

## PRESENTATION STATEMENTS – LESLEY DREDGE 25/02/25

### PLAN CHANGE 14 (PC14) to the WAIPA DISTRICT PLAN

Statements included in the presentation will include (but are not limited to):

1. Background and introduction
2. Commentary on the Peer Review of Property Economics' (PE) Economic Assessment (PC14 Section 42A Appendix 3), completed by Market Economics (ME) on behalf of Waipa District Council (WDC).
  - 2.1 Confirmation by ME on the reliability, appropriateness and validated methodologies used to measure and project industrial land sufficiency in Future Proof's (FP) Business Development and Capacity Assessment (BDCA) 2023.
  - 2.2 Confirmation by ME of PE's lack of "specific information on occupancy and vacancy rates of industrial land in general ...no clear indication of available industrial land capacity –a critical component covered in the BDCA" (page 6 Peer Review)
  - 2.3 Confirmation by ME that "further analysis is required (by PE) to show the rezoning of Carter's Flat is to be considered a justification for PC14" (page 6 Peer Review).
  - 2.4 Inappropriateness of "assessing whether the rezoning of the PC14 land can be supported from an economic standpoint by ignoring unmet demand in the medium term" (page 2 Peer Review).
3. Commentary on the Statement of Evidence of Timothy James Heath (TH) on behalf of Fonterra Limited, Economics, 17 February 2025.
  - 3.1. No substantiated evidence provided by TH to prove assertions made in this Statement of Evidence.
  - 3.2. TH asserts the economic benefits far outweigh the economic costs of advancing the PC site, without a full discussion of the economic costs from an economic perspective.
  - 3.3. Statements made by TH that have questionable validity.
4. Commentary on the Submission made by Waikato Regional Council, 18<sup>th</sup> July 2024 with respect to the Economics Assessment prepared by Property Economics on behalf of Fonterra Limited (Appendix I, Plan Change 14 Application, C 10 Growth Cell , 10 May 2024)

(References will be made to publically accessible resources)