



Comments on Draft Conditions – North West Rapid Transit [FTAA-2511-1146] –

From Lucy Liu
Date Tue 2026-08-18 8:55 PM
To Substantive <substantive@fasttrack.govt.nz>

Dear Expert Panel / Fast-track Team,

I am the owner of and I previously provided comments on the North West Rapid Transit application.

I would like to make it clear that I do not oppose the project. I recognise the long-term benefits that improved public transport will bring to northwest Auckland. My concern is about ensuring that appropriate protections are in place for affected residents during construction.

Having reviewed the information now available, my main concern remains the practical impact of construction on access to my property and the ability of the occupants to continue their normal daily lives during the construction period.

is a cul-de-sac with a single point of vehicle access. My property also has only one vehicle access from the road to the garage, with no alternative vehicle access available. Any closure, restriction or significant disruption to the access to could therefore have a substantial impact on the occupants.

I would like the draft conditions to provide clear and enforceable protection for the following matters:

1. **Vehicle access:** How will residents and tenants of enter and leave their properties during construction? Safe and practical vehicle access should be maintained at all times, particularly access to individual driveways.
2. **Daily living during construction:** What measures will be put in place to ensure residents can continue to live normally during potentially lengthy construction works, particularly in relation to construction traffic, noise, dust, vibration and working hours?
3. **Emergency and essential access:** Access should be maintained for emergency services, rubbish collection, deliveries and other essential services.
4. **Advance notice:** Residents, property owners and tenants should receive adequate advance notice of any works that may affect access to or individual properties, including the expected duration of any disruption and alternative arrangements.
5. **Unexpected access problems:** There should be a clear contact person and a prompt process for resolving access or traffic problems caused by construction works.

My property is currently tenanted. Therefore, these are not only concerns about the future value or use of the property; they concern the ability of people actually living at the property to safely access their home and maintain reasonable day-to-day living conditions throughout construction.

8/19/26, 10:50 AM

[REDACTED]

I therefore request that the final conditions contain clear, specific and enforceable requirements to maintain safe and practicable access to [REDACTED] generally throughout the construction period, and to minimize unreasonable disruption to residents and occupants.

I would also appreciate clarification from the Applicant as to how access to [REDACTED] will operate during each relevant stage of construction.

Thank you for considering my comments.

Kind regards,

Hui Liu and Ji Ma

[REDACTED]

[REDACTED]