

**BEFORE THE HEARING PANEL ON PROPOSED PLAN CHANGE 17 TO THE WAIPĀ
DISTRICT PLAN**

IN THE MATTER of the Resource management Act 1991 (the Act)

AND

IN THE MATTER of proposed Plan Change 17 to the Waipā District Plan

**Supplementary Evidence of Tim Heath on behalf of the Hautapu Landowners'
Group**

Dated: 26 May 2023

INTRODUCTION

1. My name is Timothy James Heath. My qualifications and experience are outlined in paragraphs 1-4 of my primary statement dated 13 March 2023.
2. I confirm this statement has been compiled in accordance with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and that I agree to comply with it.
3. The purpose of this statement is to respond to the Addendum to Section 42A (“**s42A**”) Hearing Report on Proposed Plan Change 17 (“**PC17**”) dated 14 June 2023, and provide some additional information on my National Policy Statement on Highly Productive Land 2022 (“**NPS-HPL**”) assessment on PC17.

Section 42A Hearing Report

4. Appendix B of the s42A report identified a number of industrial resource consents granted in Cambridge from late 2019 to early 2023. I note that seven of the sixteen resource consents identified were applied for within a deferred industrial zone. The growing use of the deferred industrial zone to accommodate new industrial development in Cambridge corroborates the findings in paragraphs 31-35 of my primary statement and suggests additional ‘development ready’ industrial land is required in Cambridge in the short term.
5. The use of deferred industrial zone land also indicates the rezoning of the 20ha Carter’s Flat land (from industrial to commercial), in conjunction with the opening of the Waikato Expressway, is having the desired effect on the geospatial redistribution of new industrial activity to Hautapu. The Hautapu Landowners’ Group (“**HLG**”) land holding (circa 16ha) is smaller

than the previous 20ha Carter's Flat industrial zone. Therefore, the HLG submission by itself is not of a size that would offset the industrial land loss of Carter's Flat and is required to satisfy the National Policy Statement on Urban Development ("NPS-UD") policy 3.6(1)(a). I note this is agreed by Council (Mr David Totman) as outlined in the s42A report, paragraph 4.1.11.

6. I concur with the reporting planner (s42A Hearing Report, para 4.1.16) regarding the need to consider demand and capacity provision within the Waipā District rather than considering capacity options beyond this economic environment. This ability to provide and retain industrial activity contributes directly to Waipā, and more specifically in this instance, the Cambridge community's economic wellbeing.
7. While the s42A reporting planner correctly identifies (s42A Hearing Report, para 4.1.18) that the economic cost benefit analysis in my primary statement only relates to the HLG site. However, the need for additional industrial land remains a crucial factor in mitigating any potential economic costs associated with rezoning of the HLG site. As such, when considering the net economic position of PC17, the additional circa 16ha of HLG has a high probability of mitigating some of the costs associated with the PC17 land area. Therefore, adding the HLG land in itself is likely to increase the overall net economic benefits associated with PC17.

Tim Heath

26 May 2023