
Fast-track Approvals Act 2024
Comments on a Fast-Track consenting application
Westgate Town Centre (2017) Limited
Re Te Ara Hauauru - Northern Busway

To: The Expert Panel

From: Westgate Town Centre (2017) Limited

Fast-track project: Te Ara Hauauru - Northern Busway

Fast-Track Reference: FTAA- 2511-1146

1. Introduction

- 1.1. This submission relates to the New Zealand Transport Agency's (NZTA) application (**Application**) under the Fast-track Approvals Act 2024 (**FTAA**) in respect of the Te Ara Hauauru – Northwest Busway project (**TAH**).
- 1.2. These comments are submitted on behalf of Westgate Town Centre (2017) Limited (**WTCL**) and relate to all its land holdings included within the AUP Westgate Sub-Precinct¹ A and B (**attached** below), including the site at 40 Maki Street , being land identified by the Expert Panel (in its Minute 2) as a land sufficiently proximate to TAH to warrant it being invited to comment.

2. Background

- 2.1. WTCL is a wholly owned subsidiary of NZ Retail Property Group Limited (**NZRPG Group**). NZRPG Group (through various subsidiaries) owns and operates major retail and mixed-use centres throughout New Zealand, including Milford Shopping Centre (Auckland's North Shore), The Plaza (Palmerston North) and Fraser Cove (Tauranga). NZRPG Group's principal holdings are at Westgate Metropolitan Centre.

¹ AUP i1615.10 Precinct Plans - Sub-Precinct

- 2.2. A subsidiary of NZRPG Group WTCL is a related entity to Westgate Properties Limited (WPL) and NZRPG Management (2017) Limited (NZRPGM), who have submitted comprehensive comments to the Expert Panel in relation to NZTA's TAH proposal.
- 2.3. WTCL holdings include a number of holdings within a block of development located at 40 Maki land identified by the Expert Panel (Minute 2) as a site sufficiently proximate to TAH to warrant it being invited to comment. It is noted that the development block at 40 Maki, is part of a greater development block also made up of blocks at 9-11 and 13 FTD. These comments relate to this development block as a whole.
- 2.4. While WPL/NZRPGM's comments ultimately focus on the effects of the TAH proposal on Westgate Shopping Centre²They provide details about the Westgate Metropolitan Centre (Metropolitan Centre) and, more generally, some of its component parts. WTCL therefore adopts WPL/NZRPG Management's comments.
- 2.5. Beyond the more comprehensive comments from WPL/NZRPGM, WTCL wishes to emphasise the importance of the efficient operation of the roading network in the Westgate Metropolitan Centre. WTCL's development block's value and potential are and will continue to be affected in large part by the performance of the Metropolitan Centre as a whole, and particularly the roading network which supports it.

3. Relief

- 3.1. Given its development blocks' frontages to Fred Taylor Drive and Maki Street and the intersection of those roads, it is particularly affected by the current congestion that occurs on those roads. It is therefore very concerned about any further pressure this proposal may place on Fred Taylor Drive, particularly during the long construction period when works are being undertaken in and around the Fred Taylor Drive Interchange. Therefore, it strongly supports the measures proposed in WPL/NZRPGM's comments. In particular, it supports the completion of the Northside Drive interchange and increasing the access of private vehicles along Fred Taylor Drive and within the intersection of Fred Taylor Drive and Maki Street.



Campbell Barbour
For and on behalf of NZRPG and WPL

Dated 26 May 2026

² The shopping centre located south of Fred Taylor Drive

Westgate Precinct Plan - Appendix A

