

Evidence Summary of Alastair Pratt

- I am a consultant registered valuer to TelferYoung (Tauranga) Limited.
- I have over 50 years professional experience in property valuation.
- My role in the Awatarariki Debris Flow Risk Management Programme was to peer review the market values of the properties within the High Risk Policy Area undertaken by Mr Donovan-Grammer in 2016 and again in 2019.
- The scope of my peer reviews in 2019 was in relation to market values for 31 properties on the Awatarariki Fanhead as at the date of inspection with no discount for the 2005 debris flow or the 2 Proposed Plan Change that were underway.
- I note that Mr Donovan-Grammer used the Market Approach for his valuations. This approach uses the comparable transaction method to analyse sales evidence to common units of comparison, e.g. \$/m² and is the approach specified in the District Council's Acquisition Strategy for the Awatarariki Fanhead.
- Prior to release of each valuation report to the District Council, the reports underwent a second peer review by an independent expert valuer, Mr John Reid of Added Valuation Ltd.
- The conclusions of my peer-reviews were that in each case, the valuations were undertaken in accordance with the Property Institute of New Zealand Professional Practice Standards as adopted at the date of the valuation, and the International Valuation Standards (IVS) 2017. Further, the valuations were very fair and liberal to the extent that any bias was more favourable to the property owner.
- I also concluded that the valuation methodology and reports were consistent with TelferYoung's process and reporting requirements.
- I am not aware of any particular tangata whenua issues having been overlooked, in respect of any of the properties where I peer reviewed the valuations,

- Whakatāne District Council has provided plans of the properties at Matatā which Ngāti Rangitihi is seeking to acquire through their Treaty Settlement claim. None of the properties that I peer reviewed the valuations of, are in those locations shown on the plans.