

## **NZTA Northwest Rapid Transit / Te Ara Hauāuru — Fast-track Application**

North West Commercial 2018 Limited supports the Northwest Rapid Transit project (“**Project**”) in principle.

We own commercial property at Westgate in proximity to the proposed Westgate Te Waiarohia station and associated busway/interchange works. We understand from NZTA’s material and engagement to date, that our land may be within, adjacent to, or affected by the proposed designation and works. We therefore have a direct interest in the application.

We support the Project on its merits. A dedicated rapid transit corridor alongside SH16, connected to a properly functioning Westgate interchange, is a logical and necessary transport investment for northwest Auckland. Westgate is a major growth node and commercial centre, and improved rapid public transport will assist accessibility, network resilience, employment access, and long-term urban development in the northwest.

We do not oppose the proposed route or the inclusion of Westgate within the Project. Subject to the matters below, we support the application proceeding through the fast-track process.

Our support is on the basis that affected landowners are given clear, early, and fair treatment as the design, designation, acquisition, and construction phases of the Project progress. In particular, where private land or interests in land are required for the Project, we expect NZTA to identify that requirement clearly and to progress any acquisition transparently under the Public Works Act 1981.

For our Property, we request that NZTA confirm as soon as practicable:

1. Whether any part of our land, buildings, access, common areas, services, easements, or other property interests are required for the Project;
2. Whether the requirement is temporary or permanent;
3. The likely timing of any acquisition, occupation, construction access, or physical works affecting the Property;
4. Whether the Project requires partial acquisition or full acquisition, and / or works affecting rights and services associated with the Property;
5. How our tenants, mortgagee, easements and other registered or practical property interests will be addressed; and
6. Who within NZTA, or its appointed accredited property consultants will be responsible for direct engagement with us.

If the Project requires the acquisition of property rights from our Property, our preference is that this be addressed directly and efficiently through the statutory acquisition framework. That approach would provide certainty for both NZTA and affected landowners, and would allow

valuation, compensation, vacant possession, tenant, security, and settlement issues to be resolved in an orderly way.

We also request that any approval or designation conditions include a clear landowner engagement framework for directly affected properties, including:

- Early written confirmation of the extent of land or interests required once the route has been determined;
- Property-specific plans showing the designation boundary, construction footprint, access impacts, service impacts, and any temporary occupation requirements;
- Reasonable notice before any works affecting access, parking, services, tenant operations, or building use;
- A process for agreeing mitigation and reinstatement if our Property is not permanently acquired;
- A commitment that valuation and compensation discussions will be progressed before possession is required;
- Co-ordination with tenants, mortgagees, and other interest holders where necessary; and
- A designated NZTA contact point for affected commercial landowners.

We reserve all rights in relation to compensation, valuation, disturbance, business loss, tenant interests, injurious affection, severance, betterment, access, services, common property, easements, mortgage/security arrangements, and any other rights or interests arising under the Public Works Act 1981 or otherwise.

Our support for the Project should not be read as agreement to any particular valuation, acquisition terms, construction methodology, mitigation proposal, designation boundary, or form of property impact. Those matters will need to be addressed directly with us once NZTA's land requirement for the Project is confirmed.

In summary, North West Commercial 2018 Limited supports the Northwest Rapid Transit project and does not oppose the proposed Westgate route. We ask that the fast-track process and any resulting approvals recognise the need for early certainty and fair treatment of directly affected landowners in accordance with the statutory framework.