

Property owner information sheet

The Supporting Growth Programme is planning the transport networks needed over the next 30 years in Auckland's future urban growth areas of Warkworth, North, North West and South Auckland.

In 2018, we undertook technical assessments and consulted widely with communities, local groups, local boards and stakeholders on a range of transport options for each of these areas.

Since then we have developed an indicative strategic transport network, which is an overall plan showing all of the strategic projects needed, including safety upgrades, new or upgraded public transport connections, walking and cycling links, and roads or state highways.

At the moment the programme only has indicative (potential) locations identified for all of these future transport projects.

Over the next few years we will be undertaking more detailed investigations, including collaborating with Auckland Council as they develop Structure Plans that guide future land use patterns and rezoning time-frames.

We will refine the potential locations of future transport projects through this work, and begin to progress route protection applications in a staged way across all the growth areas (see the related 'Route Protection information sheet').

What does this mean for my property?

The plans for these projects are still at an early stage and there is still a lot of work to do to understand exactly what locations and properties will be affected. Currently, we have identified which existing roads or paths will be investigated for future upgrades, and the broad corridor study areas within which new transport routes could be located. These study areas are much wider than the final requirements for that of a new transport route.

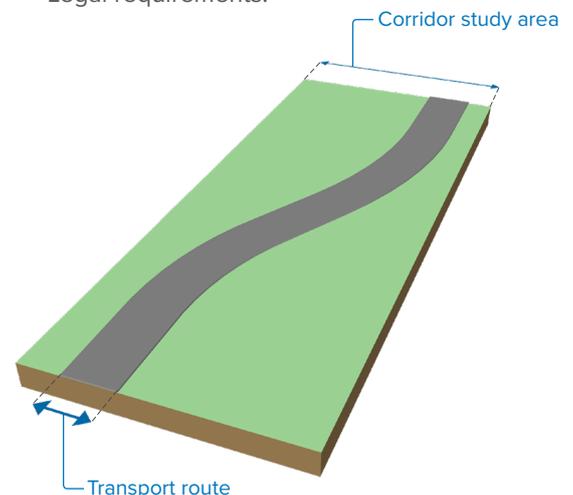
We need to undertake detailed investigations and further refine what an upgrade might include, and/or narrow down study areas, before we can understand the final impacts on any individual properties. Part of these investigations include meeting with property owners to understand how you use your property and any specific issues you think we need to be aware of.

It also includes understanding environmental effects such as possible ecological, noise or visual impacts, and considering how these can be avoided, minimised or mitigated. We may need to undertake non-intrusive site walkovers to do this and will seek your permission to access your property if this is the case.

Corridor Study Areas

The study areas currently identified are much wider than the final new transport routes are likely to be. It is expected that the new routes will be located somewhere within the study area, unless detailed investigations, including geotechnical and design, necessitate minor changes. Factors that will be considered when locating the transport route include:

- Environment (e.g. significant ecological areas, watercourses and wetlands)
- Topography
- Stormwater treatment
- Connections to existing transport network
- Road geometry and transport corridor facilities
- Land ownership
- Legal requirements.



What happens next?

We will refine our transport routes, and begin to progress route protection processes in a staged way across all growth areas in the next few years. In the majority of cases, this will involve lodging a Notice of Requirement (NoR) to designate land for transport purposes under the Resource Management Act (RMA) 1991.

A designation is a provision in the Auckland Unitary Plan that allows a requiring authority (such as the NZ Transport Agency or Auckland Transport) to use the land for specified public works. It is effectively a form of zoning over a site or route indicating where and how the land is likely to be used in the future, along with any restrictions or conditions that may apply.

Once a designation is in place, property owners can continue to use, own, buy or sell their designated land for many years, right up until the requiring authority needs the land for construction. At that point the requiring authority will contact property owners to begin purchase negotiations under the Public Works Act 1981. The majority of the Supporting Growth Programme's designations are for projects that will not have funding for construction for another 10 to 30 years. The timeline for purchasing the land required is usually within a few years of the expected construction date.

In the interim, property owners with land with a designation in place may receive interest from developers looking to sub-divide or redevelop the land when Auckland Council's future re-zoning from rural to urban takes place. Other owners may wish to buy or sell privately, depending on whether they want to be part of a new developing urban area. Selling land is fine as long as the designation is discussed with the purchaser.

While the designation signals the future use of land for a public work, in the meantime property owners can continue to use the land in the manner they were before the NoR was lodged, including maintenance or grazing. If a property owner wishes to change the use of their land, or to build or develop on land that is subject to a designation, they need to discuss such proposals with the requiring authority, in this case it will be AT or NZTA. This is to make sure that the future construction of the project is not hindered.

Anyone facing a change of circumstances or having difficulties selling their property should contact the requiring authority to ascertain what processes and criteria apply in these circumstances.

When will things be built?

Eventual construction of the programme's approved future transport projects is expected to align with Auckland Council's long term release of land suitable for urban development over the next 10, 20 and 30 years.

Contact us

If you have any specific questions relating to your property, please get in touch with the Supporting Growth team:



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