vehicles. Increasing the number of dwellings to 19 would dramatically escalate both traffic volume and parking demand, putting further strain on an already overburdened street with the 19 dwellings. The nearby religious centre occupies a significant portion of roadside parking, particularly on weekends, while fencing on

the opposite side of the street further restricts vehicle placement. The cumulative impact would create unsafe congestion and inconvenience for the wider neighbourhood.

****Bin Collection and Streetscape Impacts****

A development of this scale would result in a large number of waste, compost and recycling bins being placed curbside on collection days. There is insufficient street frontage to accommodate this many bins without spilling onto neighbouring properties, potentially blocking footpaths and driveways, and detracting from the visual and functional quality of the street.

****Proximity to Industrial Noise Sources****

Having lived in this area, we are acutely aware of the noise levels generated by nearby industrial activity. This proximity makes the site ill-suited for additional residential dwellings and raises concerns about the future well-being of residents who might be unprepared for such environmental conditions. With 38 Eaglehurst recently been granted new consents including for air discharge consents (February 2025), there is no opportunity for those who would live there to question these consents.

****Environmental and Community Considerations****

The area in question currently serves as a haven for local birdlife, insects, and native flora. Preserving this as green space would benefit both biodiversity and community wellbeing. Converting it into high-density housing would strip the area of much-needed natural habitat and compromise the suburban character that residents value.

****Noise Pollution and Community Impact****

Increased traffic due to an increase of residential dwellings adjacent to existing homes would lead to elevated levels of noise pollution. Given the alignment of driveways and the layout of current properties, additional traffic will have a noticeable auditory impact on residents.

****Concerns Regarding the Pōhutakawa Tree****

The site features a prominent and culturally significant Pōhutakawa tree (notable). A shared responsibility for the care of this tree among numerous dwellings introduces a higher risk of neglect, disputes, or accidental damage—especially from residents with limited proximity to or appreciation of its value.

In summary, the proposed changes do not align with the character, capacity, or needs of our neighbourhood. We strongly urge the council to reject this proposal in favour of preserving the unique environmental and social fabric of our community.

I or we seek the following decision by council: Decline the plan change

Submission date: 22 June 2025

3.1

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.