

Before an Expert Panel

Under the Fast-track Approvals Act 2024 (**Act**)

And

In the matter of an application for approvals by New Zealand Transport Agency Waka Kotahi (**NZTA**) to develop a rapid transit link, associated infrastructure and connections between Brigham Creek and Auckland City Centre (**NWRT Project**).

Memorandum on behalf of Stride Holdings Limited in relation to
the NZTA NWRT Project

Dated 19 August 2026

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MAY IT PLEASE THE PANEL

INTRODUCTION

1. This memorandum is filed on behalf of Stride Holdings Limited (**Stride**) in response to Minute 12 of the NWRT Expert Panel dated 12 August 2026 inviting comments on the proposed draft conditions for the resource consents and designations for the NWRT Project (**Draft Consent Conditions** and **Draft Designation Conditions**).
2. Stride provided comments on the NWRT Project under section 53 of the Act on 26 May 2026. Those comments were referenced in the Expert Panel's draft decision dated 12 August 2026.
3. Stride appreciates the Expert Panel's consideration of its comments and the opportunity to comment on the Draft Consent Conditions and Draft Designation Conditions under section 70 of the Act.

STRIDE'S POSITION ON THE DRAFT CONDITIONS

4. Stride generally accepts and supports the Transport Peer Review provided by Daryl Hughes to the extent that it raises concerns relating to NZTA's overreliance on CTMP processes and recommends *"targeted amendments to the conditions to require precinct specific CTMP content, operational testing of capacity reducing construction layouts, monitoring of key network performance parameters, and a practical issues resolution process for unanticipated effects"*.¹
5. Stride supports the Expert Panel's decision to incorporate Mr Hughes' recommended new conditions into the Draft Designation Conditions. This includes a Westgate-specific section of the CTMP, timing and consideration of the works on the Hobsonville Road off-ramp, a process for affected parties to raise transport issues to be addressed, and provisions for maintaining existing property access.
6. Stride also supports the Expert Panel's acceptance of Mr Hughes' proposed amendments to conditions 16 and 16A. These amendments are necessary

¹ Northwest Busway Fast Track – Transport Peer Review Memo prepared by Daryl Hughes dated 7 August 2026 at [2].

for managing transport effects at a critical intersection by requiring the Construction Traffic Management Plan (**CTMP**) to include minimum network performance parameters addressing access to affected properties, travel times, delays, and service vehicle access. They also provide additional safeguards where access via Gunton Drive may be affected, requiring assessment of potential impacts and implementation of appropriate mitigation where temporary traffic management arrangements materially affect access to Westgate Precinct.

7. These proposed amendments will go some way to address Stride's significant concerns in relation to the construction-traffic effects of the NWRT Project on the operation of the Northwest Centre. However, these conditions will not address the significant adverse effects on Stride and the operation of the NorthWest Centre from the preferred alignment of the busway and proposed land-take from the North-West site.
8. Notwithstanding Stride's general support of the additional conditions proposed by the Panel in response to Mr Hughes' report, Stride seeks an amendment to condition 16(a) of the Draft Designation Conditions relating to the CTMP as set out in **Appendix A** to this memorandum.

RELIEF SOUGHT

9. Stride respectfully requests that the Panel confirm the amendments to conditions consistent with Mr Hughes' report, subject to a further amendment to condition 16(a) of the Draft Designation Conditions as set out in **Appendix A**.
10. These amendments align more closely with standard practice for designation conditions for major infrastructure projects, to the extent that they provide for the CTMP to be submitted within a prescribed timeframe before works commence. This is consistent with Stride's initial comments on the NWRT Project.²
11. The amendments sought to condition 16(a) are also to be clear that the CTMP must include details of consultation with affected landowners and measures to be undertaken to provide for property access and customer and

² Transport Statement of Don McKenzie dated 26 May 2026 at [79].

service delivery routes. This is critical to mitigate significant adverse effects on the operation of the NorthWest Centre during the construction period.

12. We appreciate the Panel's consideration of the matters addressed in this memorandum.

DATED this 19th day of August 2026



Bianca Tree
Counsel for Stride Holdings Limited

Appendix A – Relief sought in respect of Draft Designation Conditions

NoR Number	Condition Number	Condition	Relief sought
ALL	16(a)	Construction Traffic Management Plan (CTMP)	Stride seeks that condition 16(a) to the Draft Designation Conditions be amended to include the <u>underlined</u> text below: <i>The CTMP must be prepared prior to the start of construction works and must be provided to the Manager for information <u>a minimum of 20 working days prior to the commencement of construction. The CTMP must include details of consultation with directly affected landowners undertaken through the course of preparing the CTMP and the measures undertaken to provide those parties with the maximum lead time for any temporary or permanent changes to property access, customer and service/delivery vehicle routes.</u> The objective of the CTMP is to appropriately manage any adverse traffic safety and efficiency impacts on other road users and affected property occupiers caused by the Project, including by maintaining safe and practicable access to existing properties, and providing alternative arrangements where that cannot be achieved.</i>