

# Comment submission under the Fast-track Approvals Act 2024

**Project:** NZTA - North West Rapid Transit  
**First Name:** Shiree  
**Last Name:** Taylor (nee Stout)  
**Property Address:** [REDACTED]  
**Postal Address:** As above  
**Phone:** [REDACTED]  
**Email:** [REDACTED]

I can receive emails and my email address is correct.

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## 1. Introduction

I am the owner and long-term resident of [REDACTED], where I have lived for over thirty-three years. I make this submission in response to the North West Rapid Transit proposal being considered under the Fast-track Approvals Act 2024 (“the Act”).

While I understand the intent of the Act is to enable infrastructure delivery of national and regional significance, I submit that the adverse effects of this project—particularly the displacement of established communities and long-term residents—must be carefully weighed in accordance with the Act’s requirement to consider environmental, social, and economic impacts.

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## 2. Legal and Planning Context

Under the Fast-track Approvals Act 2024, decision-makers are required to:

- Have regard to the purpose of the Act, including enabling development while managing adverse effects
- Consider the impacts of projects on the environment and existing communities
- Assess whether adverse effects are appropriately avoided, remedied, or mitigated

I respectfully submit that the proposed removal of long-established homes raises significant concerns in relation to these principles, particularly where impacts are permanent, deeply personal, and cannot be meaningfully mitigated.

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### **3. Emotional and Psychological Impact**

The thought of losing my home has caused me a great deal of anxiety and distress. I have a strong emotional attachment to the place which has been my home for more than three decades and never planned to move from this property.

My home represents stability, security, and identity. The uncertainty surrounding its potential loss and the thought of being displaced from such a meaningful place is extremely difficult and emotionally overwhelming and has had a significant negative effect on my wellbeing. These are real and substantial adverse effects that should be given appropriate weight in the decision-making process.

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### **4. Family and Cultural Significance**

My home holds immense personal significance. It is the place where I raised all four of my children. It has been the centre of our family life and is filled with memories that cannot be replaced.

I had always anticipated that this would remain a family home—a place where my grandchildren could spend time, build their own memories, and enjoy spending time with their grandmother. Losing this property would mean losing that continuity across generations.

Additionally, my pets that have passed are buried on the land. This creates a lasting and irreplaceable emotional and cultural connection to the property and adds another layer of grief at the prospect of leaving.

The loss of such a home is not simply a financial matter—it is the loss of intergenerational continuity and deeply personal history.

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### **5. Established Environment and Self-Sufficiency**

My property reflects decades of care and personal investment. All of the trees and shrubs on the property have been planted by me personally. Many were grown from seed, and others were gifted by friends or family or planted to mark particular moments or memories. As such, they carry deep sentimental value that cannot be replicated elsewhere.

- Almost 30 established fruit/food trees and plants
- Raised gardens that contribute to my food supply
- A large, established, kōwhai tree and multiple harakeke bushes (planted mainly for the purpose of harvesting for raranga), which are also enjoyed by Tui
- Numerous plants grown from seed or gifted, each with sentimental value

These features contribute not only to my lifestyle, wellbeing and self-sufficiency but also to the local environment and urban biodiversity. Their loss cannot be replicated within a reasonable timeframe or through standard mitigation. The loss of these would not just be environmental—it would be deeply personal.

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## **6. Suitability of the Property**

My property is uniquely suited my needs and lifestyle, including:

- A large back section securely accommodates my large dogs
- The front yard provides shaded space for a substantial chicken run

This configuration is highly specific and would be extremely difficult to replicate elsewhere, particularly within current market conditions.

I am very concerned that I may not be able to find a replacement property that meets my needs in the way my current home does. Factors such as land size, layout, suitability for animals, established planting, and affordability all present significant challenges.

Relocation would not simply be a physical move—it would result in the loss of a way of life that I have built over decades.

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## **7. Housing Crisis and Displacement Concerns**

I am deeply concerned about the broader context of the current housing crisis in Auckland and New Zealand more generally.

The removal of multiple established homes to enable this project raises serious questions about whether the social cost has been adequately considered. At a time when housing availability and affordability are already critical issues, the displacement of residents risks compounding these challenges.

There is no guarantee that suitable replacement housing will be available for affected individuals, particularly for those with specific needs such as land, space for animals, and established outdoor infrastructure.

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## **8. Concerns About Project Justification and Transport Outcomes**

I question whether the proposed busway will deliver benefits sufficient to justify the loss of homes and established communities.

I am not confident that the busway will significantly increase public transport usage. Based on my experience, Auckland's public transport system has become:

- Less convenient
- More complex
- More expensive over time

Historically, it was easier and more practical to use public transport. However, current services appear heavily focused on transporting people to and from the central city, with reduced convenience for those travelling:

- Between suburbs
- To local centres such as Henderson and New Lynn

For many people, car travel remains necessary due to:

- School and childcare drop-offs
- Long walking distances to bus stops
- The need for multiple transfers
- Exposure to weather conditions, which is particularly challenging during heavy rain

These realities reduce the attractiveness of public transport and call into question whether a busway will adequately address existing barriers to usage.

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## **9. Concerns Regarding Alternatives**

Given the significant impacts, I respectfully submit that:

- Alternative routes or design solutions should be fully explored
  - Greater emphasis should be placed on avoiding the acquisition of long-established residential properties
  - The level of benefit from the project should be carefully scrutinised relative to the scale of its social impact
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## 10. Conclusion

The proposed acquisition of my property would result in severe and irreversible personal, social, and environmental effects. These effects go well beyond financial loss and cannot be fully mitigated.

I respectfully request that decision-makers give substantial weight to the human impact of this proposal, consistent with the intent of the Fast-track Approvals Act 2024 to balance development with responsible management of adverse effects.

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## 11. Relief Sought

I request that the EPA and decision-makers:

1. Carefully reassess the necessity of acquiring properties such as mine
  2. Require that alternatives be fully explored to avoid residential displacement
  3. Give significant weight to social and wellbeing impacts in the approval process
  4. Consider the broader implications of housing loss during a housing shortage
  5. Ensure that, if acquisition is unavoidable, affected residents receive support that recognises both tangible and intangible losses
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Yours sincerely,  
Shiree Taylor (nee Stout)  
18 May 2026