

15 July 2025

File Ref: OIAPR-1274023063-39804

By email: [owhirobayresidentsassoc@gmail.com](mailto:owhirobayresidentsassoc@gmail.com)

Tēnā koe

### **Request for information 2025-193**

I refer to your request for information dated 16 June 2025, which was received by Greater Wellington Regional Council (Greater Wellington) on 16 June 2025. You have requested the following:

*“With regard to the Landfill Road site, can you please provide urgently the following specific information:*

- *All documents and briefings that show the assessment of alternatives entered into by the Regional Council prior to determining it should purchase this site.*
- *All documents and briefings prepared for the purpose of assisting the Regional Council decide on whether to purchase the site.*
- *All decision-making documents that set out and describe the decision by the Regional Council to enter a contract for the purchase of this site.*
- *Any reports commissioned to assist with the decision to purchase this site, including any environmental and traffic related studies prepared and any external assessment of alternatives.*
- *The entire agreement for the sale and purchase of the Landfill Road site.*
- *All information that shows what public consultation, if any, occurred over this decision to purchase and potentially develop a site in Owhiro Bay before it was made? (Note, for clarity this request does not include consultation undertaken as part of Te Pane Matua Taiao Ko Te Tae Tawhiti 2024-34 given the consultation on the 2024-34 Long Term Plan was specific only to providing a potential site and depot in Lyall Bay without any reference to any other southern suburb (refer to pages 21, 71, 156,157)).*
- *All information related to traffic management proposals for the intersection of Landfill Road/Happy Valley Road.*

*We consider this information to be specific, related only at this point to the decision of the Regional Council regarding the Landfill Road site for a future bus depot.”*

## **Greater Wellington's response follows:**

You have requested that your request be treated with urgency and have provided the following reasons "Given the nature of this development, being a sale and purchase agreement that has recently been entered into, please treat this as an urgent request under the Local Government Official Information and Meetings Act 1987".

On 19 June 2025, we emailed you to clarify this reasoning and provide a timeframe for the urgency of the request. On 25 June 2025, you replied to our email with the following:

"OBRA has only found out about this development in the news. Without the detail of what has been done, the terms of the agreement, and the steps to be taken, the community residents at Ōwhiro Bay do not what is planned nor the extent to which they can meaningfully input into this decision. The news articles indicate that the sale has just occurred, but do not provide any of the terms of that, and how final the matter is.

The information OBRA has sought is concise and not expected to be onerous, being focused on the recent decision(s) concerning the planned bus depot. In those circumstances, it seemed reasonable to ask for an urgent response under s 12 rather than wait for the standard 20 working day period.

The information provided is expected to enable OBRA for the Ōwhiro Bay residents to urgently consider their options regarding this significant development."

Under the Local Government Official Information and Meetings Act 1987 (the Act) Greater Wellington has assessed your request for urgency and has processed your request as soon as is reasonably practicable.

## **Withholding Grounds**

As a part of this response, Greater Wellington is releasing 6 Attachments containing documents relevant to your request. Please note that some information has been withheld from these attachments under the Act. This information includes:

- Personal Information (such as names, email addresses, etc) may have been withheld under section 7(2)(a) of the Act to "protect the privacy of natural persons, including that of deceased natural persons."
- Financial Information (including land and sale cost) may have been withheld under sections 7(2)(b)(ii) of the Act, wherein the "withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is

the subject of the information". In this case we consider that the land vendor's commercial position with regards to their current tenants would be unreasonably impacted by the release of this information.

- Information relating to bus operator commercial positions has also been withheld under section 7(2)(b)(ii) of the Act wherein the "withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information" Please note that for the purposes of the Act, the term "Person" includes a corporation sole, and also a body of persons, whether corporate or unincorporate.
- Information on the negotiations of the land's purchase may have been withheld under section 7(2)(i) of the Act, wherein that the "withholding of the information is necessary to enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)"

We have considered whether the public interest in the requested information outweighs Greater Wellington's need to withhold certain aspects of the requested documents.

We do not consider that the public interest outweighs Greater Wellington's reason for withholding parts of the document under the grounds identified above.

Where information has been withheld from an attachment it will be noted with the relevant refusal grounds under the Act.

**All documents and briefings that show the assessment of alternatives entered into by the Regional Council prior to determining it should purchase this site.**

Please refer to **Attachment 1** for a copy of the Land Search Options Report, as undertaken by a third-party independent property advisor, TwentyTwo, on behalf of Greater Wellington.

Please refer to **Attachment 2** for a copy of the Approval Memo to undertake a land search for alternative sites for a southern depot.

**All documents and briefings prepared for the purpose of assisting the Regional Council to decide on whether to purchase the site.**

And;

**All decision-making documents that set out and describe the decision by the Regional Council to enter a contract for the purchase of this site.**

Please refer to **Attachment 3** for copies of the Approval memos for the following decisions:

- To undertake due diligence reports

- To make a conditional offer of purchase
- To make an unconditional offer of purchase

Please refer to Attachment 4 for a copy of the decision paper for the purchase of the land at 2 Landfill Road. This decision paper was a publicly excluded paper that went before Council, with elected representatives including those from the Pōneke/Wellington constituency.

**Any reports commissioned to assist with the decision to purchase this site, including any environmental and traffic related studies prepared and any external assessment of alternatives.**

Please refer to **Attachment 5** for the copies of all due diligence reports undertaken by Greater Wellington in advance of the purchase of the Landfill Road site.

This attachment includes:

- Geotechnical study
- Slope & retaining study
- LIM
- Contamination review
- Cultural assessment
- Planning assessment

**The entire agreement for the sale and purchase of the Landfill Road site.**

Please refer to **Attachment 6** for a copy of the Sale and Purchase agreement for the Landfill Road site, and the Signed Deed of Nomination (of Greater Wellington as the purchaser).

Please note that the settlement date for the purchase of the land is not until May 2026 and the plan for the onsite buildings and structures have yet to be decided.

**All information that shows what public consultation occurred over this decision to purchase and potentially develop a site in Ōwhiro Bay before it was made?**

As part of the Long-Term Plan consultation, Greater Wellington engaged with the public and received support for Greater Wellington to have greater control over our key Public Transport assets, and support for funding development and purchase of these assets.

You can find out the results of the public consultation on page 22-23 of the Long-Term Plan. As you will note 86% of submitters were in favour of increased Greater Wellington control,

funding and development of the public transport assets. You may access a copy of the Long-Term Plan at: <https://ltp.gw.govt.nz/>

The Long-Term plan did not specify Happy Valley or Landfill Road as a potential future site, as at the time of publication we had not quantified the need for an additional southern bus depot.

No additional public consultation has been undertaken for the purchase of this site; however Greater Wellington has previously met with local residents' associations who have expressed their desire for additional public service to their suburbs.

The development of a southern bus depot provides Greater Wellington with additional options for improvement and development of bus services across the southern suburbs of our region.

**All information related to traffic management proposals for the intersection of Landfill Road/Happy Valley Road.**

Greater Wellington has not undertaken any traffic management planning at this time. This step is intended to form one part of the future depot plan.

As we currently do not hold the information you have requested, we are refusing this part of your request under section 17(g) of the Act, wherein that “the information requested is not held by the local authority and the person dealing with the request has no grounds for believing that the information is either held by another local authority or a department or Minister of the Crown or organisation; or connected more closely with the functions of another local authority, or a department or Minister of the Crown or organisation.

If you have any concerns with the decision(s) referred to in this letter, you have the right to request an investigation and review by the Ombudsman under section 27(3) of the Act.

Please note that it is our policy to proactively release our responses to official information requests where appropriate. Our response to your request will be published shortly on Greater Wellington's website with your personal information removed.

Nāku iti noa, nā



**Samantha Gain**

Kaiwhakahaere Matua Waka-ā-atea | Group Manager Metlink