

BEFORE THE INDEPENDENT HEARINGS PANEL

UNDER the Resource Management Act 1991 (RMA)
IN THE MATTER of the Far North District Council Proposed District Plan
Hearing 15D: Rezoning Kerikeri-Waipapa

**STATEMENT OF EVIDENCE OF BURNETTE ANNE O'CONNOR ON BEHALF
OF TURNSTONE TRUST**

PLANNING

1 July, 2025

INTRODUCTION

- 1 My full name is Burnette Anne O'Connor
- 2 I have been engaged by Turnstone Trust (**Turnstone**) – Submitter Number 499 to provide independent expert advice on the Proposed Far North District Plan (**PDP**).
- 3 This evidence relates to Turnstone's submission on Hearing 15D: Rezoning Kerikeri-Waipapa. Turnstone own approximately 29 ha of land at 126 Kerikeri Road (and associated landholdings), between an existing residential area and the Kerikeri River (**The Site**), which is proposed to be zoned General Residential Zone (**GRZ**) under the PDP. Turnstone's submission (**The Proposal**) seeks a mix of GRZ and Mixed Use Zone (**MUZ**).
- 4 I have visited the Site and am familiar with the area.

QUALIFICATIONS AND EXPERIENCE

- 5 I am a planner and the sole Director of The Planning Collective Limited. I hold the qualification of Bachelor Resource and Environmental Planning (Hons) obtained from Massey University in 1994. I am a full member of the New Zealand Planning Institute and a member of the Resource Management Law Association. I have been accredited under the Ministry for the Environment's "Making Good Decisions" programme as a Commissioner and Chair.
- 6 I have over 28-years' experience as a planner. I have worked as an independent planning consultant for the last 24 years.
- 7 I have been involved in numerous land use and subdivision proposals, coastal and residential consenting matters, plan review processes and private plan change requests. I also provide policy advice to local authorities. A statement of my relevant experience is appended as Attachment A.
- 8 I worked for Far North District Council from late 1994 – 1996 as a planner and continued work between 2002 and approximately 2013 providing planning consultancy services to the Far North District Council. I have been the Council's planning expert witness in many Environment Court matters. My previous business – OPC, prepared the Kerikeri

Waipapa Gateways document for the Council in 2010, including assisting the council with public engagement.

- 9 The Planning Collective (TPC) was engaged by Turnstone in 2020 to assist with the planning aspects pertaining to their intended development of land on Kerikeri Road – the Site. Since 2020, TPC has prepared and obtained a Certificate of Compliance for vegetation removal on the Site; resource consent for super lot subdivision; and prepared and lodged the Submission and Further Submissions to the PDP.
- 10 I am familiar with the Kerikeri area and I have visited the subject site on several occasions, including undertaking detailed walkovers of the Site.
- 11 My relevant recent experience includes:
 - (a) Preparing plan change applications, including contributing to and project managing structure planning exercises, for urban rezoning at Warkworth – Plan Change 25 (now operative) and the proposed Arvida Plan Change for urban development to the north-east of Warkworth.
 - (b) Preparing and project managing a private plan change application to the Operative Kaipara District Plan – Plan Change #85 – Mangawhai East.

CODE OF CONDUCT

- 12 Although this is not a hearing before the Environment Court, I record that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and agree to comply with it.
- 13 I confirm that the issues addressed in this brief of evidence are within my area of expertise, except where I state that I have relied on the evidence of other persons. I have not omitted to consider material facts known to me that might alter or detract from the opinions I have expressed.
- 14 I note that I have also been engaged by Kiwi Fresh Orange Company Ltd to provide evidence in respect of Hearing 15D: Rezoning Kerikeri-Waipapa. This engagement does not impede my ability to provide independent opinion to the Hearings Panel in accordance with the Code of Conduct.

SCOPE OF EVIDENCE

- 15 The focus of my evidence is to assess the rezoning sought in relation to the statutory requirements and the Guidance Criteria for Rezoning Submissions set out in Final Minute #14 of the Independent Hearings Panel – Rezoning Criteria and Process. Consequently my evidence is structured as follows:
- (a) Addressing the Guidance Criteria for Rezoning Submissions set out in Final Minute #14 of the Independent Hearings Panel – Rezoning Criteria and Process
 - (b) Statutory Context and Assessment
 - (c) Conclusions
- 16 In preparing this evidence I have reviewed:
- (a) The adopted Spatial Plan for Kerikeri Waipapa – Te Pātukurea
 - (b) The Far North Housing and Business Development Capacity Assessment
 - (c) The Northland Regional Policy Statement
 - (d) Relevant National Policy Statements; Environmental Standards and the National Planning Standards.
 - (e) Relevant Hearing reports such as the s42A report for Hearing 14 - Urban

SUMMARY OF EVIDENCE

- 17 The evidence supports the Turnstone submission that seeks to rezone approximately an additional 7.7-hectares of land as Mixed Use. The PDP shows that land as General Residential. The submission also seeks to rezone land shown in the PDP as Mixed Use to Town Centre zone given the role of the Kerikeri town centre as the economic and commercial hub of Far North district.
- 18 My planning evidence is based on urban design evidence prepared by Grant Neill and an economic assessment prepared by Insight Economics and associated evidence prepared by Mr Colegrave.

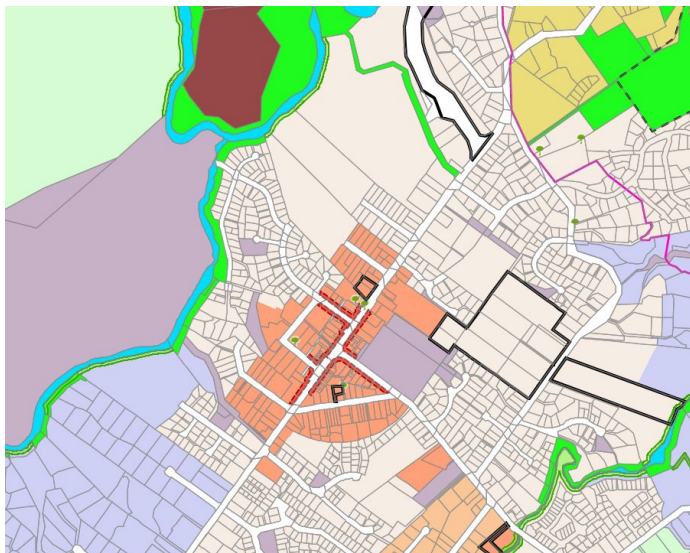
- 19 The zoning reconfiguration sought is the best and most appropriate option to achieve the purpose of the RMA, give effect to the NPS UD and the Northland RPS.
- 20 The rezoning sought will achieve better economic outcomes and consequently better social and community outcomes. The land is connected to the town centre and is available for development. The land can be serviced and the Mixed Use zoning will align with the proposed road connection through to connect to the Heritage Bypass.

BACKGROUND

- 21 Turnstone own approximately 29-hectares of land at Kerikeri Road as shown in the submission lodged and, in the snip, below:



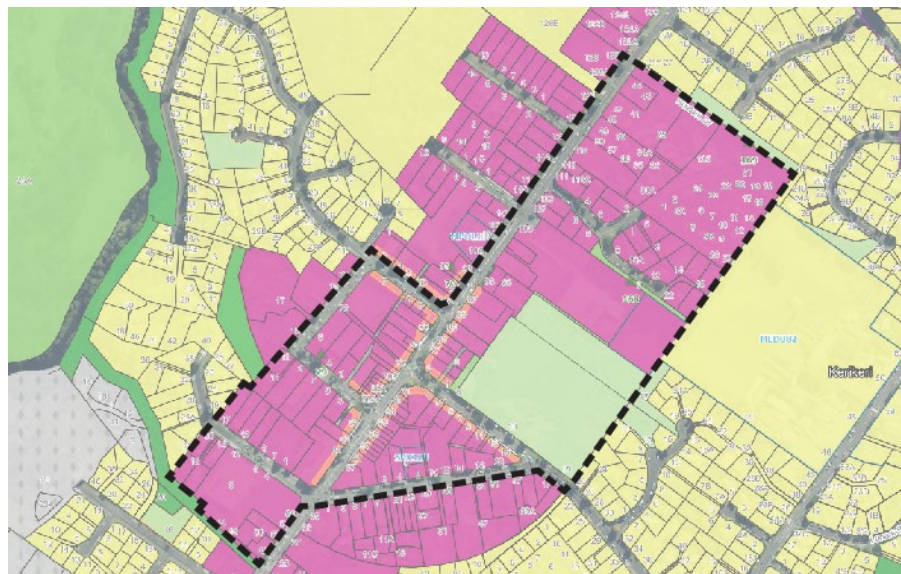
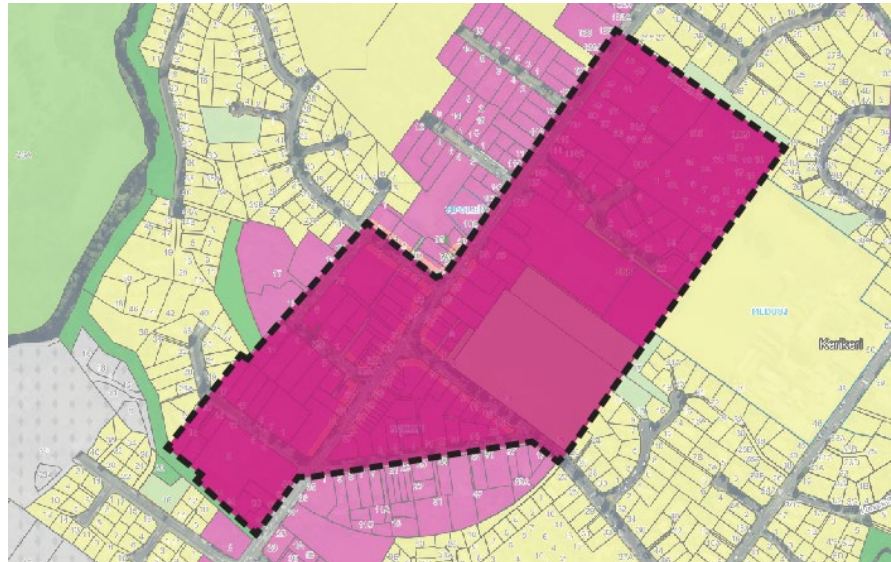
- 22 The land is currently zoned Residential as shown on the Operative Plan map below:



- 23 The Submission seeks a portion of the land be zoned Mixed Use and that the PDP employs a more sophisticated range of zones, as enabled in the National Planning Standards e.g. apply Town Centre zoning to the main commercial area of Kerikeri town centre with Mixed Use around the Town Centre.
- 24 The extent of the Mixed Use zoning, approximately an additional 7.7-hectares, sought on the Submitters' land, along with an extension onto other land to ensure a robust, logical, clear and defensible boundary, is shown in the figure below:



- 25 The indicative area of the existing town centre, proposed to be rezoned from Mixed Use to Town Centre zone, is shown in the snip below:



26 The National Planning Standards state the description for the Town Centre zone as follows:

Areas used predominantly for:

- *in smaller urban areas, a range of commercial, community, recreational and residential activities.*
- *in larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs.*

27 The description for the Mixed Use zone in the National Planning Standards is:

Areas used predominantly for a compatible mixture of residential, commercial, light industrial, recreational and/or community activities.

28 The Residential zoning proposed for the remainder of the Turnstone land is supported.

29 This evidence is informed by the expert evidence from Grant Neill – Urban Design and the evidence of Fraser Colegrave – Economics.

CONTEXT

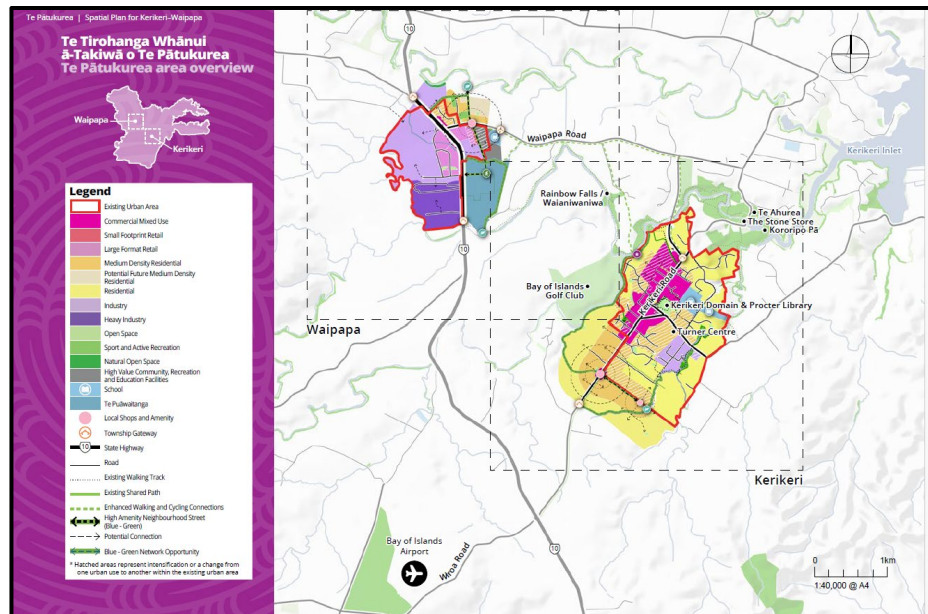
S75 Resource Management Act

30 Section 75 (3) of the Resource Management Act (**RMA**) states that a district plan must give effect to any national policy statement and any New Zealand coastal policy statement and a national planning standard and any regional policy statement. Section 75 (4) states that a district plan must not be inconsistent with (b) a regional plan for any matter specified in section 30 (1).

31 Section 31 of the RMA sets out the functions of territorial authorities. Section 31(aa) pertains to the establishment, implementation, and review of objectives, policies and methods to ensure sufficient development capacity in relation to housing and business land in urban areas to meet the expected demands of the region. Development capacity is defined in s30 to mean the capacity required to meet the expected short and medium term requirements, and the long term requirements.

Te Pātukurea – Kerikeri Waipapa Spatial Plan Adopted 18 June 2025

32 The Adopted Spatial Plan identifies that some of the land Turnstone seeks to be zoned Mixed Use is appropriate for that purpose, and that another portion be upzoned to Medium Density Residential. These areas are indicated with the hatching on the Adopted Spatial Plan map below with the purple reflecting Mixed Use and the orange colour representing Medium Density Residential.



33 Section 3 of the Spatial Plan, on page 17, sets out the Key elements of the Spatial Plan. Of relevance to this submission includes:

- *Establishing walkable catchments to support a compact and sustainable urban form*
- *Providing for 20-40% of residential growth through intensification, enabling medium-density development within established centres in Kerikeri and Waipapa, where appropriate. This approach supports greater housing choice and affordability by allowing for duplexes, terraces, and walk-up apartments*
- *Enabling commercial and industrial growth in Kerikeri which supports its role as the key economic hub for the district*
- *Enabling town-centre growth and intensification of commercial development in both Kerikeri and Waipapa, including promoting a more functional layout for large-format retail within the two townships.*

34 The Submission and extension of the Mixed Use zoning sought generally aligns with the outcomes sought in Te Pātukurea because:

- (a) The zoning sought will enable growth through intensification within the walkable catchment of Kerikeri town centre.
- (b) The Mixed Use zoning will provide additional land adjacent to the existing town centre for commercial development.
- (c) The land is available for development and can be serviced.

GUIDANCE CRITERIA FOR REZONING SUBMISSIONS

- 35 Independent Hearing Panel Minute 14 sets out guidance criteria for the rezoning submissions given evidence is to be provided ahead of the s42A report (reverse process). The following sections assess the Turnstone rezoning proposal against those criteria. I address higher order direction first, then the remaining criteria from Minute 14.

Higher order direction

National Policy Statement Urban Development

- 36 My opinion is informed by, and relies on, the expert economic evidence and appended economic report prepared by Insight Economics (Mr Colegrave).
- 37 I consider Far North is a Tier 3 local authority because it has an Urban Environment as defined in the National Policy Statement on Urban Development (**NPS UD**). The question of whether Far North has an Urban Environment was addressed in Hearing 1. A decision has not yet been released.
- 38 Because Far North District Council (the Council) is Tier 3 the provisions of the NPS UD are relevant. As stated in s75 (3) of the RMA a District Plan must give effect to a NPS, the New Zealand Coastal Policy Statement and any regional policy statement.
- 39 Clauses 3.2 and 3.3 state that every Tier 1, 2 or 3 local authority must provide sufficient development capacity to meet expected demand for housing (3.2) and business land (3.3).
- 40 As set out in the economic assessment report prepared by Insight Economics, and the evidence of Mr Colegrave¹ additional land is required for business purposes as the land identified in the PDP is not realistically, or feasibly, available for development in the foreseeable future.

The PDP proposes 16.4 hectares of additional MUZ land, but a detailed site-by-site analysis revealed that over 90% of this land is already developed or otherwise constrained. Only six parcels, totalling 1.4 hectares, are realistically available for development. In addition, most

¹ EIC Fraser Colegrave, Economics, paragraphs 15 and 16

existing buildings within the developed MUZ were constructed after 1990, limiting redevelopment potential, at least over the near term.

In contrast, the proposal would enable approximately 7.7 hectares of contiguous, undeveloped land that is immediately suitable for commercial development. The greenfield nature of the site supports greater flexibility for built form and enables a wider range of commercial activities than other PDP MUZ sites, many of which are embedded within residential environments or lack development flexibility due to their size, shape, or surrounding uses.

- 41 What constitutes a well-functioning urban environment is set out in Policy 1 of the NPS UD.
- 42 The urban design evidence of Mr Neill also confirms that the location of Mixed Use zoning sought in the Submission achieves a better outcome, in terms of a well-functioning urban environment, than the PDP extent and location of Mixed Use zoning. Specifically Mr Neill states that the ability to have commercial uses both sides of a planned road connection is *more efficient for accessibility and movement*²; this in turn supports a reduction in greenhouse gas emissions.
- 43 In addition, I note that the location of the Submitters' land is more proximate to open spaces, natural spaces and will have overall better and more direct connection to the existing town centre.
- 44 In my opinion, the Submitters' land is a better location for extension of the Mixed Use zone than the location identified in the PDP. In any event, even if the PDP Mixed Use zoning is retained, the Turnstone land is also required for the reasons stated in Mr Colegrave's evidence – the land is available for development now and can be serviced.

Northland Regional Policy Statement

- 45 The PDP must give effect to the Northland Regional Policy Statement (**RPS**). The most relevant provisions of the RPS pertaining to the submission are the objectives and policies relating to:
- Enabling economic well-being
 - Regional Form

² EIC, Grant Neill, Urban Design, paragraph 31

- 46 Zoning the Submitters' land Mixed Use, as sought will give effect to objective 3.5 – Enabling economic wellbeing, because the location will be attractive for business activities and investment given the proximity to the town centre and the high amenity associated with the close proximity to the river and Fairy Pools reserve.
- 47 The objective and relevant provisions for regional form – 3.11 and 5.1 are also given effect to by the Mixed Use zoning sought in the Submission because:
- The location for Mixed Use zoning achieves the urban design guidelines in Part B of Appendix 2 of the RPS, specifically character, choice, connections.
 - The location achieves Part A of Appendix 2 because the area is well connected to the existing Kerikeri town centre, has good existing and planned access, can be serviced and will deliver positive urban outcomes in terms of amenity, character and improvement to multi-modal connections.
 - Will ensure a positive transition between land uses.
 - Provides better opportunities to enhance sense of place and a quality urban character for Kerikeri town centre than the PDP identified areas.
- 48 The Mixed Use zoning sought will give effect to the Northland RPS.

Strategic Direction

- 49 The proposed extension to the Mixed Use zone and zoning the main Kerikeri town centre as Town Centre zone, will achieve the Strategic Direction by contributing to the sustainable prosperity and well-being of Kerikeri and the wider area through increasing economic vitality in the Town Centre zone and providing land for a wide range of supporting activities immediately adjacent to the Town Centre.
- 50 The proposed zoning also aligns well with Far North 2100 (80 year strategy for the district), which the Strategic Direction references because the proposed zoning will facilitate and provide opportunity for greater economic growth and higher quality urban environments, which in turn have positive social and community effects.

- 51 The proposed zoning aligns well with the objectives for economic and social wellbeing, in particular creating a sense of place – this will be better encouraged by applying Town Centre zone to the existing main Kerikeri Town Centre and providing for a high earning diverse local economy
- 52 Urban form and development objectives are also achieved by the proposed zoning because the proposed zone layout will facilitate urban growth and development within the existing Kerikeri Centre and will provide the opportunity for a more diverse range of business and housing activities to occur.

Alignment with Zone Outcomes

- 53 The PDP proposes only three business zones – Mixed Use and Light and Heavy Industrial zones.
- 54 As sought in the submission a more sophisticated range of zones is required to achieve economic prosperity and to adequately provide for a wide range of business activities. Zoning Kerikeri town centre as Town Centre zone will secure that area as the main business and commercial hub of the district and encourage the vitality and vibrancy that should be associated with a town centre without that vitality and vibrancy being diluted by too wide a range of activities or inappropriate activities that adversely impact on town centre character.
- 55 Zoning Kerikeri town centre Town Centre zone will better achieve the Strategic Direction with respect to economic prosperity and social wellbeing, as well as urban form and development.
- 56 The proposal aligns well with the zone outcomes sought for the Mixed Use zone by providing sufficient, development enabled land directly connected to the existing town centre to provide for commercial, community and civic activities. The fact the land is largely in one ownership and is available for development now and into the foreseeable future are important considerations as is the location with respect to the existing town centre and the planned future road connection through to the Heritage Bypass.
- 57 As stated above, the proposed zoning will positively contribute to the vibrancy, safety and amenity of Kerikeri town centre.

Reasons for the Request

- 58 The Submission seeks a broader range of zonings for the business areas. Given the important, and acknowledged role, of Kerikeri town centre to the economic vitality of the Far North, it is important that the zoning of the main commercial centre will facilitate optimal economic and urban design outcomes now and into the future, i.e., the life of the PDP.
- 59 As set out in the evidence of Mr Neill the limited range of commercial zones potentially limits the opportunities for good urban outcomes and the Mixed Use zone becomes a blunt tool for attempting to achieve positive urban design outcomes for the commercial / business areas in terms of the stated vibrancy and vitality objectives.

Assessment of Site Suitability and Effects of Rezoning

- 60 The evidence of Mr Neill confirms that accepting the zoning sought in the submission will consolidate Kerikeri's CBD *proactively creating a pedestrian-friendly, vibrant and community focussed town centre*³.
- 61 The proposed Mixed Use zone will improve urban outcomes with respect to urban design by *prioritising Mixed Use along major roads ensuring consistent land use on both sides... fostering a legible and efficient land use pattern*.
- 62 The economic evidence of Mr Colegrave confirms that the proposed *Mixed Use zone extension will support greater flexibility for built form and enables a wider range of commercial activities than other PDP MUZ sites*⁴
- 63 In terms of retail demand effects, Mr Colegrave's evidence (paragraph 20) describes the scenarios tested and states that *Scenario 3, the most intensive, showed a 14% overall retail impact, which is expected to be mitigated over time through natural demand growth and is not considered likely to generate significant adverse effects*.

³ EIC, Grant Neill – Urban Design, paragraph 13 (c)

⁴ EIC, Fraser Colegrave, paragraph 16

- 64 The proposed zoning will generate positive economic and social effects in terms of employment opportunity. Paragraph 21 of Mr Colegrave's evidence states that:

Depending on the eventual mix of commercial uses, the proposal could support up to 1,120 new jobs, with an average estimate of 600 jobs. This would improve employment self-sufficiency and reduce the need for residents to commute to other areas. The district currently has 47 core retail jobs per 1,000 residents – well below the national average of 66 – suggesting room for improvement in local service provision.

- 65 Overall the effects of the proposed zoning pattern are assessed to be positive. The proposed zoning will:

- (a) Unlock materially more developable land than the PDP zoning.
- (b) Result in an optimal urban form for the immediate Kerikeri town centre environs.
- (c) Provides a more optimal outcome in terms of facilitating vitality and vibrancy in the town centre thereby providing greater opportunities for economic growth, social and community wellbeing.
- (d) Create positive urban design outcomes, both now and into the future, in terms of compatible land uses, legibility, connectivity.
- (e) Deliver local economic benefits without undermining existing centres.

- 66 The Turnstone land is considered the best / most optimal location for providing the required capacity for business land to support the urban growth of Kerikeri because the land is held in one ownership, is available for development now and will provide a quality urban form for the Kerikeri town centre.

Consultation and Engagement

- 67 No specific consultation or engagement has been undertaken with respect to the zoning sought. However, further submissions were received from community groups Our Kerikeri and Vision Kerikeri, indicating support for the extension to the Mixed Use zoning.
- 68 As development plans for the land are firmed up the landowner / applicant, will continue to engage with the community.

S32AA Evaluation

- 69 A s32AA evaluation is required only for any changes that have been made to, or are proposed for, a proposal since the evaluation report for the proposal was completed.
- 70 The Council prepared s32 reports with respect to the zoning and provisions contained in the PDP.
- 71 The Submission lodged contained commentary on the FNDC BERL Commercial Land Demand Project Report that formed part of the Urban section of the s32 report.
- 72 The Council s32 report states that the assessed demand for commercial land was highest in Kerikeri and Waipapa with 14-hectares being required in the next 10-years. This is based on the BERL assessment report which is dated 2017.
- 73 The Council identified 16.4 hectares of additional Mixed Use zoned land in Kerikeri; however, as addressed in Mr Colegrave's and Mr Neill's evidence the proposed 7.7 hectares of Mixed Use land is better because it is available for development now, is contiguous with the existing town centre and will better align in urban design terms with planned new road connections through to the Heritage Bypass.
- 74 For the reasons stated in the evidence submitted in support of the Turnstone submission the proposed extension to the Mixed Use zoning and zoning Kerikeri town centre as Town Centre zone is the best and most appropriate way to achieve the purpose of the RMA, the Strategic Direction and zone objectives of the PDP.
- 75 The alternative Mixed Use zoning location in the PDP as notified is not as appropriate as the Turnstone proposal for the reasons stated in the economic, urban design and planning evidence. The Turnstone proposal is land that is available now for development and is essentially in one land holding controlled by one owner.
- 76 The outcome sought in the Submission has greater benefits, and few costs in terms of economic growth, urban form and function, and associated social and community benefits.

- 77 Zoning as sought in the Submission will have better economic, employment, urban design and overall environmental outcomes than the PDP Mixed Use zoning.

STATUTORY CONTEXT AND ASSESSMENT

- 78 The evidence provided in support of the Turnstone submission demonstrates that the zoning outcome is the best way to achieve the purpose of the RMA and give effect to the NPS UD.
- 79 The Turnstone land is available for development now, can be serviced, is directly connected to the town centre and development of the land will assist in facilitating the council and community aspirations for a road connection from Kerikeri town centre through to the Heritage Bypass to unlock existing traffic issues in Kerikeri town centre.
- 80 In my opinion, the zoning outcome sought in the Turnstone submission is the best and most appropriate option with respect to commercial zoning for Kerikeri town centre.

CONCLUSION

- 81 The zoning outcome sought is the best and most appropriate option with respect to commercial zoning for Kerikeri town centre.
- 82 It will better contribute to a well-functioning urban environment; will better provide for employment opportunities and economic growth thus resulting in better social and community outcomes.
- 83 Better gives effect to the NPS UD and RPS and better achieves the Strategic Direction and zone objectives stated in the PDP.

Burnette O'Connor

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Burnette O'Connor

01/07/2025

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Member of NZPI (Full) and RMLA

Burnette has over 30 years' experience in resource management including resource consenting, plan change requests, policy advice and being an expert witness at council and Environment Court hearings. Burnette excels at project delivery. She has a pragmatic, positive and proactive approach focussed on achieving positive outcomes for clients, the community and the environment. Burnette has extensive experience in project management of all types and scale of resource management projects. Having worked as a Team Leader and Consent Planner for Far North District Council and the former Rodney District Council, Burnette possesses distinct comprehension of the council process and rural, coastal, and urban environments. Burnette has provided advice to various local authorities over the years on policy matters, including undertaking two reviews of planning functions within Kaipara District Council.

Key Skills

- Preparation and Processing of Plan Changes and Notices of Requirement
- Project Management of larger scale projects and multidisciplinary project teams
- Resource consents, environmental planning, due diligence assessment and risk analysis
- Presentation of expert evidence for Council and Environment Court Hearings
- District Plan Appeals
- Environment Court mediation and Alternative Dispute Resolution
- Rural Character and Landscape studies
- Rural planning and policy advice
- Land development.
- Mana whenua and stakeholder consultation and engagement
- Mentoring of Graduate and Intermediate Planners.

Career Experience / Background

- Aug 2019 – Present Planner/Director at The Planning Collective Ltd
- Sept 2017 – Aug 2019 Senior Associate – Barker & Associates

- Feb 2001 – Sept 2017 Planner/Director at OPC Ltd
- April 1998 – Sept 2000 Team Leader Resource Consents – Rodney District Council
- Sept 1996 – April 1998 Resource Consents Planner – Rodney District Council
- Nov 1994 – Aug 1996 Resource Consents Planner – Far North District Council

Plan Changes

Burnette has been involved in both preparing and assessing Plan Changes including the preparation of s32 analyses. Notably Burnette was the project lead and expert planner for Plan Change 25 Warkworth North and has also obtained zone changes for land holdings at Snells Beach and the Karaka Growth Nodes in South Auckland. She is currently project managing several larger scale rezoning projects.

Resource Consents and Designations

Burnette has prepared and obtained many landuse, subdivision and coastal resource consents for clients who include district and regional council's as well as individuals and companies. Notices of Requirement have also been prepared and processed including for Requiring Authorities such as Ministry of Education and New Zealand Transport Agency. This work has also included lodging submissions, preparing expert evidence, and attendance at Council hearings and the Environment Court. Additionally, Burnette has experience with the COVID-19 Recovery (Fast-track Consenting Act) 2020.

District Plan Process

Burnette was closely involved in the writing hearing and decision reports for rural and coastal matters for the Rodney District Plan 2000. She also undertook a capacity analysis and drafted provisions for the Countryside Living zone, including transferable title right subdivision options for the draft Auckland Unitary Plan and was responsible for the identification of the Rural – Mixed Rural zone in the north of the Auckland region.

Rural Character and Landscape Studies

- Rural character studies of the Rodney District and the Hauraki District for the Council's District Plan reviews.
- A landscape study of the Waikato Region as part of the Environment Waikato RPS review.

Environment Court Appeals/Mediation

Extensive expert evidence to the Environment Court relating primarily to rural and coastal planning matters. Expert evidence has also been provided in respect of a road stopping matter and various urban planning issues.

Burnette has been involved in the settlement of many appeals through the mediation process both on behalf of private and public sector clients.

Commissioner Work

Burnette is a qualified Independent Hearings Commissioner and Chair. She has been appointed as a Commissioner for Kaipara and Whangarei District Councils. Burnette has acted as a Commissioner on private plan changes, subdivision and landuse hearings and resource consent hearings.

Mentoring

Burnette has acted as a mentor for First Foundation assisting scholars to achieve goals through work

experience and tertiary education. She has also been a mentor for the New Zealand Planning Institute programme to mentor graduate planners and has offered planning work experience to students considering undertaking a planning degree or requiring work experience.

Summary

Burnette is highly experienced in all aspects of planning. She is very familiar with planning environments; Councils; rural and urban communities particularly in Auckland and Northland.

Relevant Experience / Key Projects

- Obtaining consent for a Retirement Village in Riverhead, Auckland through the COVID-19 Recovery (Fast-Track Consenting) Act pathway (2023) – (subsequently appealed)
- Expert witness at the Dome Valley Landfill Hearing (2023) and other Environment Court cases
- Warkworth North Private Plan Change (Plan Change 25) – application to rezone approximately 100 hectares of land from Future Urban to a range of urban land uses.
- Rural Plan Changes to Whangarei District Plan
- Proposed Auckland Unitary Plan (PAUP) – policy advice to Auckland Council on rural land use and subdivision including transferable title rights; private client work, rezoning, air quality and related matters
- Review and advise on the Rural Chapter and Coastal Chapter of the Rodney District Plan review (2000) and undertake Section 32 analysis of Rural Character and Landscape to inform the District Plan review (2008)
- Environment Waikato Landscape Study – Section 32 Landscape analysis for Outstanding Natural Landscapes for the Environment Waikato RPS review (2009)
- Planner – Carrington Farms vs Far North District Council and Te Runanga a Iwi o Ngāti Kahu regarding issues with subdivision near urupā
- Alteration to Designation – Te Kura Kaupapa o Whangaroa
- Karaka North Village Growth Node rezoning rural to urban
- Warkworth Community Centre
- Redevelopment of heritage buildings in Devonport, Parnell and Warkworth including the Town Hall, BNZ Bank building, Anglican Church, and the former Rodney Motors building
- Two private plan changes in Snells Beach rezoning land from Residential – Large Lot to Residential – Single House
- Rezoning and development of land at Silverdale, Auckland from rural to urban. The development included a Retirement Village
- Kerikeri / Waipapa Gateways
- Expert witness for a range of Far North and Whangarei District Environment Court appeals
- Shakespeare Regional Park Predator Fence to create a mainland island
- Rural and Highly Valued Natural Resources Chapters of Rodney District Plan 2000 – hearings reports, decision reports and appeals
- Obtained subdivision consent in Lytton West, Gisborne to create 155 residential sites and associated JOAL's and roads to vest (2021)
- Obtained subdivision consent in Warkworth, Auckland (Rockford Point) to create 41 residential lots and associated roads, esplanade reserve to vest, etc (2021)