



THE PLANNING
COLLECTIVE

Burnette O'Connor

Planner / Director

The Planning Collective Limited



P O Box 591
WARKWORTH

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BREP (hons), Massey University
MNZPI and RMLA

Career Experience:

- **Planner / Director - ThePlanning Collective, August 2019 -**
- **Senior Associate – B&A, Sept 2017 - Aug 2019**
- **Director – OPC Ltd, Feb 2001 –Sept 2017**
- **Team Leader Resource Consents –Rodney District Council, April 1998 –Sept 2000**
- **Consents Planner – Rodney District Council, Sept 1996 – April 1998 Resource**
- **Consents Planner – Far North District Council, November 1994 –August 1996**

Relevant Key Capabilities

- Project Management
- Consultation
- Mentoring
- Resource Consents
- Preparation and Processing of Plan Changes and Notices of Requirement including Alterations to Designations
- 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.

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.

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.

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.

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 land use 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.

Key Projects:

- Warkworth North Private Plan Change – application to rezone approx. 100 hectares of land from Future Urban to a range of urban land uses.
- Rural plan changes Whangarei District Council.
- Auckland Unitary Plan – policy advice to Auckland Council on rural land use and subdivision including transferable title rights; private client work, rezoning, air quality and related matters.
- Rezoning and development of land at Silverdale between SH1 and East Coast Road from rural to urban. This includes the Z Station, commercial development and a 500 plus room retirement village.
- Dawson Road Plan Change – private plan changes rezoning from Large Lot to medium intensity residential.
- Northland Waste Transfer Station – Warkworth.
- Environment Waikato Landscape Study.
- 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 Warkworth including the Town Hall, BNZ bank building, Anglican Church, and the former Rodney Motors building.
- Kerikeri / Waipapa Gateways.
- Expert witness for a range of resource consent and Environment Court appeals.
- Regional Parks – including Shakspear Park Predator Fence to create a mainland island, Pakiri Beach and Atiu Creek park establishment.
- Rural and Highly Valued Natural Resources Chapters of Rodney District Plan 2000 – hearings reports, decision reports and appeals.