



1 Ōtaki to north of Levin project

Property information sheet

August 2020

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.

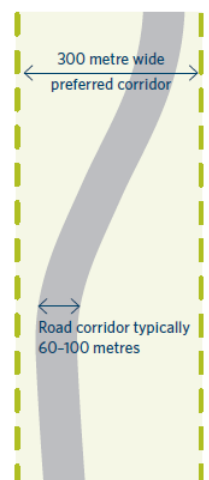
What's happening, and what's next?

- In December 2018 a preferred corridor was selected for the new Ōtaki to north of Levin highway. The corridor is typically 300 metres wide, while the final design width of the highway is likely to be between 60 metres and 100 metres, with additional width at interchanges and connections.
- We advised then that further investigation and design were needed before direct impacts on individual properties would be confirmed. Recent investigations have related to technical specialists in multiple areas such as ecology, heritage, social, noise, and engineering, and assessing the options for where the new highway could be placed within the preferred corridor.
- We are now part way through an 18-24 month process to identify the preferred alignment for the new highway. The eight months so far has seen us progress from the 300m preferred corridor to a narrower draft preferred alignment, which represents the technically preferred option as assessed across various fields, as at July 2020.
- Following property owner, iwi and community input, and further technical assessments, Waka Kotahi will re-consider the draft preferred alignment to decide whether it will refine the alignment. The refined draft alignment will then be considered for adoption as the preferred alignment.
- As we investigate the design of the road we will also be seeking to understand effects, such as possible noise or visual impacts, and we will consider how these can be avoided, minimised or mitigated.
- Closer to the start of the project construction, we'll be seeking to purchase properties we require. Next steps include:



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 the Agency's behalf.
- 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 values.
- 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. The loss may include loss of profits and goodwill, although the loss of profits must relate to proven loss of "actual profits". Loss of "anticipated profits" is not provided for in the Public Works Act 1981.
- We aren't actively purchasing properties for the project currently. For 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 considered 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 O2NI@nzta.govt.nz or calling 0508 625 4636.
- In addition, if at any time 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.