

Submission of comments on the North-West Rapid Transit Project

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20 May 2026

We write to provide feedback on the North-West Rapid Transit project, specifically in relation to the potential impacts on my property and immediate environment.

While we acknowledge the importance of improved public transport infrastructure for Auckland and support initiatives that reduce congestion and enhance connectivity, we are concerned about several site-specific effects that appear insufficiently addressed which I have queried with NZTA already.

The map provided does not outline exactly what construction will occur directly below our street (on Great North Road). We understand now that a retaining wall will be constructed as the road will be widened.

There is a possibility that the removal of existing vegetation and loss of screening for our property will occur.

Our property currently benefits from vegetation established as part of the Waterview Connection Project. This planting serves an essential function in screening the adjacent motorway flyover ramp, mitigating both visual and environmental effects.

The potential removal or disturbance of this vegetation raises the following concerns:

- **Loss of visual screening:** The existing vegetation significantly reduces the visual dominance of the flyover ramp. Its removal would expose the structure and materially alter the character of our outlook and impact the value of our property.
- **Reduction in amenity values:** The planting contributes to a more liveable and pleasant residential environment, softening infrastructure and reducing perceived impacts.
- **Increased exposure to noise and light:** Vegetation acts as a partial buffer for both traffic noise and lighting. Its removal could increase these effects. We already have increased noise from the Waterview Connection Project roading which was installed as part of the connection to the motorway from the tunnel. The vegetation planted is now maturing and provides our house (where the bedrooms are situated at the front of the property) with screening from the lights on the flyover.

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We request that:

- Existing vegetation be retained wherever practicable.
- Any unavoidable removal be accompanied by like-for-like or enhanced replacement planting, designed to achieve equivalent or better screening outcomes.
- Replacement planting be established prior to or concurrently with removal to minimise loss of amenity over time.
- A clear landscape mitigation plan be provided, including plant species, maturity targets, and maintenance commitments.

We understand that low noise surfaces will be laid on Great North Road. We are pleased to hear this as we receive significant noise from vehicles driving up Great North Road at full acceleration already, so we are concerned that heavy buses will create additional noise (although we would anticipate that most buses will be electric by the time this project is completed).

We understand that access may be required outside our property to serve the area across the road, where a retaining wall is proposed as part of road widening works.

This raises several concerns:

- **Safety impacts:** Additional access movements may create new conflict points for vehicles, cyclists, and pedestrians.
- **Loss of on-street amenity:** Accessways can reduce available on-street parking and alter the character of the streetscape.
- **Noise and disturbance:** Increased vehicle movements in close proximity to the property could result in additional noise, light spill, and general disturbance.
- **Privacy impacts:** An access point opposite the property may increase activity and direct sightlines of the motorway flyover ramp.

We request that:

- The necessity and location of the proposed access be carefully reviewed, with consideration given to alternative locations or designs that minimise impacts on adjacent residents.

- A detailed assessment of safety effects be provided, including traffic modelling and mitigation measures.
- Design measures be incorporated to minimise impacts, such as:
 - Landscaping and screening
 - Appropriate lighting design to avoid spill
 - Traffic calming measures if required
- Ongoing consultation with affected property owners be undertaken prior to finalising design decisions.

In addition to permanent changes, we are also concerned about construction-related impacts, including:

- Noise, vibration, and dust
- Temporary removal of vegetation
- Traffic disruption and temporary access changes

Requests:

- A clear Construction Management Plan be provided.
- Early communication of works schedules and expected impacts.
- Measures to protect retained vegetation during construction.
- A designated contact for residents to raise concerns during works.

We support the broader objectives of the North-West Rapid Transit project; however, it is important that localised impacts—particularly those affecting residential amenity—are thoughtfully managed.

The vegetation established as part of the Waterview Connection Project represents a significant mitigation measure that should not be undermined without appropriate replacement. Similarly, the design and placement of accessways should minimise adverse effects on existing residents.

We would welcome ongoing engagement as the project progresses and request that our concerns be carefully considered in the final design and consenting process.