

23 March 2023

Steve Hall
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Kia ora Steve

The information you requested – CAS-688921-L0W7H4

Thank you for your request for information dated 20 February 2023 about cost to purchase houses on Ti Rakau Drive for Eastern Busway.

Please note the information below is in relation to the properties purchased since the Eastern Busway Alliance was set up to deliver Stages 2,3 and 4 of the Eastern Busway Project which runs between Pakuranga Town Centre and Botany Town Centre.

What was the total cost?

The total cost was \$26.1million. This figure is as at February 2023 and includes associated costs payable in respect of land acquired under the Public Works Act such as legal, and valuation costs. This figure also includes accruals as not all properties may be settled as at February 2022 but are the subject of signed Agreements.

How many houses were purchased?

A total of 24 residential and commercial properties have been purchased.

How many more are still to be purchase and at what cost?

Two more properties are still to be purchased and as these property acquisitions are currently under negotiation this part of your request is refused under section s7(2)(b)(ii) of the LGOIMA as withholding this information is necessary to avoid prejudice to commercial position.

What was the decision making process to calculate a purchase price. Was this based on the CV of the property?

Compensation is assessed under section 60 (1)(b) of the Public Works Act 1981 which provides that *“the value of land shall, except as otherwise provided, be taken to be that amount which the land if sold in the open market by a willing seller to a willing buyer on the specified date might be expected to realise”*

AT has engaged independent valuers to provide a market value for each property purchased. An offer to purchase is made to the owner based on this valuation and an owner

has the opportunity to obtain their own valuation or to accept the offer made. Where there is disagreement between valuers a negotiation takes place and if agreement cannot be reached, a land owner has the opportunity to apply to the Land Valuation Tribunal to have it determine a fair market value for the property being purchased.

Should you believe that we have not dealt with your request appropriately, you are able to make a complaint to the Office of the Ombudsman in accordance with section 27(3) of the LGOIMA Act and seek an investigation and review in regard to this matter.

Ngā mihi,



Jane Small
Group Manager
PMO Strategic Programmes and Property