



# Takitimu North Link – Stage Two Information for property owners



## As part of the New Zealand Upgrade Programme, Waka Kotahi is progressing to protect the route for Takitimu North Link Stage Two between Te Puna and Ōmokoroa.

Waka Kotahi intends to lodge, under the Resource Management Act 1991 (RMA), a Notice of Requirement (NoR) for a designation and applications for resource consents in 2023. Conversations with landowners are underway.

This will give council, landowners and the community certainty of the route and ensures Waka Kotahi is best placed to move forward when funding for construction becomes available. Further work beyond route protection, including construction is unlikely within the next 10 years.

### What is route protection?

The route protection process is intended to protect the land from any development which could potentially make construction of the project more difficult in the future. It does not finalise exact details of where any future road would be built, which means purchasing property is not always part of this process.

### What does this mean for me and my property?

We appreciate your patience while we establish the next steps following the changes to the project.

We will not be actively acquiring properties across the rest of the Stage Two alignment at this time. There are, however, some situations in which Waka Kotahi will acquire land in advance of construction, which are summarised in this information sheet.

The NoR will have interim effect from the date it is lodged with the Western Bay of Plenty District Council, until it is confirmed, withdrawn or cancelled following the formal hearing process. This means the land the designation covers will be affected from the date the NoR is lodged.

Once the NoR or designation affects your land, you cannot do anything in relation to the land that is subject to the NoR or designation that would prevent or hinder a public work or project or work to which the NoR or designation relates, without the prior approval of Waka Kotahi.

This means if you want to do anything on your land that might interact with our proposed project you will need to seek approval from Waka Kotahi.

Waka Kotahi typically begins to acquire land around three years before construction starts on behalf of the Crown, to enable construction, operation and maintenance of the new road.

All property purchases, whether in advance or otherwise, take place in accordance with the Public Works Act 1981 (PWA). You will be entitled to compensation as outlined in the PWA.

### Will you buy my property in advance of requirement?

The Advance Purchase Policy for Property Acquisitions applies where Waka Kotahi is asked by a landowner to purchase their property in advance of the date when this would otherwise occur (ie, more than three years before the expected construction start date).

You have the right under section 185 of the RMA to ask the Environment Court to require Waka Kotahi to purchase your property.

Your property advisor is available to discuss the circumstances for your situation.

# Frequently asked questions

## 1. How can I be involved in the RMA process?

Western Bay of Plenty District Council will publicly notify the Waka Kotahi applications, and you have the right to make a submission and appear at any hearing. You will be able to find a list of lodged NoRs on the Western Bay of Plenty District Council's website. In addition, the Bay of Plenty Regional Council will notify the resource consent applications.

For information on how to participate in the RMA process, you can find a number of relevant guides on the Ministry for the Environment website at [mfe.govt.nz](http://mfe.govt.nz)

## 2. When can I seek early purchase for the affected portion of my property?

Waka Kotahi has confirmed its preferred route for this project. Landowners who are facing hardship because they are within the preferred route can contact Waka Kotahi at any time to discuss whether advance purchase of their property is available.

## 3. What is the process for acquisition of my property under the Public Works Act?

Land Information New Zealand publishes a guide for landowners called the *Landowner's rights when the Crown requires your land for a public work*. This outlines the process and your rights. You can download this at [linz.govt.nz](http://linz.govt.nz)

## 4. If Waka Kotahi acquires my property ahead of construction, can I remain a tenant of the land?

If we acquire a property well ahead of needing it for construction, we often rent the property out until it is required by the project. We generally do not do this where we acquire property as the result of an advance purchase request as in these circumstances the landowner wants to sell and move on, so remaining as a tenant would not be appropriate. However, depending on the reasons for acquiring the property in advance, we may consider it.

## 5. I don't want to sell my property in advance of construction. What do I need to do?

Landowners affected by the designation do not need to do anything until we come to talk to you about acquiring the property. Waka Kotahi will contact all landowners when a construction timeframe is known. That contact, and subsequent negotiations typically commences three years before construction starts, to allow plenty of time for discussions to occur and agreement to be reached.

## 6. What is happening with the existing SH2?

We are updating the work done over recent years to determine what upgrades we can make along the existing SH2 with the focus to improve safety. This includes upgrading SH2/Ōmokoroa Road intersection to make it safer and support growth on the Ōmokoroa peninsula, this project is being led by Western Bay of Plenty District Council.

Waka Kotahi is mindful that the project development and property process can create a significant amount of uncertainty for you.



## CONTACT US

If you have any questions, you can contact us on: **07 927 6009**  
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