

**BEFORE THE INDEPENDENT HEARINGS PANEL**

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

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**STATEMENT OF REBUTTAL EVIDENCE OF GRANT NEILL ON BEHALF OF  
TURNSTONE TRUST**

**URBAN DESIGN**

**24 September 2025**

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## INTRODUCTION

- 1 My full name is Grant Edward Neill.
- 2 I have been asked by Turnstone Trust (**Turnstone**) to provide independent expert advice on the Proposed Far North District Plan (**FNPDP**).
- 3 This rebuttal evidence relates to the Council's section 42A report.
- 4 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**) and to upzone the Kerikeri Town Centre to Town Centre zone.

## QUALIFICATIONS AND EXPERIENCE

- 5 I confirm I have the qualifications and experience set out at paragraphs 5 to 7 of my statement of evidence dated 16 June 2025 (**June evidence**).

## CODE OF CONDUCT

- 6 I repeat the confirmation provided in my June evidence that I have read and agree to comply with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. This evidence has been prepared in accordance with that Code. I confirm that the issues addressed in this rebuttal evidence are within my area of expertise, and I have not omitted to consider material facts that might alter or detract from the opinions that I express.

## SCOPE OF EVIDENCE

- 7 My evidence will cover:
  - (a) Proposed Town Centre zoning and the upzoning proposal around Fairway Drive and its relationship to the recommended Mixed Use zoning on the Turnstone land.
- 8 In addition to the material that I considered, reviewed, took into account and relied on in my evidence dated 16 June 2025, in preparing this evidence I have reviewed:
  - (a) The Statement of Evidence of Jane Maree Rennie addressing Urban Design and appended to the Section 42A Report to Hearing 15D, Urban Design, dated 8th September 2025, for the Far North District Council.

- (b) The Section 42A (**S42A**) Report Hearing 15D Rezoning Submissions<sup>1</sup>- in regard to Urban Design and Turnstone.

### **ISSUES TO BE REBUTTED**

- 9 Having read and considered the evidence of Ms Rennie and the Section 42A Report, the following noted potential issue will be responded to:

- (a) **Upzoning of Fairway Drive not supported** Sections 144-147 of the Section 42A Report list a number of reasons for not supporting the re-zoning of this area to a commercial zone from residential.

- 10 I will address this below.

### **Section 42A Report and Urban Design Evidence**

- 11 For avoidance of doubt, I broadly support and concur with both Ms Rennie's Urban Design evidence, and the section 42A Report in regard to the Turnstone submission.

### **Fairway Drive**

- 12 Given the rationale set out in both the Section 42A Report<sup>2</sup> and the Urban Design evidence, I concur that a rezoning of this area may not be appropriate at this time, for process reasons as set out in the S42A report, including (lack of) consultation with potentially directly affected parties.
- 13 I agree that should a future Fairway Drive connection be feasible to the Turnstone site, there is opportunity at that time for separate due process to reconsider zoning, if desired.
- 14 In my opinion, I consider that the Fairway Drive area not being rezoned at this time, will not materially affect the good urban outcomes set out in both my June evidence, and in Ms Rennie's evidence for the Turnstone area.

### **CONCLUSION**

- 15 I support the S42A Report conclusion and recommendations for the Turnstone area
- 16 I do not consider that not rezoning the Fairway Drive area will adversely affect the positive urban design outcomes associated with the recommended rezoning

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<sup>1</sup> 10<sup>th</sup> September 2025 Far North District Council

<sup>2</sup> Sections 144-147 S42A Report

of part of the Turnstone site, including in relation to the proposed application of  
Town Centre zone to the Kerikeri Town Centre.

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**Grant Neill**

**24 September 2025**