



Ōtaki to north of Levin project

Property information sheet

March 2021

Waka Kotahi NZ Transport Agency is working to make travel from Ōtaki to north of Levin safer and more resilient by building a new highway for regional and through traffic by the end of the decade.

Refined draft preferred alignment – what’s happening and what’s next?

- In August 2020, a draft preferred alignment was selected for the new Ōtaki to north of Levin highway as the technically preferred option within the 300m wide preferred corridor announced in December 2018.
- Following property owner, iwi and community input, and further technical assessments, Waka Kotahi has re-considered the draft preferred alignment and adjusted sections of the alignment to create the refined draft preferred alignment being shared in March 2021 – the current optimal location for the new highway.
- We are now more than halfway through the two-year process to identify a preferred alignment for the new highway.
- Our detailed business case investigations and design work are ongoing, and the final preferred alignment adopted at the end of this phase will need to respond to any new information and developments.
- As a potentially affected landowner, Waka Kotahi will consider your feedback on how the technically preferred option may impact you and your property.

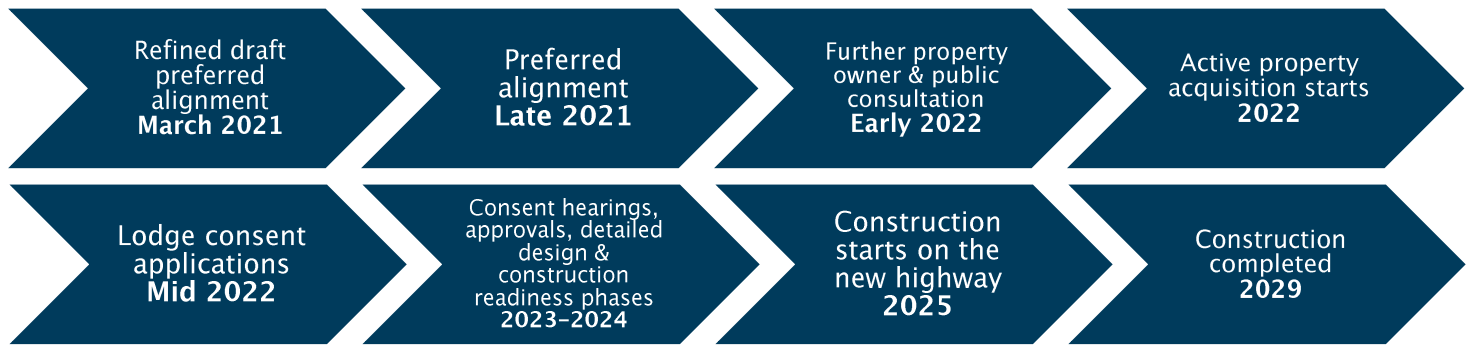
Progression to the final alignment from 2018 to 2022

Please note these maps are examples only and do not represent the actual alignment.

<p>Preferred corridor - Dec 2018</p> <p>In 2018 we selected the 300m wide preferred corridor which was shown with two pink lines.</p>	<p>Draft preferred alignment Aug 2020</p> <p>In August 2020 we announced the draft preferred alignment, which was shown in a purple haze.</p>	<p>Refined draft preferred alignment Mar 2021</p> <p>As of March 2021, the refined draft preferred alignment is shown in a blue haze with the preferred corridor lines.</p>

<p>Preferred alignment - Late 2021</p> <p>When the preferred alignment is advised in late 2021 the 300m preferred corridor will be removed and the preferred alignment shown.</p>	<p>Land use requirement - Mid-2022</p> <p>In mid-2022 when the land requirement for building, operating and maintaining the road is confirmed, the extent of land required will be shown.</p>

Timeline of the next steps



Refined draft preferred alignment Q&A

Is the alignment being shared now the final alignment for the new highway?

Not yet. The refined draft preferred alignment we are sharing with you now is the outcome of all our work to date. We are continuing to carry out investigations and progress design, which will inform the final preferred alignment that we will share in late 2021. This will still have a hazy edge, until the extent of land needed for the new highway is confirmed in 2022.

What changes will be made to the final alignment?

As we are still conducting technical investigations and assessments, and talking to property owners and stakeholders, we are not yet sure about the extent of changes needed before the final alignment. Unfortunately, that means we are not yet able to provide property owners with certainty about the impact on their properties. Even if your property is not in the refined draft preferred alignment, there is still a chance this could change in the final alignment.

What's happening next on the design for the new highway?

The next stage of design includes factors such as road elevation and key structures, and understanding environmental and social effects (such as possible noise or visual impacts), and how these can be avoided, minimised or mitigated. These investigations will inform the development and refinement of the design.

What investigations are you currently doing?

We are currently undertaking a range of environment assessments including, wetland, aquatic and terrestrial ecology surveys. More investigations will be underway in the coming months relating to the nature of the land, including fresh water and ecosystem mapping hydrogeology maps; further geotechnical surveys; arborist survey; and soil moisture and groundwater monitoring surveys.

We are also conducting lizards, birds, bats, threatened invertebrates and threatened plants surveys. In addition, we will be surveying potential archaeological interests. This will help us understand the environment where the new highway will be sited, guide design and inform our detailed business case.

Why isn't the refined alignment any narrower than the August 2020 draft preferred alignment?

Using feedback from property owners and the community, as well as our ongoing investigations, we've been working to confirm whether the technically preferred alignment we shared in August 2020 needed any adjustments. The refined draft preferred alignment includes adjustments in a number of areas. As work continues, we expect to narrow the typical final designation width of the highway to between 60 metres and 100 metres, with additional width at interchanges and connections.

The draft alignment extent shown on the maps does not include any additional land that may be required during the construction phase of the new highway.

When will the extent of the new highway be certain?

When the current detailed business case phase is completed late this year, the final alignment will be considered for adoption by the Waka Kotahi Board. Once endorsed the preferred alignment will be adopted and will then be used as the basis to prepare the road designation Notice of Requirement and resource consent applications. However, it is likely further adjustments will be needed as we progress this work and complete land requirement plans.

When will the extent of the new highway be certain? (cont.)

Once land requirements to build, maintain and operate the new highway are defined, we expect to be in a position to talk with landowners about property acquisition in mid-2022.

Are you actively buying property for the new highway?

We are not yet actively purchasing properties for the project. For now, we are only able to consider a request to purchase a property in special circumstances, under the Waka Kotahi Advance Purchase Policy. This policy allows properties to be acquired by Waka Kotahi on the basis of hardship, including medical grounds.

Can I see a map of the full refined draft preferred alignment?

We have sent maps of the refined draft preferred alignment to property owners within the alignment. The full refined draft preferred alignment will be available in the maps section on our website a few days after we notify property owners – see nzta.govt.nz/o2nl-new-highway.

What happens if we need your property for the new highway?

- In New Zealand, the Public Works Act 1981 provides the power to acquire property for public works and also entitles affected property owners to compensation. Land Information New Zealand (LINZ), on behalf of the Crown, is responsible for administering this Act. Further information on the Public Works Act 1981 is available at www.linz.govt.nz/crown-property/acquisition-and-disposal-land/public-works.
- Where Waka Kotahi requires property for a public work, a LINZ accredited supplier is engaged to carry out the negotiations on behalf of Waka Kotahi.
- If a property, or part of a property, is required for the project, Waka Kotahi will pay compensation on the basis of market value. Market value is not the personal value to the property owner or the value to Waka Kotahi, but is based on an assessment by an independent registered valuer.
- In addition to the market value of a property, reasonable legal and valuation fees and moving costs are reimbursed by Waka Kotahi once they have been approved by LINZ.
- If a property, or part of a property, is required for the project, the property owner may also be eligible for additional compensation of up to \$50,000, depending on whether a dwelling that needs to be acquired is their principal place of residence.
- If a property owner we need land from has a business located on that property, they may be entitled to claim compensation for business loss in accordance with the provisions in the Public Works Act 1981.
- We aren't actively purchasing properties for the project now. We are only able to consider a request to purchase a property in special circumstances, under our Advance Purchase Policy.

The proposed new highway will be located within the preferred corridor unless detailed investigations (including geotechnical) and design necessitate changes. Factors we consider when locating the road include: environment (e.g. watercourses, ponds and wetlands); topography; stormwater treatment; connections to existing roads; road geometry and road corridor facilities; land ownership; and legal requirements.

Get in touch

- If you have any specific questions relating to your property, please get in touch with the Ōtaki to north of Levin project team by emailing O2NL@nzta.govt.nz or calling 0508 625 4636.
- In addition, if at any time you feel that you or someone you know may wish to utilise an independent counselling service, please get in touch and we'll do our best to provide appropriate support.

