



Ōtaki to north of Levin project

Property information sheet

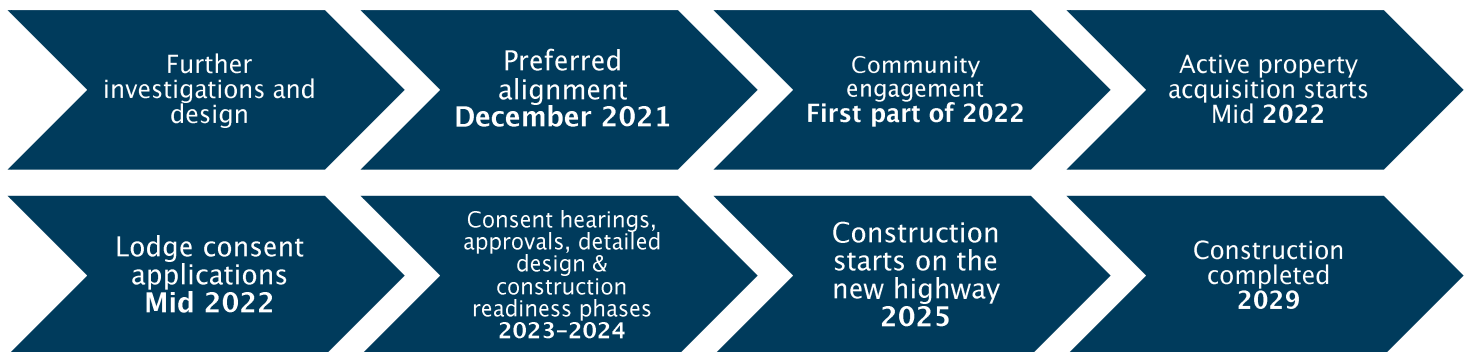
December 2021

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.

Preferred alignment – what’s happening and what’s next?

- Since December 2018 when the 300m-wide preferred corridor was announced, the Ōtaki to north of Levin highway team have been working to give you as property owners more certainty over the new highway. In August 2020 we announced the draft preferred alignment, followed by the refined draft preferred alignment in March 2021.
- Following property owner, iwi and community input, and further technical assessments, Waka Kotahi has re-considered the refined draft preferred alignment and adjusted sections of the alignment to create the **preferred alignment** being shared in December 2021 – the current optimal location for the new highway. Waka Kotahi invites you to get in touch with us should you have any queries or wish to discuss any aspects of the proposed new highway or its potential effects.
- The investigation and design work over the last two years has provided increased confidence in the location of the new highway and the 300m-wide preferred corridor has now been removed from the plan.
- The core detailed business case work for the new highway is nearing completion and additional work is progressing to produce a full detailed business case, to be considered for approval next year. Further public engagement is planned for the first part of 2022.
- As shown in the example on the following page, in mid-2022 land requirement plans will set out the land needed for building, operating and maintaining the new highway. See page 3 of this information sheet for more information about what happens should some or all of your property be required.

Timeline of the next steps








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.

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>In March 2021 we announced the refined draft preferred alignment, which was shown in a blue haze.</p>
		

<p>Preferred alignment - December 2021</p> <p>The December 2021 preferred alignment is shown in a green haze and the 300m preferred corridor has been removed.</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>
	

Refined draft preferred alignment Q&A

Is the preferred alignment the final alignment for the new highway?

Nearly. The preferred alignment we are sharing with you now is the outcome of all our work to date, and our investigation and design work is ongoing. Our preferred alignment still has a hazy edge, until the extent of land needed for the new highway is confirmed in 2022.

Will there be changes to the land requirement next year?

Maybe. There will be ongoing refinements to the design in response to our investigations, and so the land included in the resource consents and Notice of Requirement in mid-2022 may differ from the current preferred alignment. The design will continue to develop in response to consenting requirements leading up to construction. Unlike previous maps, the green haze of the preferred alignment includes land we expect to need temporarily, while the highway is being constructed, as well as land needed for operating and maintaining the new road. Our initial work on construction methodologies has shown the preferred alignment is able to accommodate this work, with other land already owned by Waka Kotahi providing additional flexibility.

What does the concept design on the preferred alignment maps mean?

The markings on the map show you the location of the new highway and walking and cycling path, based on the current level of design. This is preliminary and may change in response to further investigations or feedback, consenting requirements, or refinement once construction partners are engaged.

When will the extent of the new highway be certain?

The core detailed business case work for the new highway is nearing completion and additional work is progressing to produce a full detailed business case, to be considered for approval next year. Alongside this, work is underway to prepare the road designation Notice of Requirement and resource consent applications. It is likely further adjustments will be needed as we progress this work and complete land requirement plans.

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?

While investigations and design work for the new highway are continuing, in most cases we do not have enough information to begin conversations with property owners about purchasing their properties. In circumstances where design work demonstrates a full purchase is likely, we have begun an open dialogue with those identified property owners.

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

We have sent maps of the preferred alignment to property owners within the alignment. The full 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.