

29 July 2025

Expert Panel
Sunfield Fast-track Application
FTAA – 2503 -1039

Sunfield Fast-track Application: Response to Minute 5 of the Expert Panel

I, Timothy Heath of Property Economics confirm that the reports I prepared, for the Sunfield Fast-track Application, being the:

- Sunfield Economic Assessment, and
- Sunfield Embracing a Car Free Future - Benefits for Sunfield Residents.

were prepared in accordance with the Environment Court Practice Note 2023 (Code of Conduct for Expert Witnesses).

As requested by the Expert Panel, details of my qualifications and relevant experience accompany this letter in Appendix 1.

Yours sincerely,



Timothy Heath
Director
Property Economics

Appendix 1: Qualifications and Experience

Tim Heath – I am founder and Managing Director of Property Economics Limited with 30 years' experience undertaking strategic property market analyses for major commercial and government clients.

My qualifications include Bachelor of Arts (Geography) and Bachelor of Planning from the University of Auckland.

My areas of specialisation include economic profiling of markets, property sector analysis, market demand / supply assessments, economic impact assessments, capacity modelling, development feasibility assessments, business land assessments, and cost-benefit analysis.

My comprehensive knowledge of property market drivers allows me to deliver research that bridges planning ideology and commercial realities to ensure recommendations have 'real world' practicality and can be successfully implemented.

I have extensive experience and am frequently commissioned to provide expert evidence in the Environment Court. I have also been involved in undertaking economic assessments for dozens of Fast Track applications.