

BEFORE THE HEARING PANEL OF INDEPENDENT COMMISSIONERS

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application to Masterton District Council by Welhom Developments Limited for a private plan change to the combined Wairarapa District Plan

SUPPLEMENTARY STATEMENT OF EVIDENCE OF TIM HEATH

ECONOMICS

1. INTRODUCTION

1. I prepared a statement of primary evidence on 22 February 2023. On 9 March 2023 Commissioner Daysh and Commissioner McMahon requested clarification on which blocks of land identified in Figure 6 (page 18) of my primary statement related to the 60ha of land referred to in paragraph 7.9 (page 10).

2. RESPONSE

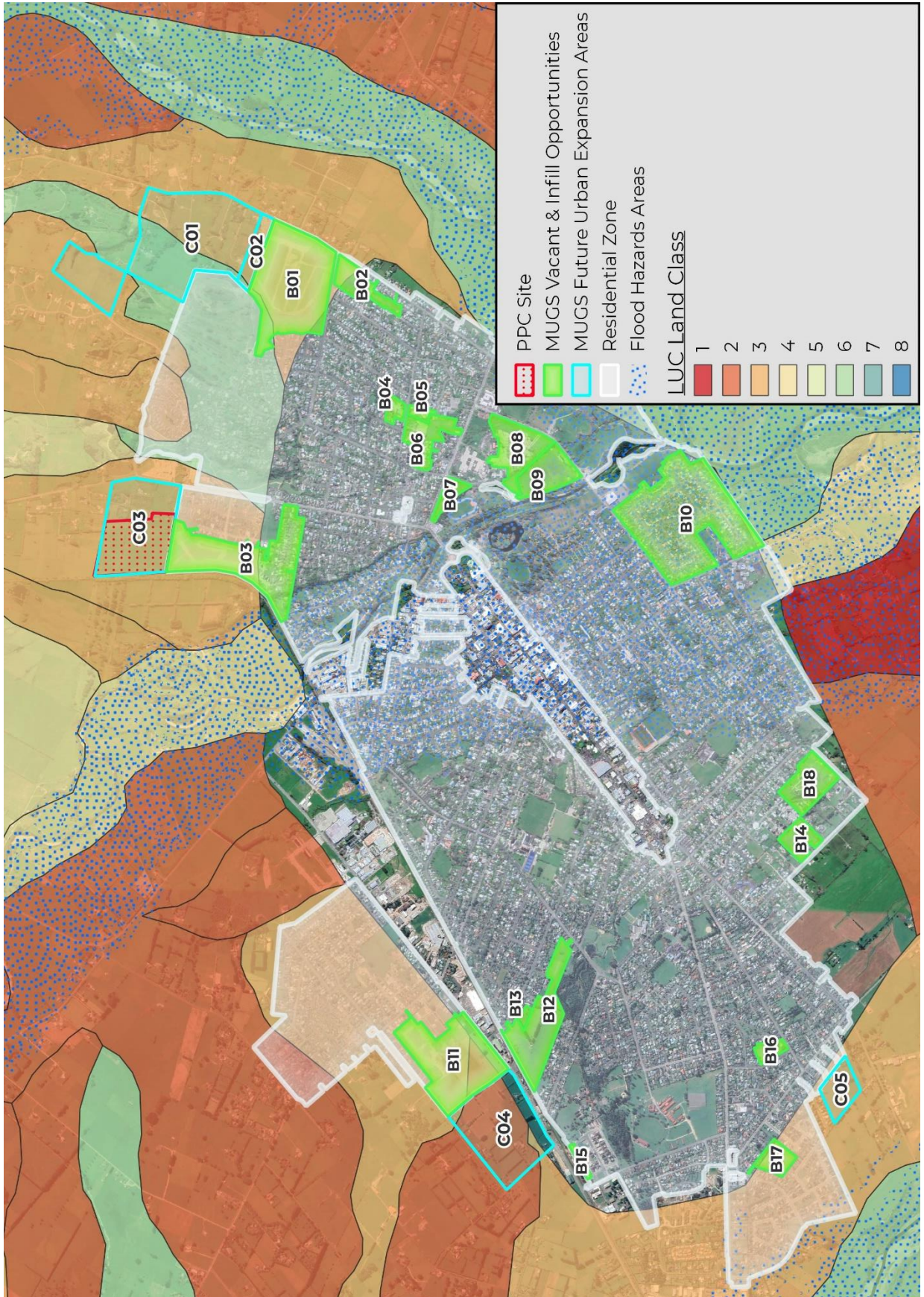
2.1 Figure 6 was a combination of the Masterton Urban Growth Strategy ("**MUGS**") and the Draft Wairarapa Combined District Plan ("**Draft Plan**").

2.2 For completeness, I have separated each image and included as attachments to this supplementary statement. Attachment 1 represents the MUGS future expansion options. Attachment 2 is the Draft Plan Future Urban Zone ("**FUZ**") options. Attachment 3 is Figure 6 from my primary statement combining the MUGS and Draft Plan growth area options. I have provided this as a separate attachment so the image is larger and easier to see the details.

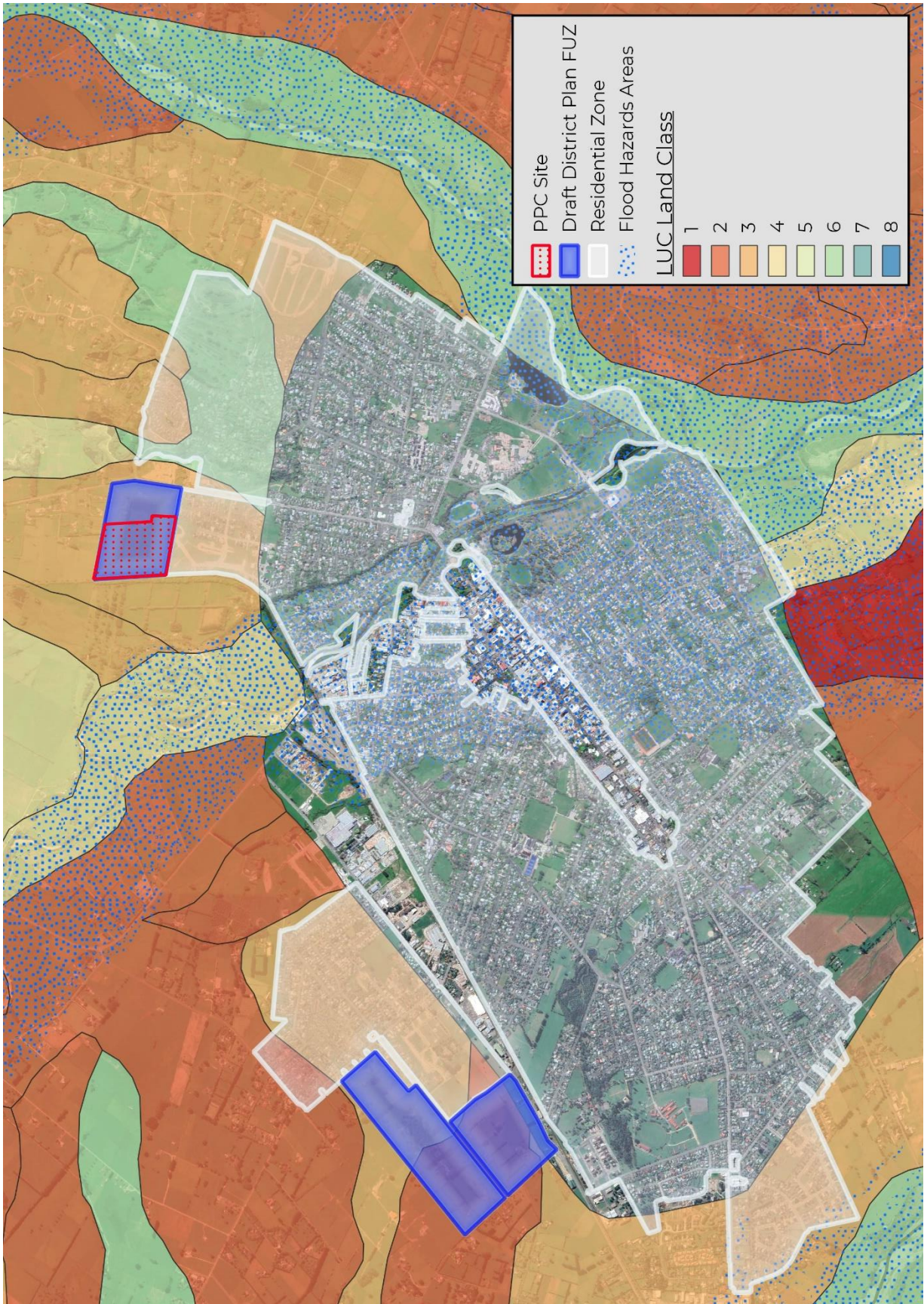
- 2.3 MUGS identified the Green "B" sites as vacant & infill opportunities and Light Blue Outline "C" sites as future residential expansion areas (refer Attachment 1).
- 2.4 The Draft Plan identifies Blue Areas as FUZ. This includes C03 and C04 (already identified as an expansion area by MUGS) and the land to the north of CO4 (refer Attachment 2).
- 2.5 The FUZ land on the northern side of Chamberlain Rd is about 36ha. This 36ha, in combination with the southern FUZ (i.e., C04, around 23ha), spans around 60ha of land in total. In response to the Commissioners query, the 60ha reference in my paragraph 7.9 is comprised of two areas - CO4 Future Expansion Area in MUGS and the adjacent FUZ in the Draft Plan.

Tim Heath
10 March 2023

Attachment 1: MUGS



Attachment 2: Draft Plan



Attachment 3: Combined MUGS and Draft Plan

