

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

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

PLANNING

24 September 2025

INTRODUCTION

- 1 My full name is Burnette Anne O'Connor
- 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 11 of my statement of evidence dated 1 July 2025 (**July 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) The extent of Mixed Use zoning and an updated Planning Map
- 8 In addition to the material that I considered, reviewed, took into account and relied on in my evidence dated 1 July 2025, in preparing this evidence I have reviewed:
 - (a) The s42A report and related Statements of Evidence and the Appendices.

ISSUES TO BE REBUTTED

- 9 I rely on the evidence of Mr Neill that responds to the evidence of Ms Rennie.

- 10 With respect to urban form I accept, as does Mr Neill that, the Fairway Drive area can be rezoned in the future if desired, or necessary.

Section 42A Report and Updated Planning Map

- 11 An updated planning map has been prepared and is Attachment A to this rebuttal. The planning map is in line with the map provided in the submission but confirms an area of approximately 7.7-hectares of Mixed Use zoning on the Turnstone land.

CONCLUSION

- 12 I support the S42A Report conclusion and recommendations for the Turnstone Trust submission.



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Burnette O'Connor

24 September 2025

APPENDIX A

District Plan Map

Indicates additional Mixed Use zone
(7.7 hectares).

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