

Before the Fast-track Panel Convener

FTAA-2505-1055

Under the Fast-track Approvals Act 2024 (**FTAA**)

And

In the Matter of an application for resource consents and a wildlife authority by Rangitootuni Developments Limited Partnership – Rangitootuni proposed countryside living subdivision and retirement village

Confirmation of Compliance with Code of Conduct and details of Qualifications and Experience

Tim Heath on behalf of Rangitootuni Developments Limited Partnership

Dated 25 August 2025

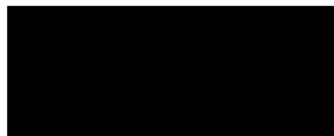
Introduction

1. My full name is 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.
2. 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.
3. 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.
4. In support of this fast-track application by Rangitooopuni Developments Limited Partnership, I have prepared the following material lodged in support of the application:
 - a. Report titled "Rangitooopuni Development Fast Track Economic Impact Assessment Overview" dated April 2025 included as Appendix NN to the Rangitooopuni Assessment of Environmental Effects.

Code of Conduct

5. Although this is not a hearing before the Environment Court, I confirm that:

- a. I have read and am familiar with the Environment Court's Code of Conduct for Expert Witnesses as specified in the Environment Court's Practice Note 2023 (Code); and
- b. The report referred to above authored by me:
 - i. Are within my area of expertise (except where I state that I rely upon the technical reports of other expert witnesses provided in support of the application);
 - ii. Have been prepared in accordance with the Code; and
 - iii. I have not omitted to consider any material facts known to me that might alter or detract from the opinions expressed.



Tim Heath

25 August 2025