



# Engagement and Consultation Summary Report

Waitākere District Courthouse – New Courthouse  
Project (14 Edmonton Road, Henderson)

11 August 2025

**B&A**  
Urban & Environmental

Prepared for:  
Minister of Justice

B&A Reference:

Waitākere District Courthouse – New Courthouse Project - Substantive Application

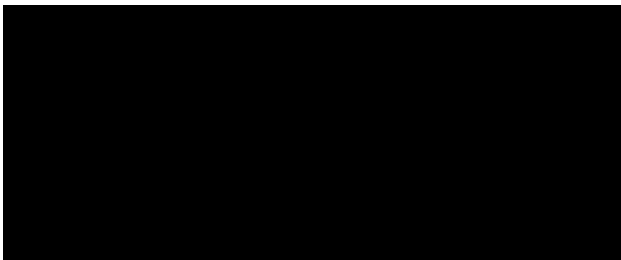
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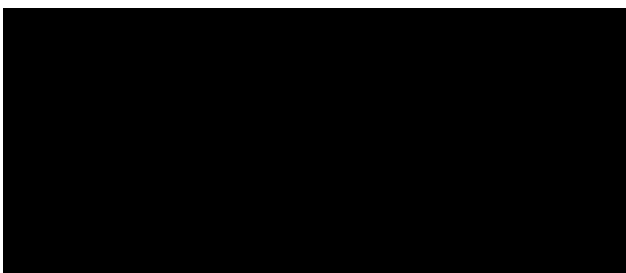
Date:

11 August 2025

Prepared by:



Reviewed by:



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## 1.0 Introduction

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### 1.1 Report Purpose

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This report has been prepared in support of a Substantive Application under the Fast Track Approvals Act 2024 for the 'Waitākere District Courthouse – New Courthouse Project'. The application is for Notice of Requirement made by the Minister of Justice to designate the site at 14 Edmonton Road, Henderson for 'judicial and court purposes'. This report is prepared in accordance with the requirements of Clause 12(1)(j) of the Fast Track Approvals Act 2024, which relates to applications for designations.

Under the Fast-Track Approvals Act, section 29 requires that the applicant consult with the persons and groups referred to in section 11 of the Act prior to the lodgement of the Substantive Application. This includes:

- S11(1)(a) Relevant Local Authorities (Auckland Council, Healthy Waters and Council-Controlled Organisations including Auckland Transport and Watercare)
- S11(1)(b) Relevant iwi authorities, hapu and Treaty settlement entities
- S11(1)(e) Relevant administering agencies (including Ministry for the Environment, Environmental Protection Authority)

It is noted that the consultation requirements under S11(1)(c), S11(1)(d) and S11(1)(f) are not relevant to the consideration of this Substantive Application.

The Applicant 'Minister of Justice' has undertaken consultation and engagement with a range of stakeholders throughout the development of the project. The purpose of engagement is to ensure that the relevant stakeholders are well informed in regard to the Project and have been provided the opportunity to provide feedback. The consultation and engagement have been carried out through a number of online and in-person meetings, as well as email and written correspondence. This report details the consultation and engagement undertaken as of 7<sup>th</sup> August 2025.

### 1.2 Stakeholder Overview

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Given the significance of the 'Waitākere District Courthouse – New Courthouse Project', early engagement with stakeholders has been prioritised to ensure the relevant stakeholders were involved in the process. This includes representatives from Auckland Council, Healthy Waters, Watercare, Auckland Transport, Mana Whenua, Adjacent Land Owner and Occupiers, and relevant Ministry Stakeholders which is summarised in the sections below.




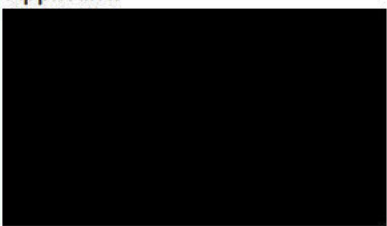


## 2.0 Auckland Council

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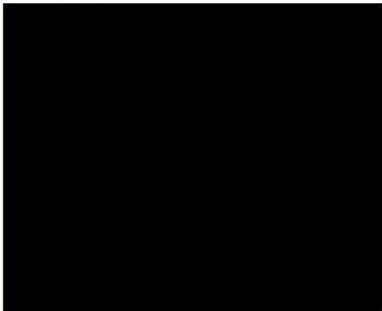
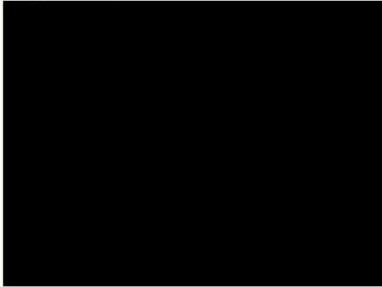
Robust engagement has been undertaken with Auckland Council representatives since the start of 2025, with various in person and online meetings held to discuss all aspects of the proposal relating to a range of technical disciplines including urban design, civil engineering, flooding, planning, arboricultural and other matters. A summary of the meetings held with Council is provided in **Table 1** below.

Importantly, it is noted that prior to the lodgement of the Substantive Fast Track Application, a copy of the draft technical reports (including transport, civil engineering, flood risk assessment and urban design assessment) and proposed Notice of Requirement conditions were pre-circulated to Council for review. Initial feedback was provided from Council which has been addressed in our application, and additional feedback sharing and discussion on these matters will continue as part of the on-going engagement with Auckland Council post lodgement.

**Table 1: Summary of Auckland Council Engagement**

Key Meeting Dates	Attendees	Discussion Points
<u>Wednesday 29<sup>th</sup> January 2025</u> Project Kick Off Meeting	Council:  Applicant: 	<ul style="list-style-type: none"> <li>Formal Introduction to the Project to discuss the proposed Notice of Requirement Application to establish a Justice Facility on the site.</li> <li>Agreement to schedule fortnightly meetings to discuss the Project and schedule meetings with the technical specialists as required.</li> </ul>
<u>February 2025 and June 2025</u> Fortnightly catch ups held on Wednesdays with Auckland Council and relevant specialists	Council:  Applicant: 	Follow up meetings held to discuss different aspects of the proposal, including access, parking, servicing and initial bulk and location concept plans. Most meetings were held online via Teams.
<u>Thursday 6<sup>th</sup> March 2025</u> Arborist Meeting	Council:  Applicant: 	An online meeting was held to discuss the proposed removal of the 2x Kauri Trees which are identified as notable/scheduled trees under the AUP(OP). The Applicant team outlined intentions to retain the Kauri trees as part of the Courthouse design and overall site layout which was further explored through the concept design phase. However, ultimately it was determined that the retention of the trees was not possible due to site constraints (being the existing stormwater pipe that traverses the centre of the site and identified flooding risk that warrants specific mitigation and building setbacks/freeboard) and that where a building could be provided without removal of the trees, the buildings' proximity to

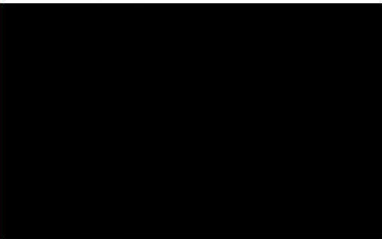


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		the Council recommendations. A copy of this table is provided as <b>Attachment 12.1</b> .
<u>Friday 1<sup>st</sup> August 2025</u> Urban Design and Parks Meeting	Council:  Applicant: 	An online meeting was held with the Parks Team to discuss the proposal. The discussion centred on the interface of the future building with the Falls Park reserve. The Applicant Team stepped through the proposed design rationale and concept analysis that has resulted in the indicative site layout shown in the bulk and location plans. The key feedback received from the Parks team related to building design, opportunities for landscape mitigation and expected timeframes for construction. Given the application is for a Notice of Requirement application, construction details are not known at this stage, however, on-going engagement with the Parks Team will continue as we progress this Project.




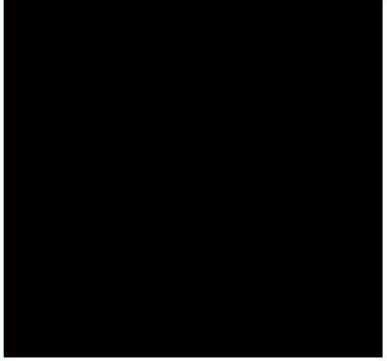
## 2.1 Healthy Waters


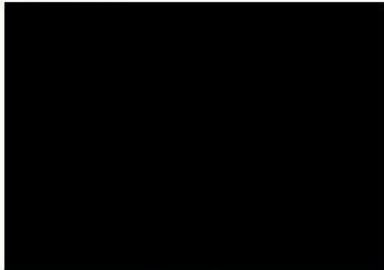
A summary of engagement with Healthy Waters is provided in **Table 2** below.

**Table 2: Summary of Auckland Transport Engagement**


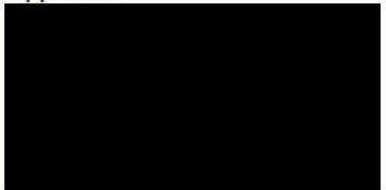


Key Meeting Dates	Attendees	Discussion Points
<u>Thursday 30<sup>th</sup> January 2025</u> Formal Kick Off Meeting	Council:  Applicant: 	<ul style="list-style-type: none"> <li>Online meeting to formally introduce the Project. Discussion focused on identification of flood hazards on the site (including overland flow path and floodplain) and request for inputs/clarity on the modelling inputs that should be assessed to understand the implications for the proposed Justice Facility.</li> <li>Agreement that a separate meeting would be held to discuss the modelling requirements.</li> </ul>
Thursday 13 <sup>th</sup> February 2025	Council: 	<ul style="list-style-type: none"> <li>Online meeting to discuss the inputs and modelling requirements for the proposed</li> </ul>



	 Applicant: 	Notice of Requirement Application. Healthy Waters provided the background modelling information for our team to get underway with site specific hydraulic modelling.
Tuesday 18 <sup>th</sup> March 2025	Council:  Applicant: 	<p>Online meeting held to discuss the results of the site-specific modelling undertaken to date and request for initial feedback from Healthy Waters. Applicant team clarified that the site is considered a 'less vulnerable activity' in accordance with the Auckland Council stormwater Code of Practice.</p> <p>Following this meeting, Healthy Waters provided formal feedback on the application in a letter dated 28<sup>th</sup> March 2025 (refer to Attachment 12.2).</p> <p>The key feedback is summarised in the below table sections.</p>
Matters raised in HW feedback (28 <sup>th</sup> March 2025)	Healthy Waters Request	Applicant Response
<u>1). Existing Culvert:</u>	Confirmation that the flood modelling must presume the existing culvert is 100% blocked during a 1% AEP event and this must be factored into the Flood Risk Assessment.	Flood modelling was updated to adjust to the 100% blockage parameters requested by Healthy Waters.
<u>2). 300mm Freeboard Requirement</u>	Acknowledgment that the proposed Justice Facility is a 'less vulnerable activity', however, HW recommend that a future building freeboard is increased over and above this requirement to provide for asset protection.	Further design was undertaken to refine the modelling parameters and the indicative building design provides minimum 580mm RL freeboard, which captures a number of mitigation measures that are further discussed in the Holmes Infrastructure Report and Flood Risk Assessment prepared by ACH Consulting Limited.

<u>3). Climate Change Factor</u>	Flood modelling must assess the effects of climate change on natural hazards, including incorporation of 3.8 degree climate change into the modelling	Flooding modelling parameters updated to capture to incorporate 3.8 degrees climate change.
<u>4). Future Development</u>	The proposed development must be managed to safely maintain the conveyance function of the overland flow paths from Edmonton Road and Alderman Drive. The feasibility of any proposed stormwater and flood management (e.g. a void) shall be adequately demonstrated to ensure that flooding risk at and beyond the boundary of the development site will not increase.	Details of the proposed mitigation measures to manage flood risk resulting from the future development of the site has been captured in the reporting. The ACH Report confirms that a future Justice Facility will not exacerbate or increase flood risk to Edmonton Road or Alderman Drive.
<u>5). Safe building access and egress</u>	The proposed development must be managed to ensure that safe access and egress during a flood event can be provided.	A robust Flood Emergency Management Plan is proposed as a condition on the NoR application which outlines protocols and evacuation to ensure that safe access and egress is provided for the duration of the activity. Refer to <b>Appendix 19</b> .
<u>6). CCTV</u>	Given that the proposed development will be constructed over an existing 1,500mm diameter culvert, the build-over process must be followed. Such process may include pre-construction CCTV inspections, provision of bridging details, and other relevant requirements.	The Holmes Infrastructure Report has outlined proposed measures to ensure the existing culvert is protected during construction. CCTV inspection of the pipe prior to the redevelopment of the site will occur prior to the construction of a new building on the site.
<u>Wednesday 11<sup>th</sup> June 2025</u>	Council:  Applicant: 	At this meeting, the Applicant team presented updated flood modelling undertaken by ACH Consulting and confirmed that flooding effects on adjacent properties and downstream environment were demonstrated to be less than minor. Confirmation from HW that the flood modelling results are reasonable and align with their expectations. HW request the technical reports lodged with the NoR application include a clear assessment of effects on adjacent



		properties, management of risks to people and the downstream environment.
<u>Tuesday 15<sup>th</sup> July 2025</u>	Council:  Applicant: 	<p>In person meeting held with Healthy Waters representatives as noted in Table 1 above.</p> <p>Formal feedback from HW was received on Thursday 31<sup>st</sup> August 2025, summarizing their position on the application and recommended conditions on the Notice of Requirement.</p>
<u>Thursday 7<sup>th</sup> August 2025</u>	Council:  Applicant: 	<p>Online meeting was held to discuss HW feedback received on 31<sup>st</sup> August 2025. A summary of this feedback and application response is provided below.</p>
Matters raised in HW feedback (31 <sup>st</sup> August 2025)	Healthy Waters Request	Applicant Response
Risk to People and Building Occupants	<ul style="list-style-type: none"> <li>• (a) The development introduces additional people (staff, public, court users) into a site with a high and prolonged flood risk.</li> <li>• (b) Flooding could reach full depth within 4–6 hours, and leave occupants potentially trapped for up to 60 hours.</li> <li>• (c) The assessments do not quantify or assess the</li> </ul>	<ul style="list-style-type: none"> <li>• (a) Flood risk associated with the redevelopment of the site will be managed through the implementation of a robust flood management plan. This matter is addressed through the proposed FMP condition that requires on-going review and management for the duration of the activity. A draft FMP is provided as Appendix</li> </ul>

	<p>vulnerability of building users, limiting the ability to evaluate the effectiveness of proposed management measures.</p>	<p>19 which outlines the procedures and protocols to ensure that flood risk is appropriately managed.</p> <ul style="list-style-type: none"> <li>• (b) This comment is based on the peak flow without consideration of the interim situation and the flood management plan response which requires the building to be vacated prior to the overland flow path entering the site (largely through pre-event management protocols). An alternative evacuation route is proposed which will move people from site if evacuation prior to the start of the event is not achieved. The FMP included as Appendix 19 provides further detail to confirm how this risk will be managed.</li> <li>• (c) The draft FMP included as Appendix 19, includes an occupancy evaluation pathway risk assessment for all types of building users, to demonstrate how safe egress from the site can be achieved for all persons.</li> </ul>
Reliance on Procedural Controls	<ul style="list-style-type: none"> <li>• (a) The flood management strategy is heavily dependent on early warning systems, which may not provide sufficient lead time due to the unpredictability of localised rainfall events.</li> <li>• (b) The Flood Management Plan lacks detail on how weather alerts will translate into operational decisions, such as facility closures.</li> </ul>	<ul style="list-style-type: none"> <li>• (a) This approach has been deemed workable and acceptable on other similar approved projects (i.e. LUC60434320 for the new Papakura District Courthouse). In the event, the building is still occupied, there is a safe pathway for people to vacate the building at peak levels. More detail has been provided in the FMP regarding egress routes during peak event, warning system and monitoring of warning system. The FMP notes a number of procedural and site-specific warning systems that will be implemented to manage flood risk on the site, including orange and red warning triggers that initiate a site-</li> </ul>



		<p>specific response. The FMP will be a live document that is regularly updated to ensure alignment with best practice warning systems utilized by other agencies, including Healthy Waters.</p> <ul style="list-style-type: none"> <li>• (b) The draft FMP has been updated to provide a clear flow chart for the decision-making process and responsibilities for Court Managers to manage flood risk on site and contains site-specific warning system that translates into operational decisions on the ground. Refer to <b>Appendix 19</b> for further details.</li> </ul>
Inadequate Testing and Assurance	<ul style="list-style-type: none"> <li>• (a) The proposed FMP has not been demonstrated to be workable or tested. Measures need to be in place to ensure that FMP remains effective overtime, including regular testing, maintenance of infrastructure (i.e. physical barriers).</li> <li>• (b) Further detail requested regarding flood barriers and hard protection measures that are proposed as part of the flood mitigation strategy.</li> <li>• (c) Note that responsibility for health and safety ultimately lies with the building operator under relevant legislation, and this must be reflected in enforceable procedures.</li> </ul>	<ul style="list-style-type: none"> <li>• (a) As noted above, the FMP approach has been accepted previously and assessed as being appropriate for other Courthouse developments in the Auckland Region. Input from various technical specialists has confirmed that an FMP provides an adequate mechanism to manage components of the flood risk and conditions are proposed to ensure that the plan is sufficiently robust and detailed to ensure workability. To address the comments raised by HW, the proposed Flood Management Plan condition has been further refined to include a clear breakdown of the details to be provided, and an annual review clause that ensures the FMP is evaluated for effectiveness. The FMP will be implemented for the duration of the activity on the site, which provides security that long-term management measures are in place to manage flood risk on the site.</li> <li>• (b) To address this matter, further information has been provided in the Infrastructure Report prepared by Holmes regarding maintenance and</li> </ul>

		<p>failsafe operation of the flood barrier to ensure this works during a flood event. This includes it being hinged so that when under pressure (from water), it swings inwards to allow water to flow. The proposed Flood Management Plan outlines the key responsibilities and procedures relating to inspections, testing and maintenance that will ensure flood risk measures are efficient and effective, and can be relied upon to mitigate flood risk on the site.</p> <ul style="list-style-type: none"> <li>• (c) The Minister of Justice are aware of the responsibilities to ensure health and safety of all staff that work at the facility. The FMP contains a robust framework that outlines roles and responsibilities that will ensure this can be achieved. The intention is for the building to be vacated before an event is to reach the site. This includes early shutdown of a facility as a precautionary measure which is acknowledged by the Minister of Justice. Notwithstanding, the FMP demonstrates that appropriate evacuation procedures would be undertaken to ensure safety of persons should building evacuation not be able to occur ahead of flood waters entering the site.</li> </ul>
Structural and Neighbouring Impacts	<ul style="list-style-type: none"> <li>• While the building includes 500m of freeboard via a suspended foundation, this does not eliminate life safety risks during a flood.</li> <li>• If physical barriers are used, the design must account for failure scenarios which have not yet been assessed. The reliance on manual or semi-automated systems requires</li> </ul>	<ul style="list-style-type: none"> <li>• The FMP and proposed conditions outline how risk to people will be managed during a flood event.</li> <li>• This has been addressed in the FMP (included as <b>Appendix 19</b>) where further context has been provided regarding failure scenarios to ensure barrier remains open during a flood event.</li> </ul>



	robust maintenance and operational protocols.	
Infrastructure and Stormwater Management	HW note the existing 1500 diameter stormwater pipe within the site serves a large upstream catchment and must remain accessible for maintenance.	This point is acknowledged and conditions are proposed as part of the Notice of Requirement that require a future building design to achieve an appropriate clearance from the pipe, which is subject to review and approval at Outline Plan of Works stage. It is considered that certification processes will enable appropriate consideration of whether the proposed stormwater solution is appropriate for the site.

## 2.2 Auckland Transport

A summary of engagement with Auckland Transport is provided in Table 3 below.

**Table 3: Summary of Auckland Transport Engagement**

Key Meeting Dates	Attendees	Discussion Points
<u>Wednesday 12<sup>th</sup> February 2025</u> Formal Kick Off Meeting		Formal introduction to the project and overview of proposed Notice of Requirement Application. Applicant Team stepped through the design rationale for the Project and a summary of the key site constraints (flooding and stormwater pipe, sites proximity at a prominent intersection).
<u>Wednesday 5<sup>th</sup> March 2025</u>		Follow up meeting held to discuss progress with concept design plans and seek initial feedback from Auckland Transport and Council's Development Engineer. After this meeting, initial written feedback was received outlining matters relating to parking, access and traffic generation to address in the transportation assessment submitted with the application.

Tuesday 15<sup>th</sup> July 2025  
Formal Kick Off  
Meeting for the  
Substantive Fast Track  
Application

## 2.3 Watercare

A formal kick of meeting was held on Thursday 13<sup>th</sup> February 2025 to introduce the Project. Specific focus on three waters servicing and ability to connect to the existing services on the site. On 11<sup>th</sup> April 2025, email confirmation was received that provided support in principle for the Project, noting that wastewater servicing options are available at the site.

### 3.0 Mana Whenua

Mana Whenua interests in the project are related to Māori history, values, ecological and environmental matters, specifically their role is kaitiaki of the natural environment. Ongoing consultation has occurred with Mana Whenua prior to the lodgement of the referral and substantive applications lodged under the Fast Track Approvals Act 2024 and this will continue as the Project progresses.

The Project site is located within a Statutory Acknowledgement Area and the Te Kawerau ā Maki Claims Settlement Act 2015 applies to the Project area. Robust engagement has been undertaken with Te Kawerau ā Maki ahead of the lodgement of this application, including a mix of in-person and on-huis. Discussions to date has centred on landscaping (including the removal of the 2x Kauri trees), earthworks, cultural monitoring and impacts on water quality (particularly noting the proximity to the Takapu Stream). The applicant has established a strong working relationship with Te Kawerau ā Maki and a letter of support for the Project is provided as **Appendix 13**. Engagement with Te Kawerau ā Maki is on-going and this will continue for the duration of the Project.



Prior to the lodgement of the Substantive Application, emails were sent to the following iwi authorities on Friday 25<sup>th</sup> July 2025 to provide an overview of the proposed Notice of Requirement Application to establish a Justice Facility on the site:

- Te Rūnanga o Ngāti Whātua (refer to **Attachment 12.5**)
- Te Ākitai Waiohū (refer to **Attachment 12.6**)
- Ngāti Whātua Ōrākei Trust (refer to **Attachment 12.7**)
- Ngāti Te Ata (refer to **Attachment 12.8**)
- Ngāti Whātua o Kaipara (refer to **Attachment 12.9**)
- Ngāti Tamaterā Settlement Trust (refer to **Attachment 12.10**)

This correspondence provided an opportunity for further engagement in the project and further expanded on the Project details and introduction provided in the letters that were circulated to these iwi authorities prior to the lodgement of the referral application under the FTAA. At the time of lodging this application, only one response was received from Ngāti Te Ata on 26<sup>th</sup> July 2025 confirming Kaupapa would be deferred to Te Kawerau ā Maki (refer to **Attachment 12.8**) for further details). No response from the other iwi authorities has been received at this time.

In addition to the above, letters were sent to various other iwi authorities identified on the Referral Fast-Track Application Decision Letter on 30 July 2025 that was issued by the Minister for the Environment (refer to **Attachment 12.11**). This includes:

- Ngāti Tamaoho Settlement Trust
- Ngāti Maru Rūnanga Trust
- Hako Tūpuna Trust
- Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership
- Ngāti Koheriki Claims Committee
- Te Whakakitenga o Waikato Incorporated
- Hauraki Māori Trust Board
- Ngaati Whanaunga Ruunanga Trust
- Ngā Maunga Whakahii o Kaipara Development Trust
- Tūpuna Taonga o Tāmaki Makaurau Trust

At the time of lodging this application, an email response was provided by Edith Tuhimata a representative of Ngāti Tamaoho on 30 July 2025 confirming support for the outcomes sought by Te Kawerau ā Maki. A copy of this correspondence is included as **Attachment 12.11**

## 4.0 Adjacent Land Owner and Occupiers

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A summary of the adjacent land owner and occupiers in relation to the designation site is provided in **Appendix 15**. On Thursday 3<sup>rd</sup> July, a letter was delivered to the adjacent properties as per the letter drop tracker included as **Attachment 12.12**. It is noted that a letter was unable to be

delivered to 15A Takapu Street due to construction restrictions, and no letters were delivered to the sites at 8, 10 and 19 Edmonton Road given these sites are current vacant and used as a carparking area. A summary of engagement with adjacent properties is provided below.

#### 4.1 22-24 Edmonton Road (Korean Church)

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Emails were sent to both the owner and occupier on 10<sup>th</sup> July 2025 confirming that the letter drop had taken place and provided an opportunity to discuss this Project further. A meeting was requested by Jae Ahn (representative of the Korean Church – occupier) via email on 16<sup>th</sup> July 2025 and an in-person meeting was held 17<sup>th</sup> July 2025. A copy of the meeting minutes is included as **Attachment 12.13** and a copy of these minutes was sent to Jae via email to confirm any additional comments. At the time of lodging this application, no further response was received from the occupier and no response has been received from the owner (see **Attachment 12.14**).

#### 4.2 26 Edmonton Road

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A letter was delivered to the owner/occupier on Thursday 3<sup>rd</sup> July 2025 which is included as **Attachment 12.15**. At the time of lodging this application, no response has been received from the owner/occupier of 26 Edmonton Road.

#### 4.3 1/2A Takapu Street and 2/2A Takapu Street

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A letter was delivered to the owner/occupier on Thursday 3<sup>rd</sup> July 2025 which is included as **Attachment 12.6**. At the time of lodging this application, no response has been received from the owner/occupier of these properties.

#### 4.4 22 Alderman Drive (Falls Park)

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Nikky Harrison from Auckland Urban Design Office has facilitated the engagement with the owner and occupier of 22 Alderman Drive. At the time of lodging this application, an email has been received from The Norcross Falls Heritage Trust confirming support for the application (included as **Attachment 12.17**).

#### 4.5 15A and 15B Edmonton Road

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A letter was delivered to the owner/occupier on Thursday 3<sup>rd</sup> July 2025 which is included as **Attachment 12.18**. At the time of lodging this application, no response has been received from the owner/occupier of these properties.

As note above, a letter could not be delivered to 15A Edmonton Road due to access restrictions to the site.

#### 4.6 11 Edmonton Road

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A letter was delivered to the owner/occupier on Thursday 3<sup>rd</sup> July 2025 which is included as **Attachment 12.19**. At the time of lodging this application, no response has been received from the owner/occupier of these properties.

## 5.0 Other Stakeholders

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### 5.1 Auckland Urban Design Office (formally Eke Panuku)

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Auckland Council sold the site at 14 Edmonton Road to the Minister of Justice in 2023 and this sale was facilitated by Eke Panuku (which are known as the 'Auckland Urban Design Office'. Regular engagement has been undertaken with Nicky Harrison since the early stages of the Project and this will continue as the development progresses through planning approval to construction and delivery. Nicky has facilitated stakeholder engagement with the adjacent land owner and occupiers at 8, 10 and 19 Edmonton Road (sites owned by Auckland Council), as well as occupier and lease manager for the site to the north at 22 Alderman Drive. These discussions will continue as we progress this Project.

### 5.2 Ministry Representatives

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Prior to the lodgement of the Substantive Application, the Project has been discussed with various Ministry representatives and a copy of the Referral Decision letter was sent to the following Ministers:

- Minister of Police (Hon Mark Mitchell)
- Minister of Corrections (Hon Mark Mitchell)
- Minister for Regional Development (Hon Shane Jones)
- Minister for Economic Growth (Hon Nicola Willis)
- Minister for Auckland (Hon Simeon Brown)

A formal letter will be issued to these representatives and engagement will continue as we progress this Project.

### 5.3 Ministry for the Environment

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Pre-lodgement consultation for the Waitākere District Courthouse – New Courthouse Project has been undertaken with Ministry for the Environment. Initial feedback was received via email on 11<sup>th</sup> August 2025, confirming the Substantive Application must provide an assessment of the Project against any relevant national policy statement and national environmental standards. A copy of this letter is included as **Attachment 12.20** for reference.

Attachment 12.1

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Condition Summary Table



Urban & Environmental



# Waitākere District Courthouse NoR Conditions

Proposed Condition	Council Feedback – 23/7/25	Applicant Response Comments – 31/07/2025
Designation Table	<ul style="list-style-type: none"> <li>Confirm the correct Requiring Authority Status</li> <li>Confirm the proposed lapse period</li> </ul>	<ul style="list-style-type: none"> <li>Minister for Courts is the Requiring Authority</li> <li>10-year lapse date is sought for the designation</li> </ul>
<p>Purpose of Designation</p> <p>“Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services and ancillary activities. Works include development and operation of land and buildings for the aforementioned purposes”.</p>	<p>Council request to amend custodial reference to include “temporary daytime custodial facilities linked to court operations”.</p>	<p>No changes are proposed to the purpose statement as this aligns with the reference on the Referral Decision Letter.</p>
<b>General Conditions</b>		
<p><u>Condition 1 Purpose Statement</u></p> <p><b>Waitākere District Courthouse - New Courthouse project'</b> <i>for the purposes of these designations shall, in the absence of specific conditions to the contrary, enable:</i></p> <ul style="list-style-type: none"> <li>a) <i>Site preparation works, including removal or demolition of buildings and earthworks;</i></li> <li>b) <i>Construction of a judicial court and associated facilities and infrastructure (including three waters services, roading and parking);</i></li> <li>c) <i>Accessory buildings and structures;</i></li> <li>d) <i>Site landscaping, including planting of vegetation and fencing;</i></li> <li>e) <i>Signage;</i></li> </ul>	<ul style="list-style-type: none"> <li>Note that designation will only provide for district earthworks and request for an advice note to clarify that separate regional consents are required.</li> <li>Note that demolition of buildings are controlled activity and query whether any buildings are required to be demolished on site.</li> </ul>	<ul style="list-style-type: none"> <li>Advice note has been added to confirm regional consents required separate to future OPW application</li> <li>We confirm there are no existing buildings on the site currently, and no demolition of buildings would be required at the time of OPW.</li> </ul>

<p>f) <i>Operation of a judicial court and tribunal spaces, alongside other related land-uses and services including the collection of fines and reparation, administration, support, custodial services and ancillary activities;</i></p> <p>g) <i>Any other activities that are –</i></p> <p>1) <i>Associated with the activities described in (a) to (f) above;</i></p> <p>2) <i>Within the scope of this designation</i></p>		
<p><b>Scope of Designation</b></p> <p>All works and activities shall be undertaken in general accordance with the Notice of the Requirement for the Waitakere District Courthouse Project, dated July 2025, except as modified by the conditions that follow.</p>	<p>Request for a general accordance condition as follows:</p> <p><i>Except as modified by the requirements of the conditions below and any documentation/plans of work approved under those conditions, and subject to the final design, the works shall be undertaken in general accordance with the information provided by the Requiring Authority being the Notice of Requirement, dated XXXX, and its supporting documents”.</i></p>	<p>Following further review of the Notice of Requirement documentation, there are no further components within the technical reports that would influence the design or operation of the Justice Facility. All relevant recommendations in the technical reports that need to be addressed have been carried into specific conditions proposed as part of the NoR application.</p> <p>We consider the new ‘scope of designation’ condition is an appropriate addition and has a clear link to the purpose statement in condition 1(g)(2).</p>
<p><u><b>Condition 2: Construction Noise Limits</b></u></p> <p>All noise arising from construction activity on-site shall not exceed the following limits when measured or assessed at any occupied building on any other site:</p> <p>26 and 21 Edmonton Road and 1/2A Takapu Street</p> <ul style="list-style-type: none"> <li>Up to 75 dB LAeq during piling.</li> </ul>	<p>Condition proposes as a starting position an exceedance of AUP(OP) noise standards. This starting position will need to be supported in the NoR application addressing the AUP(OP) matters of discretion that would apply if this was an RC. Understood a noise</p>	<p>SLR have undertaken an Acoustic Assessment that will be submitted with the NoR application. This report provides a comprehensive assessment of the effects relating to construction noise and vibration and operational noise.</p>

<ul style="list-style-type: none"> <li>At all other times – noise limits shall comply with Table 1 below</li> </ul> <p>22 Alderman Drive and 28 Edmonton Road</p> <ul style="list-style-type: none"> <li>Up to 80 dB LAeq during piling.</li> <li>At all other times – noise limits shall comply with Table 1 above</li> </ul> <p>All other properties</p> <ul style="list-style-type: none"> <li>Noise limits shall comply with Table 1 above.</li> </ul>	<p>report being provided in the substantive lodgement to do this and will be reviewed by noise consultant at that point.</p>	
<p><u>Condition 3 Construction Vibration</u></p> <p>All vibration arising from construction activity on the site shall not exceed the following:</p> <ul style="list-style-type: none"> <li>Limits set out in German Industrial Standard DIN 4150-3 (1999): Structural vibration – Part 3; and</li> <li>Limits in Table 2 below in buildings in any axis when measured in the corner of the storey of interest for multi-storey buildings, or within 500mm of ground level at the foundation of a single storey building.</li> </ul>	<p>No comments</p>	<p>No comments</p>
<p>Condition 4: Construction Noise and Vibration Management Plan</p> <ul style="list-style-type: none"> <li>At least 10 working days prior to the commencement of any construction works, a Construction Noise and Vibration Management Plan (CNVMP) shall be submitted to Council for certification. The objective of the CNVMP is to provide a framework for the development and implementation of measures to avoid, remedy, or mitigate the adverse effects of noise and vibration resulting from construction to be achieve the noise and vibration limits in conditions (2) and (3) above. The CNVMP should reference Annex E of NZS 6803:1999 Acoustics –Construction Noise and should be implemented and maintained for the entire construction period.</li> </ul>	<ul style="list-style-type: none"> <li>Council request minimum 20 working days.</li> <li>Request for an CNVMP objective to be included in the condition.</li> <li>Amendments sought to condition wording to include specific reference to construction works encompassing demolition, earthworks and construction).</li> </ul>	<ul style="list-style-type: none"> <li>Proposed Condition will be at least 10 working days as this timeframe is Council’s standard working day condition.</li> <li>The recommended CNVMP objective has been captured in the revised set of conditions.</li> <li>Condition has been refined to include necessary details that require certification of CNVMP and on-going compliance.</li> </ul>

<ul style="list-style-type: none"> <li>• No works shall commence until the CNVMP is certified and works shall be carried out in accordance with the requirements of the certified CNVMP and Conditions (2) and (3) at all times.</li> <li>• At a minimum, the CNVMP should include: <ul style="list-style-type: none"> <li>(a) Applicable site noise and vibration criteria;</li> <li>(b) Programme of works and hours of operation;</li> <li>(c) Identification of surrounding noise and/or vibration sensitive receivers;</li> <li>(d) Details of the specific management and mitigation measures required to comply with the relevant noise and vibration criteria, including but not limited to acoustic screening;</li> <li>(e) The requirement to provide written communication to occupants of all immediately neighbouring buildings prior to the commencement of activities on site. The written advice shall set out: <ul style="list-style-type: none"> <li>- A brief overview of the construction works;</li> <li>- The working hours and expected duration;</li> <li>- All mitigation measures to be implemented;</li> <li>- The procedure for recording concerns/complaints regarding noise and vibration;</li> <li>- The procedure for noise and vibration monitoring where concerns are raised by receivers; and</li> <li>- Contact details for site personnel for any concerns regarding noise and vibration.</li> </ul> </li> </ul> </li> </ul>		
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<p><u>Note:</u> For clarity, the neighbouring buildings includes 22 Alderman Drive and 11, 15, 22-24 &amp; 26 Edmonton Road, and 1/2A &amp; 2/2A Takapu Street.</p>		
<p><b>Condition 5: Operational Noise</b></p> <p>Within two months of the operation of the Waitākere District Courthouse, a statement from a suitably qualified acoustic professional shall be provided that certifies all fixed mechanical plant and equipment associated with the Justice Facility will achieve compliance with the following operational noise standards:</p> <p>Noise levels when measured within the boundary of residential zoned site (11, 15A, 15B and 26 Edmonton Road)</p> <ul style="list-style-type: none"> <li>Monday to Saturday 7am-10pm and Sunday 9am-6pm (55dB LAeq)</li> <li>All other times: 45dB LAeq 60dB Leq at 63 Hz 55dB Leq at 125 Hz 75dB LAFmax</li> </ul> <p>Noise levels when measured as incident level on the façade of any building in the Business – Metropolitan Zone (applies to 8, 10, 19 and 22-24 Edmonton Road, and 22 Alderman Drive).</p> <ul style="list-style-type: none"> <li>7am to 11pm (65 dB LAeq)</li> <li>11pm to 7am (60dB LAeq, 65dB at 63 Hz LAeq, 60dB at 125 Hz LAeq, 75dB LAFmax)</li> </ul> <p>Compliance with this condition shall be provided on an on-going basis. In the event, the mechanical plant equipment exceeds these thresholds, a Noise Management Report shall be prepared by a suitably qualified specialist shall be</p>	<ul style="list-style-type: none"> <li>Request for an Operational Noise Condition that requirements the requirement of a Noise Management and Compliance Plan (NMP) that certifies all fixed mechanical plant and other external noise emitting structures or activities comply with the noise standards.</li> <li>Suggested condition wording includes list of key information requirements that would be captured in the NMP noted above.</li> </ul>	<ul style="list-style-type: none"> <li>We agree that an operational noise condition is an appropriate mechanism to ensure on-going compliance with the standards outlined in the condition. However, we have stripped the level of condition detail to be clear this only relates to the fixed mechanical equipment (as there will be no other noise emitting structures on the site).</li> <li>Additional text has been added to clarify that a Noise Management Report must be prepared by a suitably qualified specialist in the event that compliance with the condition levels is not achieved.</li> <li>As noted above, an SLR have prepared an acoustic assessment to address the operational noise effects arising from the Proposal. Therefore, we consider there is robust technical assessment that confirms the noise levels stipulated in the condition are appropriate to manage effects.</li> </ul>

prepared that outlines mitigation measures to address the non-compliance		
<b>Urban Design Conditions</b>		
<p><u>Condition 6: Urban Design Guideline Framework</u></p> <p>At Outline Plan Outline Plan of Works stage, a design statement prepared by a suitably qualified person shall be submitted to Council that demonstrates how the design of the Justice Facility has addressed the Urban Design Guidelines Framework (UDGF) outlined in the Urban Design Assessment prepared by Architectus (dated June 2025), including:</p> <ul style="list-style-type: none"> <li>a). How the site layout and building design meets the UDGF principles for safe, easy circulation and access;</li> <li>b). How the building design meets the UDGF principles for building massing/form and building facades;</li> <li>c). How the design meets the UDGF principles for Crime Prevention Through Environmental Design (CPTED);</li> <li>d). How the design meets the UDGF principles for wayfinding and navigation;</li> <li>e). How the design meets the UDGF principles for building entrances;</li> <li>f). How the design meets the UDGF principles for landscape and open space.</li> </ul>	<p>Council requested the key aspects of the Urban Design Guideline Framework is listed as part of the condition.</p>	<p>Condition wording updated to align with recommended changes, noting this is consistent with the approach for the Tauranga Moana Courthouse.</p>
<p><u>Condition 7: Building Envelope</u></p> <p>The design of the Waitākere District Court - New Courthouse project, including the building form, scale, height and layout, and general arrangement of</p>	<p>Council requested the bullet points are removed as this presents a significant gap between the proposed bulk and location study and the standards, particularly given new buildings require</p>	<p>The relevant matters of discretion and assessment criteria in the Chapter H9 Business – Metropolitan Centre Zone have been used as a guide to inform the bulk and location study and urban design guideline framework proposed as part of this application. The underlying zone standards, including</p>

<p>landscaping and access should be in general accordance with the bulk and location study prepared by Architectus, dated May 2025. Where not in accordance, the Justice Facility should not exceed the following:</p> <ul style="list-style-type: none"> <li>• A maximum building height of 72.5m;</li> <li>• The upper floors of a building above 32.5m in height, must be setback at least 6m from the site frontage;</li> <li>• A building must not exceed the 16.5m + 45° height in relation to boundary recession plane for a length of 10m at the 22 Alderman Drive site boundary when measured from the road.</li> </ul>	<p>consent as a restricted discretionary activity in the Business – Metropolitan Centre Zone.</p>	<p>height and height in relation to boundary provide a building envelope that reflects the anticipated built form and scale in this zone. Whilst the bulk and location plans, provide a building height of approximately 32.5m, it is noted that any future development scheme must demonstrate how urban design guidelines in Condition 6 have been achieved.</p>
<p><u>Condition 8: Lighting</u></p> <p>Prior to the installation of any external lighting, lighting plans prepared by a qualified Lighting Engineer shall be submitted to the Council that demonstrate compliance with the requirements of AS/NZS1158.3.1. The lighting plans must detail the location, type and intensity of lighting external to the building, taking into account the operational requirements of the Justice Facility.</p>	<p>Council note that E24 standards should be reflected in the condition to ensure compliance.</p>	<p>This feedback has been addressed in the amended condition wording which now includes reference to the standard AS/NZS1158.3 lighting requirements. We do not consider the suggested lighting condition is appropriate given the level of detail is typical of resource consent conditions, and the proposed changes provide clarity about the specific standard that must be met to demonstrate compliance.</p>
<p><b>Earthworks and Construction Conditions</b></p>		
<p><u>Condition 9: Erosion and Sediment Control</u></p> <p>All earthworks undertaken on the site shall adopt best practice erosion and sediment control measures in accordance with the Auckland Council GD 05 Erosion and Sediment Control Guidelines document. The measures shall include the erection of silt fence, stabilised entranceways, cut off drains and the connection of downpipes to the stormwater system as necessary. These</p>	<p>No comments</p>	<p>No comments</p>

<p>sediment control measures should be erected and maintained on site for the duration of the works.</p>		
<p><u>Condition 10: Construction Traffic Management Plan</u></p> <p>1). At least 10 working days prior to the commencement of any building construction works, a Construction Traffic Management Plan ('CTMP') shall be submitted to Council (or the relevant delegated authority) for certification. The objective of the CTMP is to provide a framework for managing adverse traffic effects which may result from construction. To achieve this, the CTMP must be:</p> <p>a). Prepared in accordance New Zealand Transport Authority's Code of Practice for Temporary Traffic Management and must address the surrounding environment, including routing for heavy construction vehicles and equipment, access for emergency vehicles, pedestrian and bicycle traffic, and public transport.</p> <p>b). Included in any associated Corridor Access Request to the Road Controlling Authority.</p> <p>No construction activity must commence until a CTMP has been certified by the Council (or the relevant delegated authority) and all construction traffic must be managed at all times in accordance with the certified CTMP.</p>	<ul style="list-style-type: none"> <li>• Auckland Transport request changes to condition, including incorporating a clear objective statement into the condition.</li> <li>• At request new sub-bullets that require the CTMP to be drafted in consultation with AT, and the CMTP to submitted with any Corridor Access Request.</li> <li>• At sought additional text sought at the end of the condition noting that no construction activity shall commence until the CTMP has been approved by Council.</li> <li>• Andrew Temperley request the CTMP address the 're-routing of heavy construction vehicles and equipment and access for emergency vehicles.</li> </ul>	<p>These matters have been addressed as follows:</p> <ul style="list-style-type: none"> <li>• Condition has been amended to include a clear objective.</li> <li>• Given AT is currently in a state of transition, we do not consider it appropriate that 'Auckland Transport' is mentioned in the condition, in the event that when the designation is given effect to, this organisation may not exist. As such, we have added a bracket to capture the 'relevant delegated authority' to address.</li> <li>• We consider certification is the most appropriate word instead of 'approval', as this is standard condition wording.</li> <li>• We have concerns with the suggested wording 'drafting in consultation with AT', as this is difficult to monitor and implement in the context of the Notice of Requirement process. As such, we have addressed the feedback raised here by requiring appropriate certification of the CTMP.</li> </ul>
<p><u>Condition 11: Construction Management Plan</u></p> <p>At least 10 working days prior to the commencement of construction works, a Construction Management Plan</p>	<p>Request for clear objective to be captured in the condition.</p>	<p>This has been addressed in the updated CMP condition.</p>



(‘CMP’) shall be submitted to Council for certification. The objective of the CMP is to avoid, remedy or mitigate the adverse effects associated with the construction works of the Waitākere District Courthouse/the Project. The CMP must be implemented for the entire construction period, and shall include the following details:

- Details of the works, intended construction timetable (including staging), and hours of work.
- Contact details of the person in charge of construction works or other person responsible for implementing this Plan.
- Measures to store and manage hazardous and / or dangerous materials.
- Location of site infrastructure including site offices, site amenities, contractors’ yards site access, equipment and material unloading and storage zones, carparking and security.
- Process for notifying neighbours of work and significant milestones, including but not limited to concrete pours, large deliveries, crane install and dismantle, structure erection.
- Means of providing for the health and safety of the general public.
- Methods to control dust, debris on roads and silt laden runoff during construction.
- Erosion and sediment control measures necessary to achieve compliance with condition 9.
- Measures to maintain the site in a tidy condition in terms of the storage and disposal of rubbish,

<p>unloading and storage of building materials and similar construction activities.</p> <ul style="list-style-type: none"> <li>• Details of ingress and egress routes to and from the site for vehicles and construction machinery during the construction period.</li> <li>• Details of any proposed temporary protection measures that will be installed to ensure there is no damage to public roads, footpaths, berms, kerbs, drains, reserves, or other public assets.</li> <li>• Complaints handling procedure.</li> </ul>		
<p><u>Condition 12: General Accordance</u></p> <p>Adequate provision shall be made for the disposal of wastewater and stormwater, the supply of water, power and telecommunications in general accordance with the Infrastructure Report and Civils Plans prepared by Holmes Ltd, dated 2025. Engineering plans shall be submitted to Council with the Outline Plan of Works for certification. Where not in general accordance with the Infrastructure Report and Civils Plans prepared by Holmes Ltd, dated 2025, a new Civil Infrastructure Assessment with supporting engineering plans prepared by a suitably qualified Chartered Professional Engineer shall be submitted to Council for certification.</p>	No feedback received to date.	
<p><u>Condition 13: Stormwater Mitigation</u></p> <p>Any stormwater mitigation required to accommodate a future building on the site will be located in general accordance with the indicative tank locations shown on the Landscape Plan prepared by Architectus, titled 'Waitākere District Court - New Courthouse - Concept</p>	No feedback received to date.	

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Design Landscape Plan'. Engineering plans shall be submitted to Council with the Outline Plan of Works for certification		
<p><u>Condition 14: Stormwater Pipe Clearance</u></p> <p>Foundations for a future building must maintain a minimum horizontal setback of 5m from the edge of the existing 1500 diameter stormwater pipe that traverses the centre of the site. A pile setout plan with supporting details outlining the size of the proposed piles around the existing stormwater main shall be submitted to Council with the Outline Plan of Works for certification.</p>	No feedback received to date	
<b>Flooding Conditions</b>		
<p><u>Condition 15: Minimum Floor Level (Flood)</u></p> <p>A future building platform must achieve a minimum finished floor level of 8.32mRL (measured using 2016 NZD Datum) on the subject site, unless a lower floor level is approved by the Council that has been subject to specific engineering design by a suitably qualified engineer. Engineering plans shall be submitted to Council with the Outline Plan of Works for certification.</p>	No feedback received	
<p><u>Condition 16: Flood Management Plan</u></p> <p>Prior to the operation of the activity, a finalised Flood Management Plan detailing measures outlined in the Draft Flood Management Plan shall be provided to Council for certification. The Flood Management Plan must be implemented for the duration of the activity.</p>	No formal feedback received to date.	This Flood Management Plan condition has been included to address the initial comments raised by Council at the pre-start meeting held on 15 <sup>th</sup> July 2025.

<b><u>Geotechnical Conditions</u></b>		
<b><u>Condition 17: General Condition</u></b> The building foundations shall be subject to specific engineering design by a suitably qualified Chartered Professional Engineer having regard to the geotechnical hazards identified in the Geotechnical Report prepared by Wentz-Pacific Limited, dated 2025. The building foundation design shall be detailed and certified at time of building consent.	No feedback received to date.	
<b><u>Transport Conditions</u></b>		
<b><u>Condition 18: Public Parking</u></b> If public parking is proposed to be provided on site, this shall be supported by further assessment which is undertaken by a suitably qualified traffic engineer and submitted to Council with the Outline Plan of Works. The assessment shall determine the traffic effects associated with the provision of on-site public parking as being acceptable.	No feedback was provided on this condition.	No updates to this condition have been made.
<b><u>Condition 19: Provision for Cycle Parking</u></b> At least 20 cycle parking spaces shall be provided for visitors and 20 cycle parking spaces for staff. This may include visitor cycle parking within the road reserve directly adjacent to the site if there is sufficient space and subject to the approval of the Road Controlling Authority. This detail shall be confirmed at time of Building Consent.	AT request amendments to condition to ensure consideration of cycle parking outside the site boundaries is subject to approval by the Road Controlling Authority.	Condition has been amended to reflect this request. The ITA Report that will be lodged with the NoR application has also been lodged for consistency. Further detail about the rationale for 20 bike parking spaces is provided in the ITA that will be lodged with the NoR application.
<b><u>Condition 20: Accessible Parking Spaces</u></b> The Justice Facility shall have access to an adequate number of accessible parking spaces, in a location that enables an accessible route to the main public entrance to the building. This can include existing or proposed	AT request the reference to accessible parking spaces provided off-site is deleted from the condition given the limited space available and the sites location near a prominent intersection accessed via two arterial roads.	This matter has been addressed through amendments to the condition that ensures accessible parking can only be provided outside the site boundaries if approval has been obtained from the Road Controlling Authority.

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accessible spaces in the public road reserve (subject to the approval of the Road Controlling Authority) and shall be determined at time of Building Consent.		
<p><u>Condition 21: Vehicle Manoeuvring</u></p> <p>All vehicles must enter and exit the site in a forward direction, unless further assessment is undertaken by a suitably qualified traffic engineer (submitted with the Outline Plan of Works and certified by Council) that confirms reverse manoeuvring is appropriate on the site.</p>	Auckland Transport request the condition is amended to ensure any further assessment of effects (that requires reverse manoeuvring from the site, which is not in general accordance with the bulk and location study) to be prepared in consultation with Auckland Transport.	To address this feedback, the condition has been amended to require a future design that requires reverse manoeuvring to be certified by Council. This process enables appropriate consideration of effects to be undertaken at the time a future design is known and progressed.
<p><u>Condition 22: Principal Operational Access</u></p> <p>The principal operational vehicle access to the site must be from Edmonton Road, unless further assessment is undertaken by a suitably qualified traffic engineer and certified by Council, that confirms primary operational vehicle access via Edmonton Road is appropriate.</p>	AT request that the further assessment is subject to consultation with AT, in the event that the design of the primary operational access deviates from the bulk and location study plans.	Similar to the approach above, we have addressed this feedback by providing a certification process for Council prior to the construction and implementation of the access design.
<p><u>Condition 23: Vehicle Access on Edmonton Road</u></p> <ul style="list-style-type: none"> <li>No more than two vehicle crossings to the site shall be provided on Edmonton Road, unless further assessment is undertaken by a suitably qualified traffic engineer and certified by Council that confirms this is appropriate. This detail shall be submitted to Council with the Outline Plan of Works.</li> <li>No vehicle crossing shall be located to the southwest of the Edmonton Road/Takapu Street intersection, unless further assessment is undertaken by a suitably qualified traffic engineer and certified by Council that confirms the construction of a vehicle crossing in this location is appropriate. This detail shall be submitted to Council with the Outline Plan of Works.</li> </ul>	<p>Auckland Transport request the following amendments to sub-bullets listed in this condition:</p> <ul style="list-style-type: none"> <li>Request for a Transport Assessment to be undertaken by a suitably qualified to confirm the the general location and design of all vehicle crossings to be submitted with the Outline Plan of Works.</li> <li>Request for further assessment undertaken by this condition (which is triggered in the event the final building design and site layout is not in general accordance with the bulk and location plans.</li> </ul>	To address this feedback, we have amended the sub-bullets (a) and (b) to include clear directive that any further assessment triggered by the condition must be certified by Council. The NoR application that will be lodged with Council provides a robust assessment of effects associated with the proposal, with particular comment on effects on the location of vehicle access on Edmonton Road, and outlines parameters to manage vehicle crossing width, separation between vehicle crossings and requirement for a visibility splay to manage the effect. The recommendations included in the ITA will be captured as conditions proposed as part of the NoR application, and reflect an arrangement that is considered appropriate in the context of the wider area and will not give rise to any adverse transportation effects.

<p><u>Condition 24: Queuing Space</u></p> <p>Queuing space of at least one vehicle length shall be provided at any vehicle crossing that provides entry to the site (with the vehicle length being determined according to the largest vehicle that is expected to enter the site at that location). This detail shall be submitted to Council with the Outline Plan of Works.</p>	<p>Auckland Transport request the is aspect is discussed in consultation with Auckland Transport prior to and as part of the submission of the OPW.</p>	<p>As noted above, the queueing space condition has been recommended following comprehensive assessment of transportation effects undertaken as part of the ITA assessment. Following the advice of our technical specialist, we consider these parameters are appropriate. Given the nature of the Notice of Requirement application, the consultation requirement is not standard approach for designation applications.</p>
<p><u>Condition 25: Vehicle Crossing Width</u></p> <p>No vehicle crossing shall be more than 7m wide measured at the site boundary, unless further assessment is undertaken by a suitably qualified traffic engineer that confirms a wider vehicle crossing is appropriate for the site. This detail shall be submitted to Council with the Outline Plan of Works.</p>	<p>Auckland Transport request the is aspect is discussed in consultation with Auckland Transport prior to and as part of the submission of the OPW.</p>	<p>Further to the comments above, this recommendation is guided by the higher order documents and AUP(OP) provisions, and has been assessed as an appropriate design solution that ensures sufficient space for vehicles to enter and exit the site and will not result in any adverse effects on the existing transport network. Given the nature of the Notice of Requirement application, the consultation requirement is not standard approach for designation applications.</p>
<p><u>Condition 26: Vehicle Crossing on Edmonton Road</u></p> <p>Unless further assessment is undertaken by a suitably qualified traffic engineer that confirms the following is not required, any vehicle crossing onto Edmonton Road shall provide either:</p> <p>(a) A pedestrian visibility splay of 2.5m width and 5.0m depth; or</p>	<p>Auckland Transport request that the specific dimensions referenced in the condition are removed and the text is replaced with a general reference to the practice note.</p>	<p>Given the proposal is for a Notice of Requirement application, it is important for the conditions to have specific dimensions that inform future development on the site, as there is ambiguity in the event the Practice Guidance would change over time, particularly, noting a 10-year lapse period is sought as part of this designation. This feedback has been further addressed in section 8.2.9.2 of the ITA Report, and further details of the rationale for this requirement are provided.</p>

<p>(b) An audio-visual method (such as a system that emits an audible tone and/or illuminates a lantern when a vehicle is approaching the vehicle crossing) to alert pedestrians to vehicles about to exit the site.</p>		
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## Attachment 12.2

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### Healthy Waters Feedback



Urban & Environmental



28<sup>th</sup> March 2025



## **Interim Feedback – Waitākere Courthouse Development – Ministry of Justice**

Auckland Council's Healthy Waters and Flood Resilience Department (Healthy Waters) is the network utility operator that is responsible for the management of the public stormwater system and flood resilience in the region.

Healthy Waters has been asked to provide feedback on the proposed Courthouse development by the Ministry of Justice (MoJ) at 14 Edmonton Road, Henderson. Three specific questions were raised by the Project Consultants at the meeting on 18<sup>th</sup> March 2025. They are outlined below.

Healthy Waters' feedback are as follows.

1. *Existing Culvert to be presumed at 100% blocked model - If Healthy Waters have observed that this 1,500mm culvert has been blocked during an event (which we understand is outside of typical engineering standards), could it not be presumed that this risk will be addressed through Healthy Waters future resilience's programme and therefore this culvert will be operational during future events?*

As discussed in the meeting, the likely blockage factor of 100% is considered appropriate and should be used for assessing flood risk. Sensitivity testing, assuming the worst-case scenario (i.e. 100% blockage of the existing 1,500mm diameter culvert), should form part of any flood risk assessment prepared to support the proposed development.

2. *300mm Free Boarding Requirement – Under the Auckland Unitary Plan (AUP), we understand the court development will fall under 'Less Vulnerable Activities', which means only a 300mm freeboard is required.*

Healthy Waters acknowledges that the 300mm freeboard requirement for the less vulnerable activities is the minimum requirement but also considers that increasing the freeboard over and above the minimum requirement would be advisable to provide for asset protection.

Healthy Waters understands that the MoJ and Project Consultants are exploring options to increase the freeboard above the 300mm minimum requirement.

3. *Development assessed against 1-100 year event – Under the building code, the life of a building is assessed to be 50 years. What is driving the need to assess this development against a 1-100 year which includes a climate change factor of 3.8 degrees, when the life of the building is shorter than the return timeframe for the modelled flooding event.*

Section 7 of the Resource Management Act 1991 requires that particular regard shall be given to the effects of climate change in relation to managing the use, development, and protection of natural and physical resources. Specific directions on how the effects of climate change should be recognised and assessed are provided under the objectives and policies in Chapter B10 of

the Auckland Unitary Plan Regional Policy Statement (AUP RPS). The relevant objectives and policies are quoted below.

*B10.2. Natural hazards and climate change*

*B10.2.1 Objectives*

*(4) The effects of climate change on natural hazards, including effects on sea level rise, over at least 100 years and on the frequency and severity of storm events, is recognised and provided for.*

*B10.2.2. Policies*

*(4) Assess natural hazard risks:*

*(a) using the best available and up-to-date hazard information; and*

*(b) across a range of probabilities of occurrence appropriate to the hazard, including, at least, a 100-year timeframe for evaluating flooding and coastal hazards, including sea level rise in response to global warming.*

The need to recognise and assess the effects of climate change on natural hazards, including flooding, over at least 100 years is clearly directed in the AUP RPS. Healthy Waters considers that any flood risk assessment prepared to support the proposed development should consider the effects of climate change over 100 years.

In addition to the above, Healthy Waters considers that the follow matters should be taken into consideration in the design and effects assessment of the proposed development:

- a. The proposed development must be managed to safely maintain the conveyance function of the overland flow paths from Edmonton Road and Alderman Drive. The feasibility of any proposed stormwater and flood management (e.g. a void) shall be adequately demonstrated to ensure that flooding risk at and beyond the boundary of the development site will not increase.
- b. The proposed development must be managed to ensure that safe access and egress during a flood event can be provided.
- c. Given that the proposed development will be constructed over an existing 1,500mm diameter culvert, the build-over process must be followed. Such process may include pre-construction CCTV inspections, provision of bridging details, and other relevant requirements.

Healthy Waters

Attachment 12.3

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Andrew Temperley Memo



Urban & Environmental

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## **Review of Adequacy of Information for a Requested Notice of Requirement**

***Applicant:*** Minister of Justice (MOJ)

***Proposal:*** To apply for designation of an area of approximately 4,435 square metres of land at 14 Edmonton Road, Henderson, Auckland, for the purpose of Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities.

***Date and Author of Report:***

Andrew Temperley, Traffic  
Planning Consultants, July 2025

### **Introduction**

1. This report provides a completeness and adequacy review of the information provided by the applicants as it relates to the requested Notice of Requirement (NOR) to designate land for a courthouse at 14 Edmonton Road in Henderson.

### **Intended audience**

2. This report has been requested to confirm whether the submitted information is sufficient information for Council Officers to assess and comment on the effects and consistency with relevant policy provisions.
3. Any further information which is required as part of the NOR process is detailed in the following sections of this memorandum.

### **Scope of review**

4. The scope of this report is limited to lodgement completeness and adequacy review of the information provided by the applicant in relation to the proposal's transport effects. This report is not a 'peer review', rather the focus of this report is on:
  - a. identifying any fundamental gaps
  - b. checking the fundamental facts (as opposed to opinions)
  - c. confirming sufficient detail is provided
5. This report does not provide an assessment or evaluation of the merits of the proposal. Nor does it contain any recommendation on whether or not the proposal should be approved or declined by the decision-maker.



## Fundamental gaps (gap analysis)

6. I have identified the following key gaps which I consider to be fundamental with regards to understanding the full scope of potential transport effects associated with the NOR proposal.

### I. **Gap: Assessment of Travel demand and Traffic Generation for the proposal**

#### Gap in the information submitted

While Chapter 7 of the TA refers to sources of potential on-site traffic generation associated with the proposed courthouse, it does not consider corresponding travel demand associated with visitors and members of the public.

#### Request for information

I would recommend requesting further analysis in relation to expected levels of travel demand generation likely to be associated with visitors and members of the public accessing the site.

In the expected absence of suitable reference sources providing surveyed trip data for a similar or comparable activity to the NOR proposal, I would suggest adopting a first principles approach, based on parameters such as capacities and likely occupancies of public areas in court rooms and mediation rooms. Corresponding trip generation estimates could take the form of a 'sensitivity' range of lower and upper-bound estimates.

#### Why this is needed

To understand the transport impact of the proposal and how travel demands can likely be catered for, both within the site and on the surrounding networks, for example, through, on-street parking, off-street public parking, public transport trips, etc.

### II. **Gap: Impact of proposal on access to The Alderman Hospitality venue**

#### Gap in the information submitted

Proposal plans indicate that the Right of Way (RoW) adjoining the existing vehicle crossing on Alderman Drive will be retained, in order to serve parking for The Alderman hospitality venue, while the remainder of the Falls car park to the south will be occupied by the proposed courthouse. In addition to car parking, existing vehicle access arrangements are also expected to cater for some servicing activity associated with The Alderman.

However, it is not clear from the proposal plans provided as to what depth of access aisle will remain between the parking spaces and the northern boundary of the future courthouse building, and whether this will continue to adequately accommodate required vehicle manoeuvring arrangements.

#### Request for information

I would therefore recommend requesting confirmation of access requirements and proposed arrangements for The Alderman, including vehicle tracking for cars and an appropriate size of servicing vehicle, or other vehicle types that may be required to access this area and exit in a forward direction.

#### Why this is needed

To confirm that access and servicing arrangements for The Alderman will not be adversely impacted by the NOR proposal and will remain fit for purpose following the construction of the courthouse building.

### **III. Gap: Impact of proposal on access arrangements for Korean Presbyterian Church of Auckland**

#### Gap in the information submitted

I note from my site visit that the Presbyterian Church, which neighbours the subject site to the northeast, currently has two vehicle accesses which provide connections to the public road network, one via the direct accessway onto Edmonton Road and the other providing a connection into the Falls car park, with onward access onto Alderman Drive.

Whilst not discussed in the Transport Report, it appears evident that the footprint of the proposed courthouse will sever the latter connection, thus resulting in intensified use of the existing access onto Edmonton Road, which will become the sole vehicle access to the site. This impact has not been assessed in the Transport Report.

#### Request for information

Whilst I suspect that the principal times of traffic generation associated with the church may not coincide with those of the proposed courthouse or the network peak hours, I would nonetheless recommend that its transport generation potential and its effects should be considered and assessed alongside those of the NOR proposal.

#### Why this is needed

To confirm that changes to the access arrangements for the church as a result of the NOR proposal, and consequent traffic impacts, will not adversely impact on the proposed courthouse or the adjoining road network, noting in particular the proximity of the respective vehicle crossings fronting Edmonton Road and potential for vehicle conflict.

## Fundamental facts

7. I have identified no matters in relation to any potential inaccuracy surrounding fundamental facts in relation to traffic related effects of the proposal. In my opinion, the fundamental facts are adequately presented.

## Sufficient detail

8. I have identified the following key gaps where I consider that insufficient detail has been provided, in order to adequately determine the overall acceptability of the proposal and its transportation effects on the adjoining network.

## **IV. Gap: New vehicle crossings onto Edmonton Road**

#### Gap in the information submitted

While it is accepted that the NOR proposal involves new vehicle access provisions onto an arterial road, on which a Vehicle Access Restriction (VAR) applies, the TA does not assess potential effects associated with traffic accessing the proposed new vehicle crossings on Edmonton Road, which are located in proximity to one another. In addition, the 2 proposed new vehicle crossings are located adjacent to the vehicle access for the Presbyterian Church immediately to the northeast of the subject site.

While Condition 24 includes a stipulation for no vehicle crossing to be more than 7 metres in width, the technical basis on which this parameter has been established is not clear.

While Chapter 8 of the TA and Condition 23 refer to provision of queueing space for at least one vehicle length (based on the largest vehicle accessing the site) at the new vehicle crossings, neither elaborates on what controls or methods of gating are expected to be implemented at the vehicle entry points.

#### Request for information

I would recommend requesting further assessment of potential adverse effects associated with the 3 vehicle crossings in close proximity to each other (see also my item III in relation to the impact of the proposal on the Korean Presbyterian Church).

In addition, I would recommend requesting confirmation that compliance can be achieved with the requirements of Unitary Plan Section E27.6.4, in relation to vehicle crossing widths, the permitted number of vehicle crossings & separation distance. I would recommend that this should include confirmation as to the basis of the maximum vehicle crossing width of 7 metres stipulated in Condition 24.

I would additionally recommend requesting confirmation in relation to the proposed methods of control or gating at the site vehicle entry points, including expected dwell times for vehicles gaining access to the site.

#### Why this is needed

To confirm that the proposed courthouse access arrangements are unlikely to result in adverse effects on the adjoining road network.

## **V. Vehicle access and tracking**

#### Gap in the information submitted

While paragraph 5.3 of the TA refers to servicing requirements for the new facility, it is not specific in relation to vehicle types and does not provide full vehicle tracking for vehicles accessing the site.

While the Urban Design memo refers to some vehicle tracking analysis having been undertaken and the civil infrastructure assessment plans include some vehicle tracking profiles, they do not provide full confirmation that appropriate horizontal and vertical vehicle clearances can be appropriately achieved within the site.

#### Request for information

I would thus recommend requesting confirmation of all vehicle types expected to access the facility and confirmation that appropriate horizontal and vertical vehicle clearances can be achieved within the site.

#### Why this is needed

To confirm that the proposal will be fit for purpose to accommodate required vehicle demands.



## **VI. Cycle Parking Provision**

### Gap in the information submitted

Condition 18 refers to provision for cycle parking and recommends the provision of at least 20 cycle parking spaces for staff and at least 20 cycle parking spaces for visitors. However, it is not clear as to how the respective figures of 20 spaces have been derived and where these spaces would be provided.

### Request for information

I would recommend requesting confirmation as to the basis on which the proposed cycle parking figures have been derived, and whether any of the activities referred to in Unitary Plan Table E27.6.2.5 have been used as a proxy for the future land use activities within the courthouse.

I would also recommend confirmation of potential locations suitable for cycle parking to be accommodated, within the site and / or within the road reserve.

### Why this is needed

To confirm the ability of the proposal to appropriately cater for travel demands by active mode users.

## **Overall Findings**

9. Following my review of the information provided in relation to the proposed NOR for a new courthouse on the site of 14 Edmonton Road, my comments are as follows:
  - The existing transport environment comprises 2 heavily trafficked arterial roads intersecting at a roundabout intersection within the immediate proximity of the subject site. I consider that the provision of new vehicle accesses in this location requires further technical assessment at this stage, to determine their acceptability in safety and operational terms.
  - While car parking for members of the public and visitors is not to be provided within the site itself, I consider that the travel demand generated by the proposed courthouse for public access to the site needs to be assessed further.
  - As noted in this review, I consider that transport effects of this proposal on access arrangements for the neighbouring Presbyterian Church and The Alderman Hospitality venue need to be subject to assessment.

## Review of Conditions

Below is a summary of the conditions proposed by the applicant, including amendments previously proposed by Auckland Transport (AT) and proposed amendments of my own, indicated in red.

Recommended Amendments to Proposed Conditions	Comments
<p><u>Condition 10: Construction Traffic Management Plan</u></p> <p>At least 10 working days prior to the commencement of <del>any new building</del> construction works, a Construction Traffic Management Plan ('CTMP') shall be submitted to Council for certification. <u>The objective of the CTMP is to provide a framework for managing adverse traffic effects which may result from construction. To achieve this, the CTMP must be:</u></p> <ul style="list-style-type: none"> <li>• <u>Drafted in consultation with Auckland Transport</u></li> <li>• <del>The CTMP must be prepared</del> Prepared in accordance with New Zealand Transport Authority's Code of Practice for Temporary Traffic Management and must address the surrounding environment including <b>routing for heavy construction vehicles and equipment, access for emergency services,</b> pedestrian and bicycle traffic, <del>and as well as</del> public transport.</li> <li>• <u>Included in any associated Corridor Access Request to the Road Controlling Authority.</u></li> </ul> <p><u>No construction activity must commence until a CTMP has been certified by the Council and all construction traffic must be managed at all times in accordance with the approved CTMP.</u></p>	<p>AT supports the requirement for a CTMP to manage traffic effects during the construction period of the Project.</p> <p>However, amendments are sought to include additional requirements which are generally included in these types of conditions.</p> <p><b>I similarly support the requirement for a CTMP, with amendments as proposed by myself and AT.</b></p>
<p><u>Condition 18: Provision for Cycle Parking</u></p> <p>At least 20 cycle parking spaces shall be provided for visitors and 20 cycle parking spaces for staff. This <del>can</del> <u>may</u> include visitor cycle parking within the road reserve directly adjacent to the site <u>if there is sufficient space and subject to the approval of the Road Controlling Authority.</u> This detail shall be confirmed at time of Building Consent.</p>	<p>AT supports the inclusion of on-site cycle parking provisions. However, AT seeks that any additional cycle parking within the road reserve should only be considered where sufficient space is available and with approval from AT.</p> <p><b>As per my comments under item VI of this review, I have requested clarification in relation to the basis for the proposed scope of bicycle parking provision and</b></p>

Recommended Amendments to Proposed Conditions	Comments
	further consideration of potential cycle parking locations.
<p><b><u>Condition 19: Accessible Parking Spaces</u></b></p> <p>The Justice Facility shall have access to an adequate number of accessible parking spaces, in a location that enables an accessible route to the main public entrance to the building. <del>This can include existing or proposed accessible spaces in the public road reserve</del> and shall be determined at time of Building Consent.</p>	<p>Edmonton Road and Alderman Drive are both arterial roads and do not have parking permitted on them. AT does not support any provision of parking on arterial roads as it will increase conflict risks and undermine the corridors function for movement.</p> <p>As per my comments under item V of this review, I recommend seeking confirmation that appropriate horizontal and vertical vehicle clearances can be achieved within the site, to accommodate access by all relevant vehicle types.</p>
<p><b><u>Condition 22: Vehicle Access on Edmonton Road</u></b></p> <p>a) <u>The general location and design of all vehicle crossings shall be supported by a Transport Assessment undertaken by a suitably qualified engineer in consultation with Auckland Transport. This detail shall be submitted to Council with the Outline Plan of Works.</u></p> <p>b) No more than two vehicle crossings to the site shall be provided on Edmonton Road, unless further assessment is undertaken by a suitably qualified traffic engineer <u>in consultation with Auckland Transport</u> that confirms this is appropriate. This detail shall be submitted to Council with the Outline Plan of Works.</p> <p>c) No vehicle crossing shall be located to the southwest of the Edmonton Road/Takapu Street intersection, unless further assessment is undertaken by a suitably qualified traffic engineer <u>in consultation with Auckland Transport</u> that confirms the construction of a vehicle crossing in this location is appropriate. This detail shall be submitted to Council with the Outline Plan of Works.</p>	<p>AT supports the condition relating to vehicle accesses on Edmonton Road. However, AT seeks a new addition to address the general location and design of all vehicle crossings on Edmonton Road which is to be supported by a transport assessment to further assess the appropriateness of vehicle movements such as left in left out vs full movements.</p> <p>AT also recommends that the traffic engineer engage with AT when further assessment is undertaken.</p> <p>I support AT's recommendations in relation to this condition, in addition to seeking further supporting technical assessment as part of the NOR review, as per my item IV in this report.</p>
<p><b><u>Condition 25: Vehicle Crossing on Edmonton Road</u></b></p> <p>Any vehicle crossing onto Edmonton Road must provide a pedestrian visibility splay <u>in accordance with the</u></p>	<p>This condition requiring a visibility splay for vehicle crossings on Edmonton Road is supported. However, a minor amendment is</p>

Recommended Amendments to Proposed Conditions	Comments
<p><u>relevant Practice Note within the Auckland Transport Design Manual on driveway visibility, of 2.5m width and 5.0m depth (as per Figure 5 of the NZTA guide RTS 'Guidelines for Visibility at Driveways')</u>.</p>	<p>sought to reference the relevant Practice Note in AT's Transport Design Manual which updates the required visibility standards for driveways. This practice note is expected to be published by end of July. An extract from the draft practice note has been included in this memo.</p> <p>I support AT's recommendations in relation to this condition.</p>
<p><u>Condition 20: Vehicle Manoeuvring</u></p> <p>All vehicles must enter and exit the site in a forward direction, unless further assessment is undertaken by a suitably qualified traffic engineer <u>in consultation with Auckland Transport</u> (and submitted to Council with the Outline Plan of Works) that confirms reverse manoeuvring is appropriate <del>on</del> <u>from</u> the site.</p>	<p>These conditions are supported, however, it is recommended that the traffic engineers engage with AT when further assessment is undertaken.</p> <p>I support AT's recommendation in relation to these conditions, in addition to further supporting technical assessment as part of the NOR review, as per my</p>
<p><u>Condition 21: Principal Operational Access</u></p> <p>The principal operational vehicle access to the site must be from Edmonton Road, unless further assessment is undertaken by a suitably qualified traffic engineer <u>in consultation with Auckland Transport</u> that confirms primary operational vehicle access via Alderman Drive is appropriate.</p>	<p>recommendations outlined earlier in this report.</p>
<p><u>Condition 23: Queuing Space</u></p> <p>Queuing space of at least one vehicle length shall be provided at any vehicle crossing that provides entry to the site (with the vehicle length being determined according to the largest vehicle that is expected to the enter the site at that location). This detail shall be <u>discussed with Auckland Transport and</u> submitted to Council with the Outline Plan of Works.</p>	
<p><u>Condition 24: Vehicle Crossing Width</u></p> <p>No vehicle crossing shall be more than 7m wide measured at the site boundary, unless further assessment is undertaken by a suitably qualified traffic engineer <u>in consultation with Auckland Transport</u> that</p>	



Recommended Amendments to Proposed Conditions	Comments
<p>confirms a wider vehicle crossing is appropriate for the site. This detail shall be submitted to Council with the Outline Plan of Works.</p>	

## Attachment 12.4

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### Auckland Transport Feedback



Urban & Environmental



# Memorandum

To: [REDACTED] Auckland Council  
From: [REDACTED] Auckland Transport  
Date: 18 July 2025  
Subject: Fast Track: Waitākere Courthouse Project – Auckland Transport Feedback

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## Introduction

Thank you for the opportunity to provide pre-lodgement comments on the draft documents for the Waitākere District Courthouse project by the Minister of Justice (MoJ), which has been referred for consideration under the Fast Track Approval Act 2024. We appreciate the MoJ's positive engagement with Auckland Transport (AT) to date.

The project is to designate approximately 4,435m<sup>2</sup> at 14 Edmonton Road, Henderson. The designation of the site would provide for the construction and operation of 10 courts, including ancillary administrative offices.

AT has reviewed the following draft documents in regard to the project:

- Draft Conditions by Barker & Associates, dated July 2025
- Draft Transport Assessment by Carriageway Consulting Limited and Don McKenzie Consulting Limited, dated July 2025

AT previously provided feedback on this project when MoJ was preparing to lodge a Notice of Requirement. The feedback previously given by AT has informed the draft transport assessment.

## General Comments

Subject to appropriate conditions, AT does not have any high-level concerns in regard to the transport effects of the Project given the zoning and location. AT is satisfied that the information provided in the Transport Assessment identifies and appropriately assesses transport matters.

AT has not undertaken a traffic engineering assessment, however, it is acknowledged that Auckland Council's transport specialist may identify matters that need further consideration.

The transport effects are considered to be acceptable subject to the conditions proposed by MoJ to ensure they are mitigated to a reasonable level. However, AT recommends several amendments to the proposed conditions, as detailed in the table below.

Recommended Amendments to Proposed Conditions	Comments
<u>Condition 10: Construction Traffic Management Plan</u> At least 10 working days prior to the commencement of <u>any new building</u> construction works, a Construction Traffic Management Plan ('CTMP') shall be submitted to Council for certification. <u>The objective of the CTMP is to provide a</u>	AT supports the requirement for a CTMP to manage traffic effects during the construction period of the Project. However, amendments are sought to include additional requirements which

Recommended Amendments to Proposed Conditions	Comments
<p><u>framework for managing adverse traffic effects which may result from construction. To achieve this, the CTMP must be:</u></p> <ul style="list-style-type: none"> <li>• <u>Drafted in consultation with Auckland Transport</u></li> <li>• <del>The CTMP must be prepared</del> Prepared in accordance with New Zealand Transport Authority's Code of Practice for Temporary Traffic Management and must address the surrounding environment including pedestrian and bicycle traffic, as well as public transport.</li> <li>• <u>Included in any associated Corridor Access Request to the Road Controlling Authority.</u></li> </ul> <p><u>No construction activity must commence until a CTMP has been certified by the Council and all construction traffic must be managed at all times in accordance with the approved CTMP.</u></p>	<p>are generally included in these types of conditions.</p>
<p><u>Condition 18: Provision for Cycle Parking</u></p> <p>At least 20 cycle parking spaces shall be provided for visitors and 20 cycle parking spaces for staff. This <del>can</del> <u>may</u> include visitor cycle parking within the road reserve directly adjacent to the site <u>if there is sufficient space and subject to the approval of the Road Controlling Authority.</u> This detail shall be confirmed at time of Building Consent.</p>	<p>AT supports the inclusion of on-site cycle parking provisions. However, AT seeks that any additional cycle parking within the road reserve should only be considered where sufficient space is available and with approval from AT.</p>
<p><u>Condition 19: Accessible Parking Spaces</u></p> <p>The Justice Facility shall have access to an adequate number of accessible parking spaces, in a location that enables an accessible route to the main public entrance to the building. <del>This can include existing or proposed accessible spaces in the public road reserve</del> and shall be determined at time of Building Consent.</p>	<p>Edmonton Road and Alderman Drive are both arterial roads and do not have parking permitted on them. AT does not support any provision of parking on arterial roads as it will increase conflict risks and undermine the corridors function for movement.</p>
<p><u>Condition 22: Vehicle Access on Edmonton Road</u></p> <p>a) <u>The general location and design of all vehicle crossings shall be supported by a Transport Assessment undertaken by a suitably qualified engineer in consultation with Auckland Transport. This detail shall be submitted to Council with the Outline Plan of Works.</u></p> <p>b) No more than two vehicle crossings to the site shall be provided on Edmonton Road, unless further assessment is undertaken by a suitably qualified traffic engineer <u>in consultation with Auckland Transport</u> that confirms this is appropriate. This detail shall be submitted to Council with the Outline Plan of Works.</p>	<p>AT supports the condition relating to vehicle accesses on Edmonton Road. However, AT seeks a new addition to address the general location and design of all vehicle crossings on Edmonton Road which is to be supported by a transport assessment to further assess the appropriateness of vehicle movements such as left in left out vs full movements.</p> <p>AT also recommends that the traffic engineer engage with AT when further assessment is undertaken.</p>



Recommended Amendments to Proposed Conditions	Comments
<p>c) No vehicle crossing shall be located to the southwest of the Edmonton Road/Takapu Street intersection, unless further assessment is undertaken by a suitably qualified traffic engineer <u>in consultation with Auckland Transport</u> that confirms the construction of a vehicle crossing in this location is appropriate. This detail shall be submitted to Council with the Outline Plan of Works.</p>	
<p><u>Condition 25: Vehicle Crossing on Edmonton Road</u></p> <p>Any vehicle crossing onto Edmonton Road must provide a pedestrian visibility splay <u>in accordance with the relevant Practice Note within the Auckland Transport Design Manual on driveway visibility, of 2.5m width and 5.0m depth (as per Figure 5 of the NZTA guide RTS 'Guidelines for Visibility at Driveways')</u>.</p>	<p>This condition requiring a visibility splay for vehicle crossings on Edmonton Road is supported. However, a minor amendment is sought to reference the relevant Practice Note in AT's Transport Design Manual which updates the required visibility standards for driveways. This practice note is expected to be published by end of July. An extract from the draft practice note has been included in this memo.</p>
<p><u>Condition 20: Vehicle Manoeuvring</u></p> <p>All vehicles must enter and exit the site in a forward direction, unless further assessment is undertaken by a suitably qualified traffic engineer <u>in consultation with Auckland Transport</u> (and submitted to Council with the Outline Plan of Works) that confirms reverse manoeuvring is appropriate <del>on</del> <u>from</u> the site.</p>	<p>These conditions are supported, however, it is recommended that the traffic engineers engage with AT when further assessment is undertaken.</p>
<p><u>Condition 21: Principal Operational Access</u></p> <p>The principal operational vehicle access to the site must be from Edmonton Road, unless further assessment is undertaken by a suitably qualified traffic engineer <u>in consultation with Auckland Transport</u> that confirms primary operational vehicle access via Alderman Drive is appropriate.</p>	
<p><u>Condition 23: Queuing Space</u></p> <p>Queuing space of at least one vehicle length shall be provided at any vehicle crossing that provides entry to the site (with the vehicle length being determined according to the largest vehicle that is expected to enter the site at that location). This detail shall be <u>discussed with Auckland Transport and</u> submitted to Council with the Outline Plan of Works.</p>	
<p><u>Condition 24: Vehicle Crossing Width</u></p>	

Recommended Amendments to Proposed Conditions	Comments
<p>No vehicle crossing shall be more than 7m wide measured at the site boundary, unless further assessment is undertaken by a suitably qualified traffic engineer <u>in consultation with Auckland Transport</u> that confirms a wider vehicle crossing is appropriate for the site. This detail shall be submitted to Council with the Outline Plan of Works.</p>	

## Draft AT Transport Design Manual: Practice Note 07

### Entry and Exit Visibility

- i) Drivers must be able to stop and see a clear opportunity to go before crossing a path or entering a traffic lane. Other road users must be able to see an emerging vehicle and stop safely if the vehicle fails to give way to them.
- ii) Visibility envelopes are to be provided in accord with this Table. They are not to be obstructed by fixed or moveable street furniture larger than 200 mm width

Driveway type	Through route	Path user speed (km/h)	X (m)	Y (m)
Residential single dwelling with driveway <7 m	Footpath (secondary)	5	3 From edge of footpath	5
	Footpath (primary) and near schools, shops and other high-use activities	10	3 From edge of footpath	7
	Shared path	15	3 From edge of path	10
	Cycleway	25	3 From edge of cycleway	24
	Traffic lane	V	3 From kerbline	SSD
All other accesses	Footpath (secondary)	5	10 From edge of footpath	5
	Footpath (primary) and near schools, shops and other high-use activities	10	10 From edge of footpath	7
	Shared path	15	10 From edge of path	10
	Cycleway	25	10 From edge of cycleway	24
	Traffic lane	V	10 From kerbline	SSD

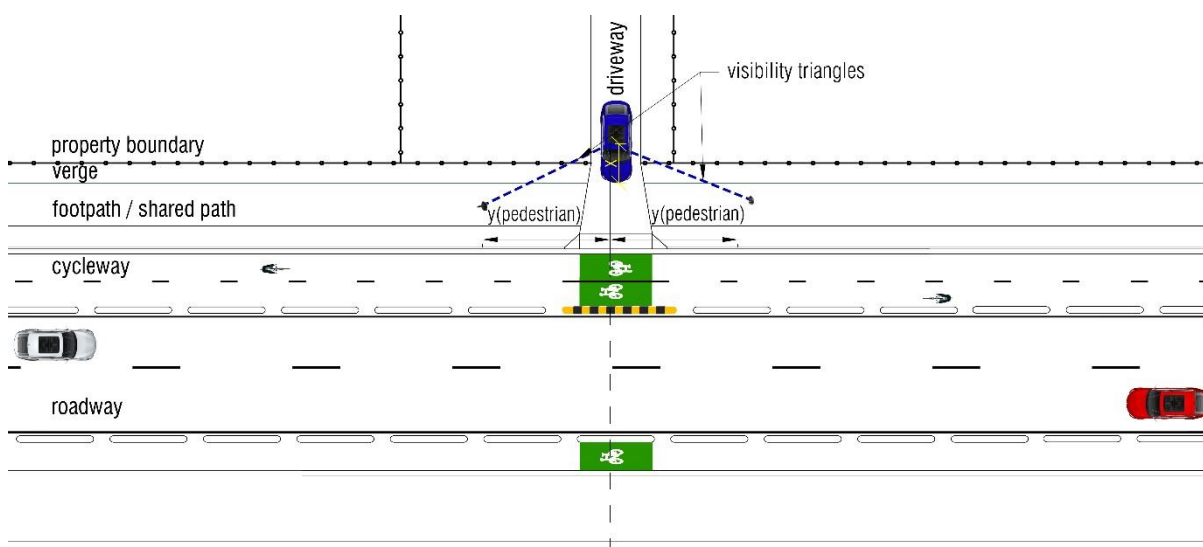
Note 1: X determined by driver position when stopped or SSD for other cases.

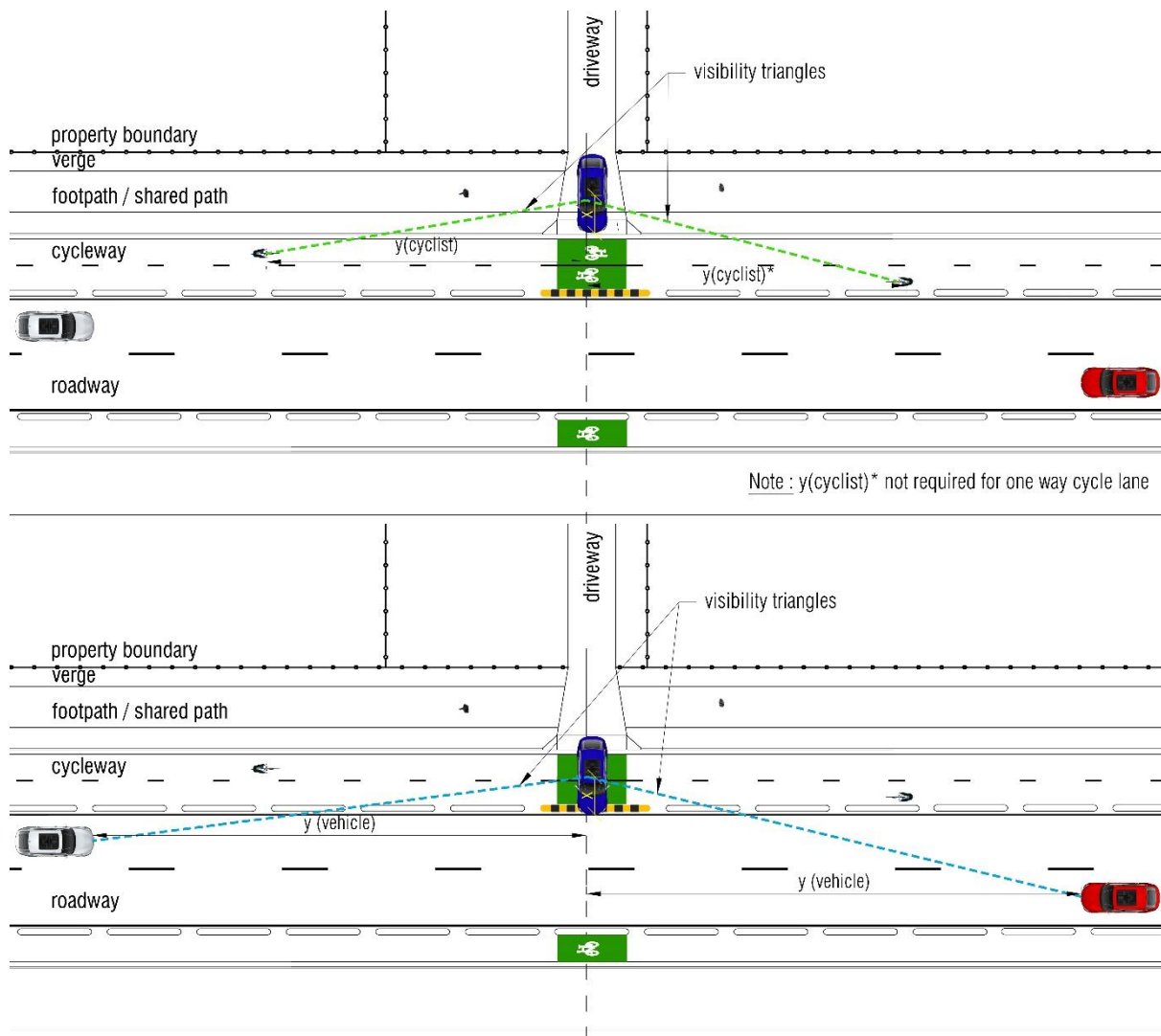
Note 2: Y determined by SSD for path users

Note 3: V is Design speed for the road

Note 4: For SSD refer to Austroads AGRD-4A Section 3.4 and Appendix A.3.

- iii) If the vehicle crossing crosses a cycle path or shared path, ensure provision for cyclist visibility splays. Refer to AT's TDM for calculations of cyclist stopping distance. Any reduction in cyclist stopping distance will be at AT's discretion. A speed management ramp or speed hump may be required to guide drivers to stop where they may observe path users before driving across a cycle path or shared path.





**Figure 11 Visibility envelopes**

Attachment 12.5

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Te Rūnanga o Ngāti Whātua Correspondence



Urban & Environmental



**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Te Rūnanga o Ngāti Whātua - Feedback sought on proposed Waitakere Courthouse Notice of Requirement at 14 Edmonton Road, Henderson  
**Date:** Friday, 25 July 2025 5:45:00 pm  
**Attachments:** [Te Rūnanga o Ngāti Whātua - 25 July 2025.pdf](#)

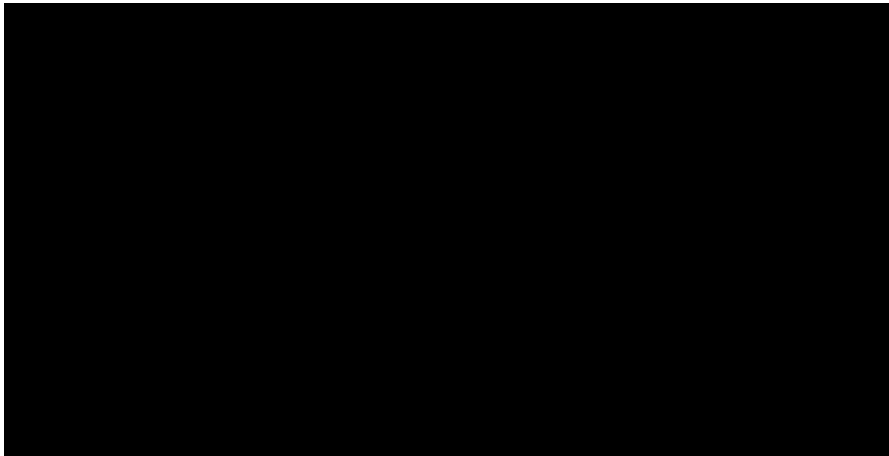
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Kia ora,

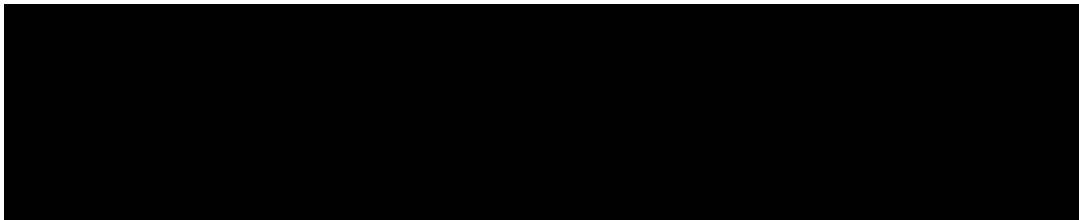
Further to the correspondence below, please find the attached letter which provides an update on the Waitākere District Courthouse Project.

Out of courtesy, we note that comprehensive engagement has been undertaken with Te Kawerau ā Maki and this remains ongoing as the project progresses. Further to this, we would value any additional feedback from Te Rūnanga o Ngāti Whātua if interest in the project from a cultural perspective is identified following your review.

If you have any queries, feel free to get in touch.



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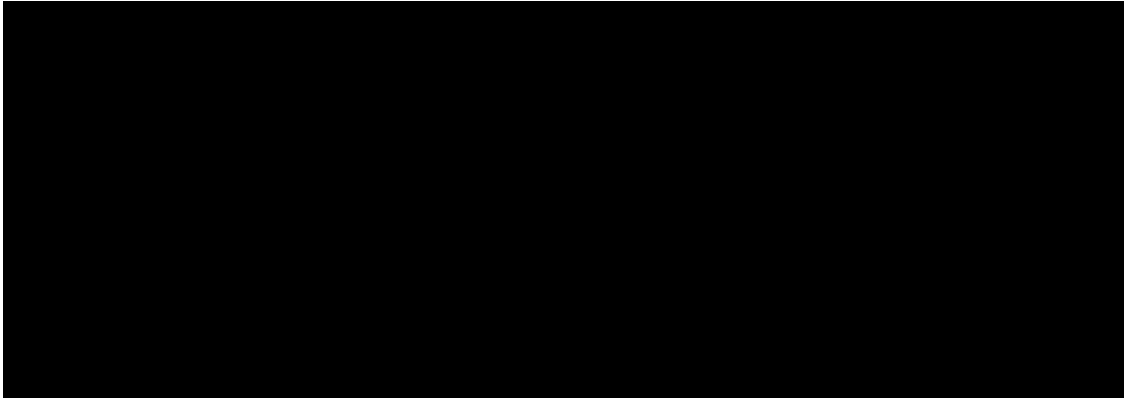
**Subject:** Te Rūnanga o Ngāti Whātua - Feedback sought on proposed Waitakere Courthouse Notice of Requirement at 14 Edmonton Road, Henderson

Kia ora,

We are reaching out on behalf of the Ministry of Justice regarding a proposed Notice of Requirement application ('NoR') by the Minister for Courts (Requiring Authority) to designate the site at 14 Edmonton Road, Henderson for 'Judicial and Court' purposes. Please find the attached letter which provides an overview of the project and designation process.

Please let us know if you have an interest in the site and/or proposal by Friday 28<sup>th</sup> February 2025.

We look forward to hearing from you.



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Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

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25 July 2025

Te Rūnanga o Ngāti Whātua

Via email: [REDACTED]

Tēnā koe,

**Feedback sought on proposed Waitākere District Courthouse Notice of Requirement at 14 Edmonton Road**

On 18<sup>th</sup> February 2025, a letter was circulated to Te Rūnanga o Ngāti Whātua seeking feedback on the proposed Waitākere District Courthouse Project at 14 Edmonton Road, Henderson. Since this letter was circulated, the applicant lodged a referral application for a Notice of Requirement for 'judicial and court purposes' at 14 Edmonton Road under the Fast Track Approvals Act 2024 pathway. On 16<sup>th</sup> June 2025, a formal decision was issued confirming the referral application had been accepted under section 26(2)(a) of the Act.

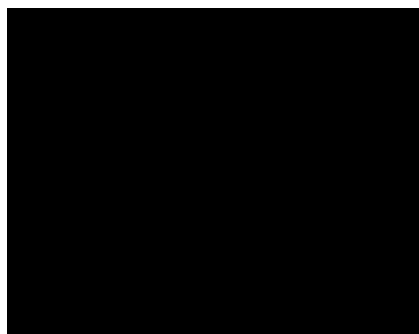
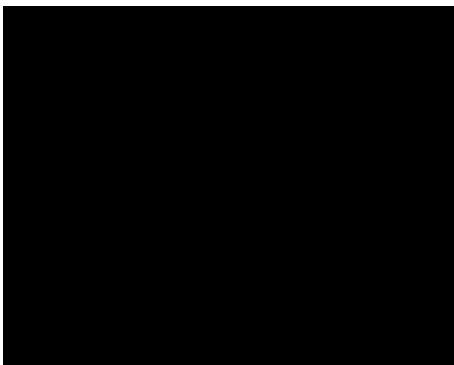
The purpose of this letter is to confirm that the Ministry of Justice is underway with a substantive application for the Notice of Requirement for the Waitākere District Courthouse Project that will be lodged via the Fast Track Approvals Act 2024. To summarise the Project, the Ministry of Justice is preparing a Notice of Requirement application ('NoR') on behalf of the Minister for Courts (Requiring Authority) to designate the site at 14 Edmonton Road, Henderson for 'Judicial and Court' purposes.

This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose. The new courthouse will house judicial, court, tribunal and related purposes including collection of fines and reparations, administration, support, custodial services and ancillary activities. The operational hours and scope of activities undertaken at the new courthouse will be similar to the current courthouse in Henderson it would be replacing. The specific design for the courthouse is not sought under this application, rather this detail will be confirmed via a separate process called an Outline Plan of Works. This application covers the adjustments to the planning requirements for the site to facilitate the proposed development.

Please let us know if Te Rūnanga o Ngāti Whātua have any feedback on the Project by Friday 1<sup>st</sup> August 2025.

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**



Attachment 12.6

---

Te Ākitai Waiohū Correspondence



Urban & Environmental

**From:**



**Cc:**

**Subject:**

FW: Te Akitai Waiohū - Feedback sought on proposed Waitākere Courthouse Notice of Requirement at 14 Edmonton Road, Henderson

**Date:**

Friday, 25 July 2025 5:28:00 pm

**Attachments:**

[Te Ākitai Waiohū - 25 July 2025.pdf](#)

---

Kia ora

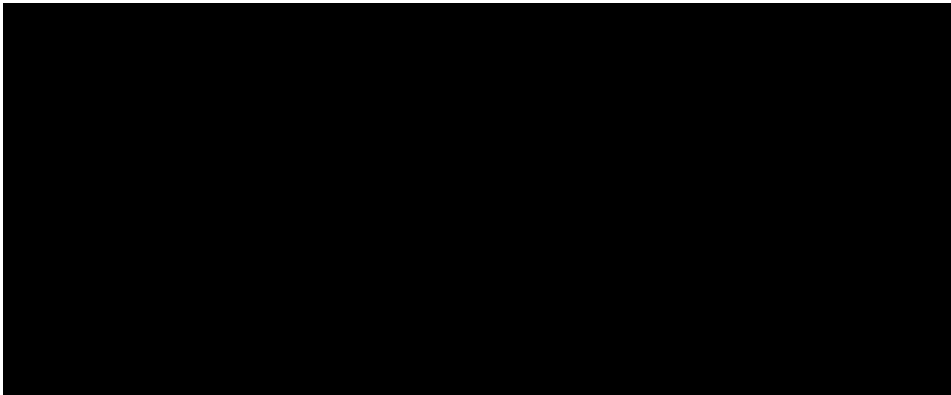


Hope all is well.

Further to the correspondence below, please find the attached letter which provides an update on the Waitākere District Courthouse Project.

Out of courtesy, we note that comprehensive engagement has been undertaken with Te Kawerau ā Maki and this remains ongoing as the project progresses. Further to this, we would value any additional feedback from Te Ākitai Waiohū if interest in the project from a cultural perspective is identified following your review.

If you have any queries, feel free to get in touch.

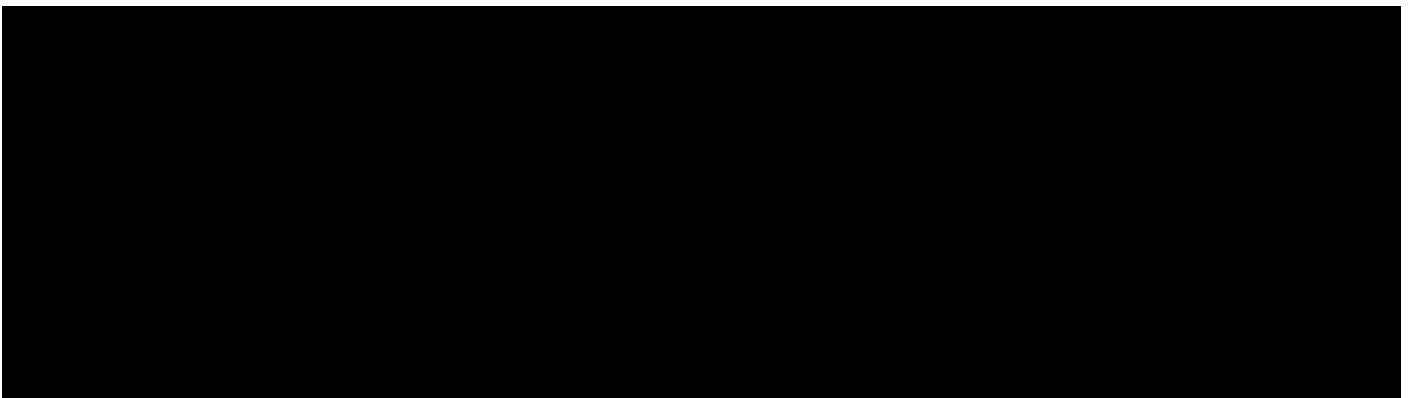


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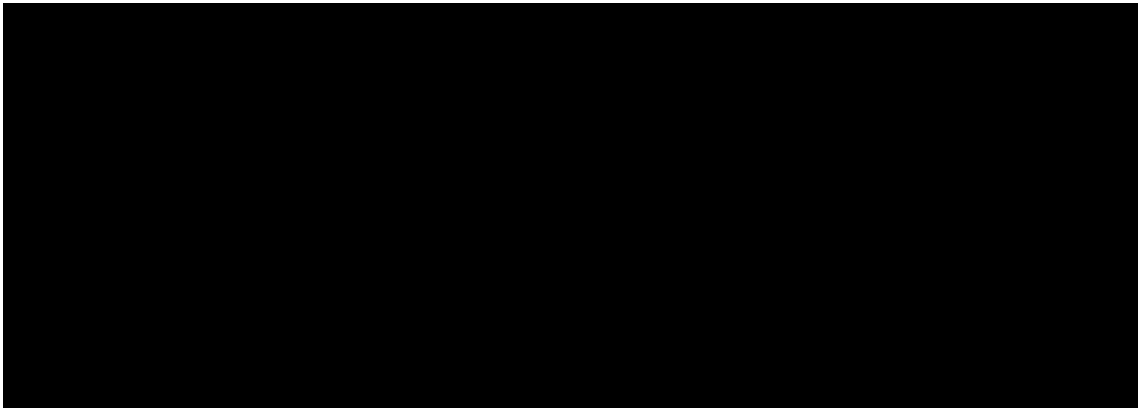
Hope all is well.



We are reaching out on behalf of the Ministry of Justice regarding a proposed Notice of Requirement application ('NoR') by the Minister for Courts (Requiring Authority) to designate the site at 14 Edmonton Road, Henderson for 'Judicial and Court' purposes. Please find the attached letter which provides an overview of the project and designation process.

Please let us know if you have an interest in the site and/or proposal by Friday 28<sup>th</sup> February 2025.

We look forward to hearing from you.



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25 July 2025

Te Ākitai Waiohū

Attn: [REDACTED]

Via email: [REDACTED]

Tēnā koe,

**Feedback sought on proposed Waitākere District Courthouse Notice of Requirement at 14 Edmonton Road**

On 18<sup>th</sup> February 2025, a letter was circulated to Te Ākitai Waiohū seeking feedback on the proposed Waitākere District Courthouse Project at 14 Edmonton Road, Henderson. Since this letter was circulated, the applicant lodged a referral application for a Notice of Requirement for 'judicial and court purposes' at 14 Edmonton Road under the Fast Track Approvals Act 2024 pathway. On 16<sup>th</sup> June 2025, a formal decision was issued confirming the referral application had been accepted under section 26(2)(a) of the Act.

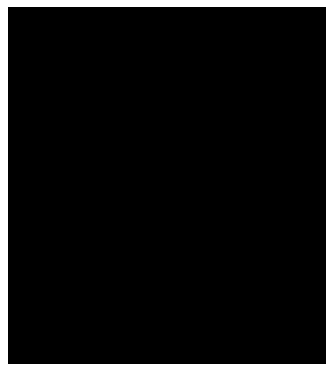
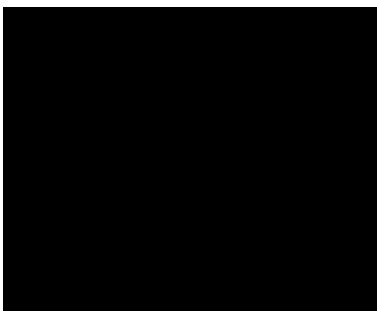
The purpose of this letter is to confirm that the Ministry of Justice is underway with a substantive application for the Notice of Requirement for the Waitākere District Courthouse Project that will be lodged via the Fast Track Approvals Act 2024. To summarise the Project, the Ministry of Justice is preparing a Notice of Requirement application ('NoR') on behalf of the Minister for Courts (Requiring Authority) to designate the site at 14 Edmonton Road, Henderson for 'Judicial and Court' purposes.

This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose. The new courthouse will house judicial, court, tribunal and related purposes including collection of fines and reparations, administration, support, custodial services and ancillary activities. The operational hours and scope of activities undertaken at the new courthouse will be similar to the current courthouse in Henderson it would be replacing. The specific design for the courthouse is not sought under this application, rather this detail will be confirmed via a separate process called an Outline Plan of Works. This application covers the adjustments to the planning requirements for the site to facilitate the proposed development.

Please let us know if Te Ākitai Waiohū have any feedback on the Project by Friday 1<sup>st</sup> August 2025.

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**



Attachment 12.7

---

Ngāti Whātua Ōrākei



Urban & Environmental

**From:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Ngāti Whātua Ōrākei Trust - Feedback sought on proposed Waitakere Courthouse Notice of Requirement at 14 Edmonton Road, Henderson  
**Date:** Friday, 25 July 2025 5:39:00 pm  
**Attachments:** [Ngāti Whātua Ōrākei Trust - 25 July 2025.pdf](#)

---

Kia ora [REDACTED]

Hope all is well.

Further to the correspondence below, please find the attached letter which provides an update on the Waitākere District Courthouse Project.

Out of courtesy, we note that comprehensive engagement has been undertaken with Te Kawerau ā Maki and this remains ongoing as the project progresses. Further to this, we would value any additional feedback from Ngāti Whātua Ōrākei if interest in the project from a cultural perspective is identified following your review.

If you have any queries, feel free to get in touch.

Thanks,

[REDACTED]

---

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[REDACTED]

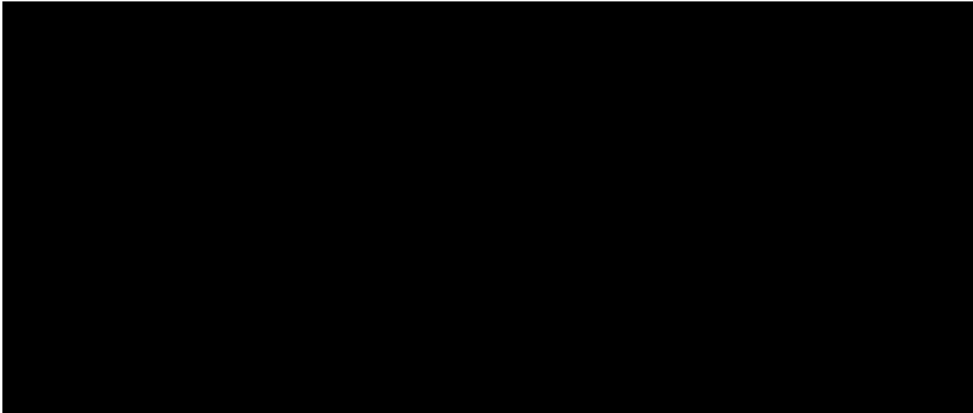
**Subject:** FW: Ngāti Whātua Ōrākei Trust - Feedback sought on proposed Waitakere Courthouse Notice of Requirement at 14 Edmonton Road, Henderson

Kia ora Jessica,

Further to my email below, please refer to the updated letter attached which has the corrected date for feedback as Friday 28<sup>th</sup> February.

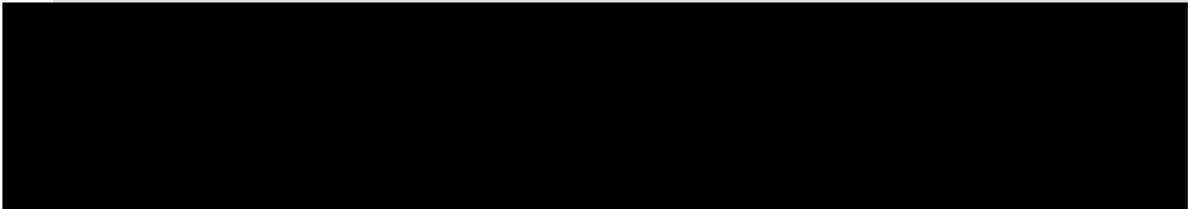
Any queries, let me know.

Thanks,



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**Subject:** Ngāti Whātua Ōrākei Trust - Feedback sought on proposed Waitakere Courthouse Notice of Requirement at 14 Edmonton Road, Henderson

Kia ora Jessica,

Hope all is well.

We are reaching out on behalf of the Ministry of Justice regarding a proposed Notice of Requirement application ('NoR') by the Minister for Courts (Requiring Authority) to designate the site at 14 Edmonton Road, Henderson for 'Judicial and Court' purposes. Please find the attached letter which provides an overview of the project and designation process.

Please let us know if you have an interest in the site and/or proposal by Friday 28<sup>th</sup> March 2025.

We look forward to hearing from you.

Thanks,



---







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25 July 2025

Ngāti Whātua Ōrākei Trust

Attn: [REDACTED]

Via email: [REDACTED]

Tēnā koe,

**Feedback sought on proposed Waitākere District Courthouse Notice of Requirement at 14 Edmonton Road**

On 18<sup>th</sup> February 2025, a letter was circulated to Ngāti Whātua Ōrākei Trust seeking feedback on the proposed Waitākere District Courthouse Project at 14 Edmonton Road, Henderson. Since this letter was circulated, the applicant lodged a referral application for a Notice of Requirement for 'judicial and court purposes' at 14 Edmonton Road under the Fast Track Approvals Act 2024 pathway. On 16<sup>th</sup> June 2025, a formal decision was issued confirming the referral application had been accepted under section 26(2)(a) of the Act.

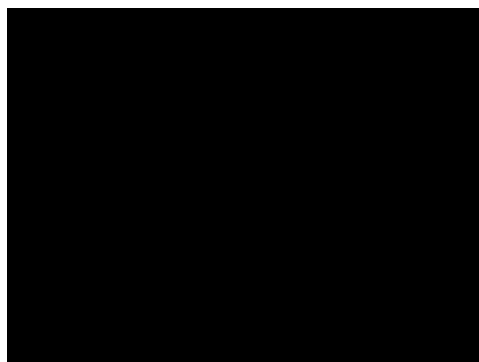
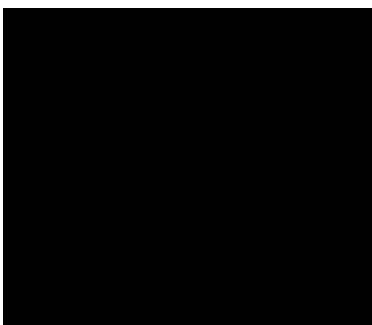
The purpose of this letter is to confirm that the Ministry of Justice is underway with a substantive application for the Notice of Requirement for the Waitākere District Courthouse Project that will be lodged via the Fast Track Approvals Act 2024. To summarise the Project, the Ministry of Justice is preparing a Notice of Requirement application ('NoR') on behalf of the Minister for Courts (Requiring Authority) to designate the site at 14 Edmonton Road, Henderson for 'Judicial and Court' purposes.

This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose. The new courthouse will house judicial, court, tribunal and related purposes including collection of fines and reparations, administration, support, custodial services and ancillary activities. The operational hours and scope of activities undertaken at the new courthouse will be similar to the current courthouse in Henderson it would be replacing. The specific design for the courthouse is not sought under this application, rather this detail will be confirmed via a separate process called an Outline Plan of Works. This application covers the adjustments to the planning requirements for the site to facilitate the proposed development.

Please let us know if Ngāti Whātua Ōrākei Trust have any feedback on the Project by Friday 1<sup>st</sup> August 2025.

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**



Attachment 12.8

---

Ngāti Te Ata



Urban & Environmental

From:

To:

Cc:

Subject:

Re: FW: Ngāti Te Ata - Feedback sought on proposed Waitakere Courthouse Notice of Requirement at 14 Edmonton Road, Henderson

Date:

Saturday, 26 July 2025 4:38:58 am

Kia ora

We'll defer this kaupapa to Te Kawerau a Maki.

Ngaa mihi,

On Thu, 24 Jul 2025, 7:15 pm Hannah Pettengell, <[HannahP@barker.co.nz](mailto:HannahP@barker.co.nz)> wrote:

Kia ora

Hope all is well.

Further to the correspondence below, please find the attached letter which provides an update on the Waitakere District Courthouse Project.

Out of courtesy, we note that comprehensive engagement has been undertaken with Te Kawerau ā Maki and this remains ongoing as the project progresses. Further to this, we would value any additional feedback from Ngāti Te Ata if interest in the project from a cultural perspective is identified following your review.

If you have any queries, feel free to get in touch.

Thanks,

Ngā mihi | Kind regards,



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---

**Subject:** FW: Ngāti Te Ata - Feedback sought on proposed Waitakere Courthouse  
Notice of Requirement at [14 Edmonton Road, Henderson](#)

Kia ora [REDACTED]

Further to my email below, please refer to the updated letter attached which has the corrected date for feedback as Friday 28<sup>th</sup> February.

Any queries, let me know.

Thanks,

[REDACTED]

Ngā mihi | Kind regards,

---

[barker.co.nz](#) [REDACTED]

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---

**From:** [REDACTED]  
**Sent:** Tuesday, 18 February 2025 9:28 am



To:

**Subject:** Ngāti Te Ata - Feedback sought on proposed Waitakere Courthouse Notice of Requirement at [14 Edmonton Road, Henderson](#)

Kia ora

We are reaching out on behalf of the Ministry of Justice regarding a proposed Notice of Requirement application ('NoR') by the Minister for Courts (Requiring Authority) to designate the site at [14 Edmonton Road, Henderson](#) for 'Judicial and Court' purposes. Please find the attached letter which provides an overview of the project and designation process.

Please let us know if you have an interest in the site and/or proposal by Friday 28<sup>th</sup> March 2025.

We look forward to hearing from you.

Thanks,

Ngā mihi | Kind regards,

  
nz

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Level 4, Old South British Building,  
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25 July 2025

Ngāti Te Ata

Attn: [REDACTED]

Via email: [k](#) [REDACTED]

Tēnā kōrua,

**Feedback sought on proposed Waitākere Courthouse Notice of Requirement at 14 Edmonton Road**

On 18<sup>th</sup> February 2025, a letter was circulated to Ngāti Te Ata seeking feedback on the proposed Waitākere District Courthouse Project at 14 Edmonton Road, Henderson. Since this letter was circulated, the applicant lodged a referral application for a Notice of Requirement for 'judicial and court purposes' at 14 Edmonton Road under the Fast Track Approvals Act 2024 pathway. On 16<sup>th</sup> June 2025, a formal decision was issued confirming the referral application had been accepted under section 26(2)(a) of the Act.

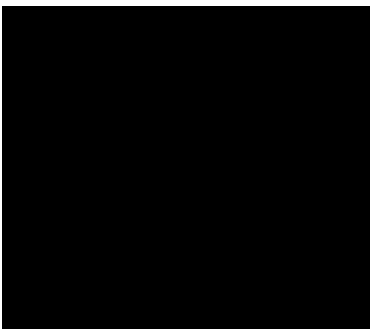
The purpose of this letter is to confirm that the Ministry of Justice is underway with a substantive application for the Notice of Requirement for the Waitākere District Courthouse Project that will be lodged via the Fast Track Approvals Act 2024. To summarise the Project, the Ministry of Justice is preparing a Notice of Requirement application ('NoR') on behalf of the Minister for Courts (Requiring Authority) to designate the site at 14 Edmonton Road, Henderson for 'Judicial and Court' purposes.

This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose. The new courthouse will house judicial, court, tribunal and related purposes including collection of fines and reparations, administration, support, custodial services and ancillary activities. The operational hours and scope of activities undertaken at the new courthouse will be similar to the current courthouse in Henderson it would be replacing. The specific design for the courthouse is not sought under this application, rather this detail will be confirmed via a separate process called an Outline Plan of Works. This application covers the adjustments to the planning requirements for the site to facilitate the proposed development.

Please let us know if Ngāti Te Ata have any feedback on the Project by Friday 1<sup>st</sup> August 2025.

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**



Attachment 12.9

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Ngāti Whātua o Kaipara



Urban & Environmental

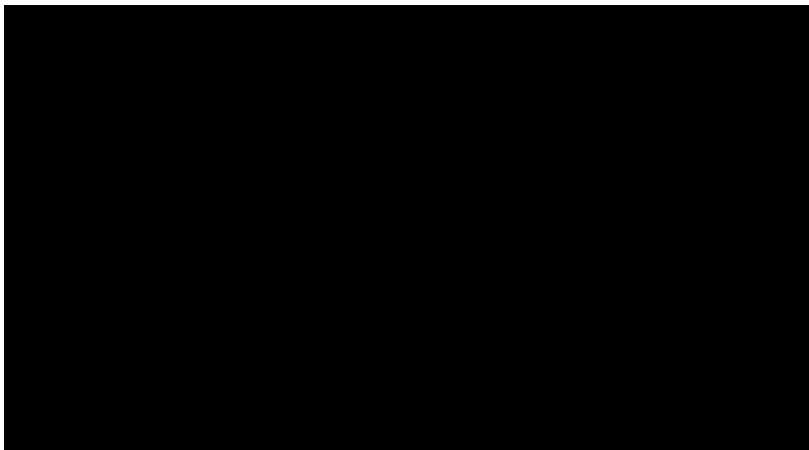
**From:** [Resource Management Services](#)  
**To:** [REDACTED]  
**Subject:** Re: Ngāti Whātua o Kaipara - Feedback sought on proposed Waitakere Courthouse Notice of Requirement at 14 Edmonton Road, Henderson  
**Date:** Thursday, 7 August 2025 7:56:27 pm  
**Attachments:** [Outlook-zintitek.png](#)

---

Kia ora [REDACTED]

Thank you for your ongoing efforts to update Ngā Maunga Whakahii o Kaipara. We defer to Te Kawerau a Maki with regard to the Waitakere Court House.

Ngā mihi,



5 Rere Place  
Parakai  
PO Box41  
Te Awaroa – Helensville  
0840  
[Auckland](#)

---

**From:** [REDACTED]  
**Sent:** Friday, 25 July 2025 5:35 pm  
**To:** Resource Management Services <tetaritaiao@kaiparamoana.com>  
**Cc:** [REDACTED]  
**Subject:** FW: Ngāti Whātua o Kaipara - Feedback sought on proposed Waitakere Courthouse Notice of Requirement at 14 Edmonton Road, Henderson

Kia ora,

Further to the correspondence below, please find the attached letter which provides an update on the Waitākere District Courthouse Project.

Out of courtesy, we note that comprehensive engagement has been undertaken with Te Kawerau ā Maki and this remains ongoing as the project progresses. Further to this, we would value any additional feedback from Ngāti Whātua o Kaipara if interest in the project from a

cultural perspective is identified following your review.

If you have any queries, feel free to get in touch.

Thanks,



Ngā mihi | Kind regards,



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**From:**



**Sent:** Tuesday, 18 February 2025 10:43 am

**To:**



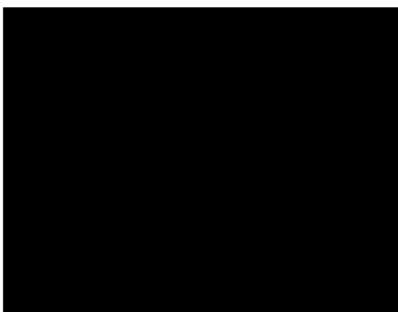
**Subject:** Ngāti Whātua o Kaipara - Feedback sought on proposed Waitakere Courthouse Notice of Requirement at 14 Edmonton Road, Henderson

Kia ora,

We are reaching out on behalf of the Ministry of Justice regarding a proposed Notice of Requirement application ('NoR') by the Minister for Courts (Requiring Authority) to designate the site at 14 Edmonton Road, Henderson for 'Judicial and Court' purposes. Please find the attached letter which provides an overview of the project and designation process.

Please let us know if you have an interest in the site and/or proposal by Friday 28<sup>th</sup> February 2025.

We look forward to hearing from you.







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25 July 2025

Ngāti Whātua o Kaipara

Via email: [tetaritaiao@kaiparamoana.com](mailto:tetaritaiao@kaiparamoana.com)

Tēnā koe,

**Feedback sought on proposed Waitākere District Courthouse Notice of Requirement at 14 Edmonton Road**

On 18<sup>th</sup> February 2025, a letter was circulated to Ngāti Whātua o Kaipara seeking feedback on the proposed Waitākere District Courthouse Project at 14 Edmonton Road, Henderson. Since this letter was circulated, the applicant lodged a referral application for a Notice of Requirement for 'judicial and court purposes' at 14 Edmonton Road under the Fast Track Approvals Act 2024 pathway. On 16<sup>th</sup> June 2025, a formal decision was issued confirming the referral application had been accepted under section 26(2)(a) of the Act.

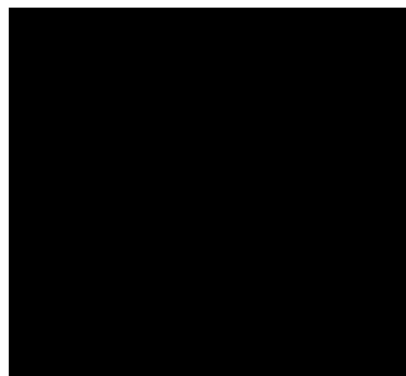
The purpose of this letter is to confirm that the Ministry of Justice is underway with a substantive application for the Notice of Requirement for the Waitākere District Courthouse Project that will be lodged via the Fast Track Approvals Act 2024. To summarise the Project, the Ministry of Justice is preparing a Notice of Requirement application ('NoR') on behalf of the Minister for Courts (Requiring Authority) to designate the site at 14 Edmonton Road, Henderson for 'Judicial and Court' purposes.

This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose. The new courthouse will house judicial, court, tribunal and related purposes including collection of fines and reparations, administration, support, custodial services and ancillary activities. The operational hours and scope of activities undertaken at the new courthouse will be similar to the current courthouse in Henderson it would be replacing. The specific design for the courthouse is not sought under this application, rather this detail will be confirmed via a separate process called an Outline Plan of Works. This application covers the adjustments to the planning requirements for the site to facilitate the proposed development.

Please let us know if Ngāti Whātua o Kaipara have any feedback on the Project by Friday 1<sup>st</sup> August 2025.

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**



Attachment 12.10

---

Ngāti Tamaterā Settlement Trust



Urban & Environmental

**From:** [REDACTED]  
**Subject:** FW: Ngāti Tamaterā Settlement Trust - Feedback sought on proposed Waitakere Courthouse Notice of Requirement at 14 Edmonton Road, Henderson  
**Date:** Friday, 25 July 2025 5:10:00 pm  
**Attachments:** [Ngāti Tamaterā Letter - 25 July 2025.pdf](#)

---

Kia ora,

Further to the correspondence below, please find the attached letter which provides an update on the Waitakere District Courthouse Project.

Out of courtesy, we note that comprehensive engagement has been undertaken with Te Kawerau ā Maki and this remains ongoing as the project progresses. Further to this, we would value any additional feedback from Ngāti Tamaterā if interest in the project from a cultural perspective is identified following your review.

If you have any queries, feel free to get in touch.

Thanks,

[REDACTED]

Ngā mihi | Kind regards,

---

[REDACTED]

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---

**From:** [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** FW: Ngāti Tamaterā Settlement Trust - Feedback sought on proposed Waitakere Courthouse Notice of Requirement at 14 Edmonton Road, Henderson

Kia ora,

Further to my email below, please refer to the updated letter attached which has the corrected date for feedback as Friday 28<sup>th</sup> February.

Any queries, let me know.

Thanks,



Ngā mihi | Kind regards,



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**From:**



**Sent:** Tuesday, 18 February 2025 9:19 am

**To**



**Subject:** Ngāti Tamaterā Settlement Trust - Feedback sought on proposed Waitakere Courthouse Notice of Requirement at 14 Edmonton Road, Henderson

Kia ora,

We are reaching out on behalf of the Ministry of Justice regarding a proposed Notice of Requirement application ('NoR') by the Minister for Courts (Requiring Authority) to designate the site at 14 Edmonton Road, Henderson for 'Judicial and Court' purposes. Please find the attached letter which provides an overview of the project and designation process.

Please let us know if you have an interest in the site and/or proposal by Friday 28<sup>th</sup> March 2025.

We look forward to hearing from you.

Thanks,



Ngā mihi | Kind regards,



B&A Logo



PO Box 1986,

Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

[barker.co.nz](http://barker.co.nz)



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Christchurch | Wānaka & Queenstown

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25 July 2025

Ngāti Tamaterā Settlement Trust

Attn: RMA Kaitiaki, Chair

Via email: [rma@tamatera.iwi.nz](mailto:rma@tamatera.iwi.nz) and [chair@tamatera.iwi.nz](mailto:chair@tamatera.iwi.nz)

Tēnā koe,

**Feedback sought on proposed Waitākere District Courthouse Notice of Requirement at 14 Edmonton Road**

On 18<sup>th</sup> February 2025, a letter was circulated to Ngāti Tamaterā seeking feedback on the proposed Waitākere District Courthouse Project at 14 Edmonton Road, Henderson. Since this letter was circulated, the applicant lodged a referral application for a Notice of Requirement for 'judicial and court purposes' at 14 Edmonton Road under the Fast Track Approvals Act 2024 pathway. On 16<sup>th</sup> June 2025, a formal decision was issued confirming the referral application had been accepted under section 26(2)(a) of the Act.

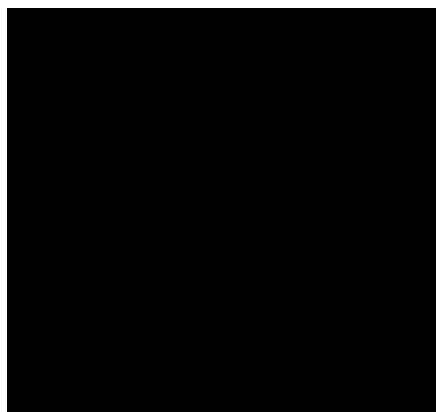
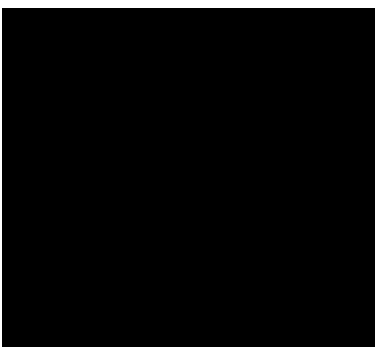
The purpose of this letter is to confirm that the Ministry of Justice is underway with a substantive application for the Notice of Requirement for the Waitākere District Courthouse Project that will be lodged via the Fast Track Approvals Act 2024. To summarise the Project, the Ministry of Justice is preparing a Notice of Requirement application ('NoR') on behalf of the Minister for Courts (Requiring Authority) to designate the site at 14 Edmonton Road, Henderson for 'Judicial and Court' purposes.

This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose. The new courthouse will house judicial, court, tribunal and related purposes including collection of fines and reparations, administration, support, custodial services and ancillary activities. The operational hours and scope of activities undertaken at the new courthouse will be similar to the current courthouse in Henderson it would be replacing. The specific design for the courthouse is not sought under this application, rather this detail will be confirmed via a separate process called an Outline Plan of Works. This application covers the adjustments to the planning requirements for the site to facilitate the proposed development.

Please let us know if Ngāti Tamaterā have any feedback on the Project by Friday 1<sup>st</sup> August 2025.

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**



Attachment 12.11

---

Other Mana Whenua Correspondence



Urban & Environmental

30 July 2025

Ngāti Tamaoho Settlement Trust



Tēnā koe,

### **Waitākere District Courthouse – New Courthouse Project Introduction**

On 16 June 2025, a Notice of Decision on application for referral of the Waitākere District Courthouse – New Courthouse project was issued confirming the referral application had been accepted under section 26(2)(a) the Fast Track Approvals Act 2024 (reference BRF-6251). A copy of the decision letter is included as **Attachment 1**.

As this letter was issued to Ngāti Tamaoho Settlement Trust, we are writing to confirm that the Ministry of Justice (on behalf of the Minister for Courts) is underway with the preparation of the Substantive Application under the Fast Track Approvals Act 2024. The Project gives Notice of Requirement to designate the site at 14 Edmonton Road, Henderson to enable the construction of a new District Courthouse for Waitākere. This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose.

The new courthouse will house judicial, court, tribunal and related purposes including collection of fines and reparations, administration, support, custodial services and ancillary activities. The operational hours and scope of activities undertaken at the new courthouse will be similar to the current courthouse in Henderson it would be replacing.

By way of background, the Ministry of Justice purchased the site at 14 Edmonton Road from Auckland Council in early 2023. The site is temporarily utilised as a recreational area, including a community bike park, carparking and venue for local markets.

The specific design for the courthouse is not sought under this application, rather this detail will be confirmed via a separate process called an Outline Plan of Works. This application covers the adjustments to the planning requirements for the site to facilitate the proposed development.

The purpose of this letter is to request any feedback or comment you may have on the project. The extent of the proposed designation covers the full site boundary (approximately 4,435m<sup>2</sup> in area) as shown in **Figure 1** below (see full map included as **Attachment 2**).

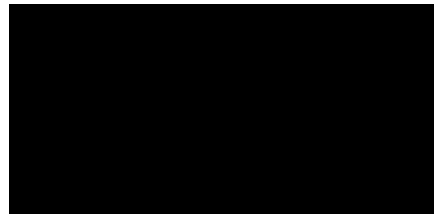
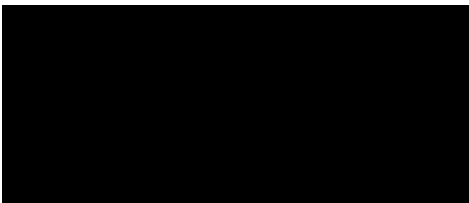


**Figure 1: Proposed Designation Boundary – 14 Edmonton Road, Henderson**

If Ngāti Tamaoho Settlement Trust are interested in finding out more about this project, please email [REDACTED] for further details.

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**



Attachment 1

---

Referral Decision Letter



Urban & Environmental

BRF-6251

16 June 2025

Hon Judith Collins  
Minister of Justice  
[REDACTED]  
Barker and Associates  
[REDACTED]

Dear [REDACTED]

**Notice of Decisions on application for referral of the Waitākere District Court – New Courthouse project under the Fast-track Approvals Act 2024**

This notice of decisions is for an application received from the Minister of Justice for referral of the Waitākere District Court – New Courthouse project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project application is to designate an area of approximately 4,435 square metres of land at 14 Edmonton Road, Henderson, Auckland, for the following purposes:

- a. Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities. Works includes development and operation of land and buildings for the aforementioned purposes.

The designation of the site would provide for the construction and ongoing operation of a new Justice facility known as the Waitākere District Courthouse, intended to replace the existing Waitākere District Courthouse.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and if referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and also if it is unlikely to materially affect the efficient operation of the fast-track approvals process.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by  
The Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

## **Decision on referral application**

The Minister has decided to accept the referral application for the whole project as he is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

## **Reasons for accepting referral application**

The Minister is satisfied the project:

- a. is an infrastructure or development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process:
  - i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
  - ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

- a. has been identified as a priority project in a central government sector plan (Ministry of Justice 10-year Infrastructure Investment Plan)
- b. will deliver new regionally significant infrastructure through provision of a new courthouse

The Ministers is satisfied referring the project:

- a. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes because the timeframes to process fast-track applications are generally shorter than under normal designation processes and appeals are limited to the High Court on points of law.
- b. is unlikely to materially affect the efficient operation of the fast-track approvals process because the project is not novel in the New Zealand context and is unlikely to fall outside the type of approval that expert panel members have considered previously

The Minister is satisfied that there is no reason he must decline the project under section 21(3) of the FTAA.

## **Specified matters for accepted referral application**

The following person who lodged the referral application is the person who is authorised to lodge a substantive application for the project (s27(2)): the Minister of Justice.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) | 0800 FASTRK

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The Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853



Other specified matters for the accepted referral application in relation to a substantive application for the project:

A deadline for lodging the application applies (s27(3)(b)(i). The application must be lodged within two years from the date of issue of this letter.

The following information must be submitted with the application lodged for the project (s27(3)(b)(ii)):

- a. a flood risk assessment which includes:
  - i) an assessment of the risk of flooding (including as an anticipated effect of climate change) on the activities involved in the project
  - ii) effects of the project on flood risk downstream of the project site
  - iii) a description of measures to mitigate the anticipated effect of any flooding
- b. an assessment of the effects of the project on existing stormwater infrastructure, including measures to mitigate any anticipated effects and to ensure the ongoing operation and maintenance of infrastructure on the project site.

The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (s27(3)(b)(iii)):

- a. Minister of Police
- b. Minister of Corrections

If you have any queries about this notice of decisions, please email [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) or alternatively, phone the fast-track call centre on 0800 225 537.

Yours sincerely



Ilana Miller  
**General Manager, Delivery and Operations**

cc: Written notice (s28(1)) for accept and decline projects:

the applicant – Minister of Justice

any person invited to comment (s17(1)):

- the relevant local authorities: Auckland Council
- the Minister for the Environment, Minister for Auckland, Minister for Courts
- the relevant administering agencies – Ministry for the Environment

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) | 0800 FASTRK

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The Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

- the Māori groups identified in the list provided to the Minister – Ngāti Whātua Ōrākei Trust, Te Ākitai Waiohua Waka Taua Inc, Ngāti Tamaoho Settlement Trust, Te Kawerau Iwi Settlement Trust, Ngāti Maru Rūnanga Trust, Ngāti Tamaterā Settlement Trust, Ngāti Te Ata Claims Support Whānau Trust, Te Ākitai Waiohua Settlement Trust, Hako Tūpuna Trust, Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership, Ngāti Koheriki Claims Committee, Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership, Te Rūnanga o Ngāti Whātua, Te Whakakitenga o Waikato Incorporated, Hauraki Māori Trust Board, Ngaati Whanaunga Ruunanga Trust, Ngā Maunga Whakahii o Kaipara Development Trust
- any other person – Minister for Regional Development, Minister for Economic Growth, Minister of Police, Minister of Corrections

cc: Written notice where Minister accepts the application and refers the project (s28(2)):

the Panel Convener – including all the related information received by the Minister

the EPA – including all the related information received by the Minister

the relevant administering agency – Ministry for the Environment

## Attachment 2

---

### Proposed Designation Boundary



Urban & Environmental





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## Proposed Designation Boundary

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
2/07/2025



**From:** [REDACTED]  
**Subject:** Re: Ngāti Tamaoho Settlement Trust - Waitākere District Courthouse Notice of Requirement at 14 Edmonton Road, Henderson  
**Date:** Wednesday, 30 July 2025 3:20:09 pm  
**Attachments:** [image.png](#)

---

Tena Koe [REDACTED],

Happy to support the outcomes Te Kawerau ā Maki are seeking and defer to them in this instance. Its not for us to tell another Iwi how to undertake work within their tribal footprint.

Nga Mihi,



[REDACTED]  
Kaitiaki Taiao Matua

[REDACTED]  
Auckland 2244  
[www.tamaoho.maori.nz](http://www.tamaoho.maori.nz)  
*Subscribe to our [e-panui](#)*

---

**From:** [REDACTED]  
**Sent:** Wednesday, July 30, 2025 9:48 AM  
**To:** [REDACTED]  
[REDACTED] - Waitākere District Courthouse Notice of Requirement at 14 Edmonton Road, Henderson

Kia ora [REDACTED]

Hope all is well.

We are reaching out on behalf of the Ministry of Justice regarding a proposed Notice of Requirement application ('NoR') by the Minister for Courts (Requiring Authority) to designate the site at 14 Edmonton Road, Henderson for 'Judicial and Court' purposes. Please find the attached letter which provides an overview of the project and designation process.

Out of courtesy, we note that comprehensive engagement has been undertaken with Te Kawerau ā Maki and this remains ongoing as the project progresses. Further to this, we would value any additional feedback from Ngāti Tamaoho Settlement Trust if interest in the project from a cultural perspective is identified following your review.

If you have any queries, feel free to get in touch.



Ngā mihi | Kind regards,



PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

[barker.co.nz](http://barker.co.nz)



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Christchurch | Wānaka & Queenstown

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30 July 2025

Ngāti Maru Rūnanga Trust  
Attn: Kaitiaki  
Via email: [eu@ngatimaru.iwi.nz](mailto:eu@ngatimaru.iwi.nz)

Tēnā koe,

### **Waitākere District Courthouse – New Courthouse Project Introduction**

On 16 June 2025, a Notice of Decision on application for referral of the Waitākere District Courthouse – New Courthouse project was issued confirming the referral application had been accepted under section 26(2)(a) the Fast Track Approvals Act 2024 (reference BRF-6251). A copy of the decision letter is included as **Attachment 1**.

As this letter was issued to Ngāti Maru Rūnanga Trust, we are writing to confirm that the Ministry of Justice (on behalf of the Minister for Courts) is underway with the preparation of the Substantive Application under the Fast-Track Approvals Act 2024. The Project gives Notice of Requirement to designate the site at 14 Edmonton Road, Henderson to enable the construction of a new District Courthouse for Waitākere. This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose.

The new courthouse will house judicial, court, tribunal and related purposes including collection of fines and reparations, administration, support, custodial services and ancillary activities. The operational hours and scope of activities undertaken at the new courthouse will be similar to the current courthouse in Henderson it would be replacing.

By way of background, the Ministry of Justice purchased the site at 14 Edmonton Road from Auckland Council in early 2023. The site is temporarily utilised as a recreational area, including a community bike park, carparking and venue for local markets.

The specific design for the courthouse is not sought under this application, rather this detail will be confirmed via a separate process called an Outline Plan of Works. This application covers the adjustments to the planning requirements for the site to facilitate the proposed development.

The purpose of this letter is to request any feedback or comment you may have on the project. The extent of the proposed designation covers the full site boundary (approximately 4,435m<sup>2</sup> in area) as shown in **Figure 1** below (see full map included as **Attachment 2**).





**Figure 1: Proposed Designation Boundary – 14 Edmonton Road, Henderson**

If Ngāti Maru Rūnanga Trust are interested in finding out more about this project, please email [REDACTED] for further details.

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

Attachment 1

---

Referral Decision Letter



Urban & Environmental

BRF-6251

16 June 2025

Hon Judith Collins  
Minister of Justice  
[REDACTED]  
Barker and Associates

[REDACTED]

[REDACTED]

**Notice of Decisions on application for referral of the Waitākere District Court – New Courthouse project under the Fast-track Approvals Act 2024**

This notice of decisions is for an application received from the Minister of Justice for referral of the Waitākere District Court – New Courthouse project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project application is to designate an area of approximately 4,435 square metres of land at 14 Edmonton Road, Henderson, Auckland, for the following purposes:

- a. Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities. Works includes development and operation of land and buildings for the aforementioned purposes.

The designation of the site would provide for the construction and ongoing operation of a new Justice facility known as the Waitākere District Courthouse, intended to replace the existing Waitākere District Courthouse.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and if referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and also if it is unlikely to materially affect the efficient operation of the fast-track approvals process.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by  
The Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

## **Decision on referral application**

The Minister has decided to accept the referral application for the whole project as he is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

## **Reasons for accepting referral application**

The Minister is satisfied the project:

- a. is an infrastructure or development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process:
  - i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
  - ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

- a. has been identified as a priority project in a central government sector plan (Ministry of Justice 10-year Infrastructure Investment Plan)
- b. will deliver new regionally significant infrastructure through provision of a new courthouse

The Ministers is satisfied referring the project:

- a. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes because the timeframes to process fast-track applications are generally shorter than under normal designation processes and appeals are limited to the High Court on points of law.
- b. is unlikely to materially affect the efficient operation of the fast-track approvals process because the project is not novel in the New Zealand context and is unlikely to fall outside the type of approval that expert panel members have considered previously

The Minister is satisfied that there is no reason he must decline the project under section 21(3) of the FTAA.

## **Specified matters for accepted referral application**

The following person who lodged the referral application is the person who is authorised to lodge a substantive application for the project (s27(2)): the Minister of Justice.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by  
The Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

Other specified matters for the accepted referral application in relation to a substantive application for the project:

A deadline for lodging the application applies (s27(3)(b)(i). The application must be lodged within two years from the date of issue of this letter.

The following information must be submitted with the application lodged for the project (s27(3)(b)(ii)):

- a. a flood risk assessment which includes:
  - i) an assessment of the risk of flooding (including as an anticipated effect of climate change) on the activities involved in the project
  - ii) effects of the project on flood risk downstream of the project site
  - iii) a description of measures to mitigate the anticipated effect of any flooding
- b. an assessment of the effects of the project on existing stormwater infrastructure, including measures to mitigate any anticipated effects and to ensure the ongoing operation and maintenance of infrastructure on the project site.

The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (s27(3)(b)(iii)):

- a. Minister of Police
- b. Minister of Corrections

If you have any queries about this notice of decisions, please email [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) or alternatively, phone the fast-track call centre on 0800 225 537.

Yours sincerely



Ilana Miller  
**General Manager, Delivery and Operations**

cc: Written notice (s28(1)) for accept and decline projects:

the applicant – Minister of Justice

any person invited to comment (s17(1)):

- the relevant local authorities: Auckland Council
- the Minister for the Environment, Minister for Auckland, Minister for Courts
- the relevant administering agencies – Ministry for the Environment

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by  
The Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

- the Māori groups identified in the list provided to the Minister – Ngāti Whātua Ōrākei Trust, Te Ākitai Waiohua Waka Taua Inc, Ngāti Tamaoho Settlement Trust, Te Kawerau Iwi Settlement Trust, Ngāti Maru Rūnanga Trust, Ngāti Tamaterā Settlement Trust, Ngāti Te Ata Claims Support Whānau Trust, Te Ākitai Waiohua Settlement Trust, Hako Tūpuna Trust, Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership, Ngāti Koheriki Claims Committee, Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership, Te Rūnanga o Ngāti Whātua, Te Whakakitenga o Waikato Incorporated, Hauraki Māori Trust Board, Ngaati Whanaunga Ruunanga Trust, Ngā Maunga Whakahii o Kaipara Development Trust
- any other person – Minister for Regional Development, Minister for Economic Growth, Minister of Police, Minister of Corrections

cc: Written notice where Minister accepts the application and refers the project (s28(2)):

the Panel Convener – including all the related information received by the Minister

the EPA – including all the related information received by the Minister

the relevant administering agency – Ministry for the Environment

## Attachment 2

---

### Proposed Designation Boundary



Urban & Environmental





**DISCLAIMER:**  
This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
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## Proposed Designation Boundary

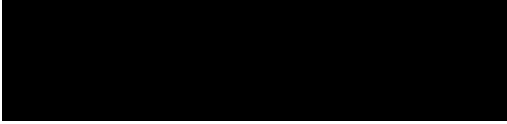
0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
2/07/2025



30 July 2025



Tēnā koe,

### **Waitākere District Courthouse – New Courthouse Project Introduction**

On 16 June 2025, a Notice of Decision on application for referral of the Waitākere District Courthouse – New Courthouse project was issued confirming the referral application had been accepted under section 26(2)(a) the Fast Track Approvals Act 2024 (reference BRF-6251). A copy of the decision letter is included as **Attachment 1**.

As this letter was issued to Hako Tūpuna Trust, we are writing to confirm that the Ministry of Justice (on behalf of the Minister for Courts) is underway with the preparation of the Substantive Application under the Fast-Track Approvals Act 2024. The Project gives Notice of Requirement to designate the site at 14 Edmonton Road, Henderson to enable the construction of a new District Courthouse for Waitākere. This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose.

The new courthouse will house judicial, court, tribunal and related purposes including collection of fines and reparations, administration, support, custodial services and ancillary activities. The operational hours and scope of activities undertaken at the new courthouse will be similar to the current courthouse in Henderson it would be replacing.

By way of background, the Ministry of Justice purchased the site at 14 Edmonton Road from Auckland Council in early 2023. The site is temporarily utilised as a recreational area, including a community bike park, carparking and venue for local markets.

The specific design for the courthouse is not sought under this application, rather this detail will be confirmed via a separate process called an Outline Plan of Works. This application covers the adjustments to the planning requirements for the site to facilitate the proposed development.

The purpose of this letter is to request any feedback or comment you may have on the project. The extent of the proposed designation covers the full site boundary (approximately 4,435m<sup>2</sup> in area) as shown in **Figure 1** below (see full map included as **Attachment 2**).

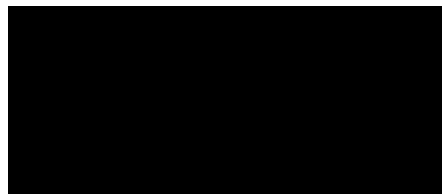
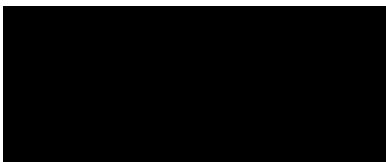


**Figure 1: Proposed Designation Boundary – 14 Edmonton Road, Henderson**

If Hako Tūpuna Trust are interested in finding out more about this project, please email [REDACTED] for further details.

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**



Attachment 1

---

Referral Decision Letter



Urban & Environmental

BRF-6251

16 June 2025

Hon Judith Collins  
Minister of Justice  
[REDACTED]  
Barker and Associates  
[REDACTED]  
[REDACTED]

**Notice of Decisions on application for referral of the Waitākere District Court – New Courthouse project under the Fast-track Approvals Act 2024**

This notice of decisions is for an application received from the Minister of Justice for referral of the Waitākere District Court – New Courthouse project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project application is to designate an area of approximately 4,435 square metres of land at 14 Edmonton Road, Henderson, Auckland, for the following purposes:

- a. Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities. Works includes development and operation of land and buildings for the aforementioned purposes.

The designation of the site would provide for the construction and ongoing operation of a new Justice facility known as the Waitākere District Courthouse, intended to replace the existing Waitākere District Courthouse.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and if referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and also if it is unlikely to materially affect the efficient operation of the fast-track approvals process.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by  
The Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

## **Decision on referral application**

The Minister has decided to accept the referral application for the whole project as he is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

## **Reasons for accepting referral application**

The Minister is satisfied the project:

- a. is an infrastructure or development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process:
  - i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
  - ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

- a. has been identified as a priority project in a central government sector plan (Ministry of Justice 10-year Infrastructure Investment Plan)
- b. will deliver new regionally significant infrastructure through provision of a new courthouse

The Ministers is satisfied referring the project:

- a. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes because the timeframes to process fast-track applications are generally shorter than under normal designation processes and appeals are limited to the High Court on points of law.
- b. is unlikely to materially affect the efficient operation of the fast-track approvals process because the project is not novel in the New Zealand context and is unlikely to fall outside the type of approval that expert panel members have considered previously

The Minister is satisfied that there is no reason he must decline the project under section 21(3) of the FTAA.

## **Specified matters for accepted referral application**

The following person who lodged the referral application is the person who is authorised to lodge a substantive application for the project (s27(2)): the Minister of Justice.

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Other specified matters for the accepted referral application in relation to a substantive application for the project:

A deadline for lodging the application applies (s27(3)(b)(i). The application must be lodged within two years from the date of issue of this letter.

The following information must be submitted with the application lodged for the project (s27(3)(b)(ii)):

- a. a flood risk assessment which includes:
  - i) an assessment of the risk of flooding (including as an anticipated effect of climate change) on the activities involved in the project
  - ii) effects of the project on flood risk downstream of the project site
  - iii) a description of measures to mitigate the anticipated effect of any flooding
- b. an assessment of the effects of the project on existing stormwater infrastructure, including measures to mitigate any anticipated effects and to ensure the ongoing operation and maintenance of infrastructure on the project site.

The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (s27(3)(b)(iii)):

- a. Minister of Police
- b. Minister of Corrections

If you have any queries about this notice of decisions, please email [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) or alternatively, phone the fast-track call centre on 0800 225 537.

Yours sincerely



Ilana Miller  
**General Manager, Delivery and Operations**

cc: Written notice (s28(1)) for accept and decline projects:

the applicant – Minister of Justice

any person invited to comment (s17(1)):

- the relevant local authorities: Auckland Council
- the Minister for the Environment, Minister for Auckland, Minister for Courts
- the relevant administering agencies – Ministry for the Environment

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- the Māori groups identified in the list provided to the Minister – Ngāti Whātua Ōrākei Trust, Te Ākitai Waiohua Waka Taua Inc, Ngāti Tamaoho Settlement Trust, Te Kawerau Iwi Settlement Trust, Ngāti Maru Rūnanga Trust, Ngāti Tamaterā Settlement Trust, Ngāti Te Ata Claims Support Whānau Trust, Te Ākitai Waiohua Settlement Trust, Hako Tūpuna Trust, Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership, Ngāti Koheriki Claims Committee, Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership, Te Rūnanga o Ngāti Whātua, Te Whakakitenga o Waikato Incorporated, Hauraki Māori Trust Board, Ngaati Whanaunga Ruunanga Trust, Ngā Maunga Whakahii o Kaipara Development Trust
- any other person – Minister for Regional Development, Minister for Economic Growth, Minister of Police, Minister of Corrections

cc: Written notice where Minister accepts the application and refers the project (s28(2)):

the Panel Convener – including all the related information received by the Minister

the EPA – including all the related information received by the Minister

the relevant administering agency – Ministry for the Environment

## Attachment 2

---

### Proposed Designation Boundary



Urban & Environmental



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## Proposed Designation Boundary

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
2/07/2025



30 July 2025

Ngāti Koheriki Claims Committee

[REDACTED]  
[REDACTED]

Tēnā koe,

### **Waitākere District Courthouse – New Courthouse Project Introduction**

On 16 June 2025, a Notice of Decision on application for referral of the Waitākere District Courthouse – New Courthouse project was issued confirming the referral application had been accepted under section 26(2)(a) the Fast Track Approvals Act 2024 (reference BRF-6251). A copy of the decision letter is included as **Attachment 1**.

As this letter was issued to Ngāti Koheriki Claims Committee, we are writing to confirm that the Ministry of Justice (on behalf of the Minister for Courts) is underway with the preparation of the Substantive Application under the Fast Track Approvals Act 2024. The Project gives Notice of Requirement to designate the site at 14 Edmonton Road, Henderson to enable the construction of a new District Courthouse for Waitākere. This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose.

The new courthouse will house judicial, court, tribunal and related purposes including collection of fines and reparations, administration, support, custodial services and ancillary activities. The operational hours and scope of activities undertaken at the new courthouse will be similar to the current courthouse in Henderson it would be replacing.

By way of background, the Ministry of Justice purchased the site at 14 Edmonton Road from Auckland Council in early 2023. The site is temporarily utilised as a recreational area, including a community bike park, carparking and venue for local markets.

The specific design for the courthouse is not sought under this application, rather this detail will be confirmed via a separate process called an Outline Plan of Works. This application covers the adjustments to the planning requirements for the site to facilitate the proposed development.

The purpose of this letter is to request any feedback or comment you may have on the project. The extent of the proposed designation covers the full site boundary (approximately 4,435m<sup>2</sup> in area) as shown in **Figure 1** below (see full map included as **Attachment 2**).

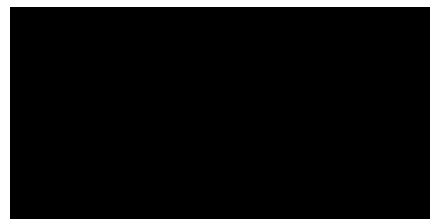
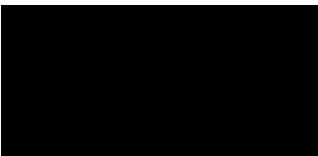


**Figure 1: Proposed Designation Boundary – 14 Edmonton Road, Henderson**

If Ngāti Koheriki Claims Committee are interested in finding out more about this project, please email [REDACTED] further details.

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**



Attachment 1

---

Referral Decision Letter



Urban & Environmental

BRF-6251

16 June 2025

Hon Judith Collins  
Minister of Justice  
[REDACTED]  
Barker and Associates  
[REDACTED]

Dear [REDACTED]

**Notice of Decisions on application for referral of the Waitākere District Court – New Courthouse project under the Fast-track Approvals Act 2024**

This notice of decisions is for an application received from the Minister of Justice for referral of the Waitākere District Court – New Courthouse project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project application is to designate an area of approximately 4,435 square metres of land at 14 Edmonton Road, Henderson, Auckland, for the following purposes:

- a. Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities. Works includes development and operation of land and buildings for the aforementioned purposes.

The designation of the site would provide for the construction and ongoing operation of a new Justice facility known as the Waitākere District Courthouse, intended to replace the existing Waitākere District Courthouse.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and if referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and also if it is unlikely to materially affect the efficient operation of the fast-track approvals process.

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## **Decision on referral application**

The Minister has decided to accept the referral application for the whole project as he is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

## **Reasons for accepting referral application**

The Minister is satisfied the project:

- a. is an infrastructure or development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process:
  - i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
  - ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

- a. has been identified as a priority project in a central government sector plan (Ministry of Justice 10-year Infrastructure Investment Plan)
- b. will deliver new regionally significant infrastructure through provision of a new courthouse

The Ministers is satisfied referring the project:

- a. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes because the timeframes to process fast-track applications are generally shorter than under normal designation processes and appeals are limited to the High Court on points of law.
- b. is unlikely to materially affect the efficient operation of the fast-track approvals process because the project is not novel in the New Zealand context and is unlikely to fall outside the type of approval that expert panel members have considered previously

The Minister is satisfied that there is no reason he must decline the project under section 21(3) of the FTAA.

## **Specified matters for accepted referral application**

The following person who lodged the referral application is the person who is authorised to lodge a substantive application for the project (s27(2)): the Minister of Justice.

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Other specified matters for the accepted referral application in relation to a substantive application for the project:

A deadline for lodging the application applies (s27(3)(b)(i). The application must be lodged within two years from the date of issue of this letter.

The following information must be submitted with the application lodged for the project (s27(3)(b)(ii)):

- a. a flood risk assessment which includes:
  - i) an assessment of the risk of flooding (including as an anticipated effect of climate change) on the activities involved in the project
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  - iii) a description of measures to mitigate the anticipated effect of any flooding
- b. an assessment of the effects of the project on existing stormwater infrastructure, including measures to mitigate any anticipated effects and to ensure the ongoing operation and maintenance of infrastructure on the project site.

The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (s27(3)(b)(iii)):

- a. Minister of Police
- b. Minister of Corrections

If you have any queries about this notice of decisions, please email [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) or alternatively, phone the fast-track call centre on 0800 225 537.

Yours sincerely



Ilana Miller  
**General Manager, Delivery and Operations**

cc: Written notice (s28(1)) for accept and decline projects:

the applicant – Minister of Justice

any person invited to comment (s17(1)):

- the relevant local authorities: Auckland Council
- the Minister for the Environment, Minister for Auckland, Minister for Courts
- the relevant administering agencies – Ministry for the Environment

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- the Māori groups identified in the list provided to the Minister – Ngāti Whātua Ōrākei Trust, Te Ākitai Waiohua Waka Taua Inc, Ngāti Tamaoho Settlement Trust, Te Kawerau Iwi Settlement Trust, Ngāti Maru Rūnanga Trust, Ngāti Tamaterā Settlement Trust, Ngāti Te Ata Claims Support Whānau Trust, Te Ākitai Waiohua Settlement Trust, Hako Tūpuna Trust, Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership, Ngāti Koheriki Claims Committee, Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership, Te Rūnanga o Ngāti Whātua, Te Whakakitenga o Waikato Incorporated, Hauraki Māori Trust Board, Ngaati Whanaunga Ruunanga Trust, Ngā Maunga Whakahii o Kaipara Development Trust
- any other person – Minister for Regional Development, Minister for Economic Growth, Minister of Police, Minister of Corrections

cc: Written notice where Minister accepts the application and refers the project (s28(2)):

the Panel Convener – including all the related information received by the Minister

the EPA – including all the related information received by the Minister

the relevant administering agency – Ministry for the Environment

## Attachment 2

---

### Proposed Designation Boundary



Urban & Environmental





**DISCLAIMER:**  
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## Proposed Designation Boundary

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
2/07/2025



30 July 2025

Te Whakakitenga o Waikato Incorporated

Attn: [REDACTED]  
[REDACTED]

Tēnā koe,

### **Waitākere District Courthouse – New Courthouse Project Introduction**

On 16 June 2025, a Notice of Decision on application for referral of the Waitākere District Courthouse – New Courthouse project was issued confirming the referral application had been accepted under section 26(2)(a) the Fast Track Approvals Act 2024 (reference BRF-6251). A copy of the decision letter is included as **Attachment 1**.

As this letter was issued to Te Whakakitenga o Waikato Incorporated, we are writing to confirm that the Ministry of Justice (on behalf of the Minister for Courts) is underway with the preparation of the Substantive Application under the Fast-Track Approvals Act 2024. The Project gives Notice of Requirement to designate the site at 14 Edmonton Road, Henderson to enable the construction of a new District Courthouse for Waitākere. This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose.

The new courthouse will house judicial, court, tribunal and related purposes including collection of fines and reparations, administration, support, custodial services and ancillary activities. The operational hours and scope of activities undertaken at the new courthouse will be similar to the current courthouse in Henderson it would be replacing.

By way of background, the Ministry of Justice purchased the site at 14 Edmonton Road from Auckland Council in early 2023. The site is temporarily utilised as a recreational area, including a community bike park, carparking and venue for local markets.

The specific design for the courthouse is not sought under this application, rather this detail will be confirmed via a separate process called an Outline Plan of Works. This application covers the adjustments to the planning requirements for the site to facilitate the proposed development.

The purpose of this letter is to request any feedback or comment you may have on the project. The extent of the proposed designation covers the full site boundary (approximately 4,435m<sup>2</sup> in area) as shown in **Figure 1** below (see full map included as **Attachment 2**).



**Figure 1: Proposed Designation Boundary – 14 Edmonton Road, Henderson**

If Te Whakakitenga o Waikato Incorporated are interested in finding out more about this project, please email [REDACTED] for further details.

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]



Attachment 1

---

Referral Decision Letter



Urban & Environmental

BRF-6251

16 June 2025

Hon Judith Collins  
Minister of Justice  
[REDACTED]  
Barker and Associates  
[REDACTED]

Dear [REDACTED]

**Notice of Decisions on application for referral of the Waitākere District Court – New Courthouse project under the Fast-track Approvals Act 2024**

This notice of decisions is for an application received from the Minister of Justice for referral of the Waitākere District Court – New Courthouse project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project application is to designate an area of approximately 4,435 square metres of land at 14 Edmonton Road, Henderson, Auckland, for the following purposes:

- a. Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities. Works includes development and operation of land and buildings for the aforementioned purposes.

The designation of the site would provide for the construction and ongoing operation of a new Justice facility known as the Waitākere District Courthouse, intended to replace the existing Waitākere District Courthouse.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and if referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and also if it is unlikely to materially affect the efficient operation of the fast-track approvals process.

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The Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

## **Decision on referral application**

The Minister has decided to accept the referral application for the whole project as he is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

## **Reasons for accepting referral application**

The Minister is satisfied the project:

- a. is an infrastructure or development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process:
  - i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
  - ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

- a. has been identified as a priority project in a central government sector plan (Ministry of Justice 10-year Infrastructure Investment Plan)
- b. will deliver new regionally significant infrastructure through provision of a new courthouse

The Ministers is satisfied referring the project:

- a. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes because the timeframes to process fast-track applications are generally shorter than under normal designation processes and appeals are limited to the High Court on points of law.
- b. is unlikely to materially affect the efficient operation of the fast-track approvals process because the project is not novel in the New Zealand context and is unlikely to fall outside the type of approval that expert panel members have considered previously

The Minister is satisfied that there is no reason he must decline the project under section 21(3) of the FTAA.

## **Specified matters for accepted referral application**

The following person who lodged the referral application is the person who is authorised to lodge a substantive application for the project (s27(2)): the Minister of Justice.

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Other specified matters for the accepted referral application in relation to a substantive application for the project:

A deadline for lodging the application applies (s27(3)(b)(i). The application must be lodged within two years from the date of issue of this letter.

The following information must be submitted with the application lodged for the project (s27(3)(b)(ii)):

- a. a flood risk assessment which includes:
  - i) an assessment of the risk of flooding (including as an anticipated effect of climate change) on the activities involved in the project
  - ii) effects of the project on flood risk downstream of the project site
  - iii) a description of measures to mitigate the anticipated effect of any flooding
- b. an assessment of the effects of the project on existing stormwater infrastructure, including measures to mitigate any anticipated effects and to ensure the ongoing operation and maintenance of infrastructure on the project site.

The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (s27(3)(b)(iii)):

- a. Minister of Police
- b. Minister of Corrections

If you have any queries about this notice of decisions, please email [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) or alternatively, phone the fast-track call centre on 0800 225 537.

Yours sincerely



Ilana Miller  
**General Manager, Delivery and Operations**

cc: Written notice (s28(1)) for accept and decline projects:

the applicant – Minister of Justice

any person invited to comment (s17(1)):

- the relevant local authorities: Auckland Council
- the Minister for the Environment, Minister for Auckland, Minister for Courts
- the relevant administering agencies – Ministry for the Environment

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- the Māori groups identified in the list provided to the Minister – Ngāti Whātua Ōrākei Trust, Te Ākitai Waiohua Waka Taua Inc, Ngāti Tamaoho Settlement Trust, Te Kawerau Iwi Settlement Trust, Ngāti Maru Rūnanga Trust, Ngāti Tamaterā Settlement Trust, Ngāti Te Ata Claims Support Whānau Trust, Te Ākitai Waiohua Settlement Trust, Hako Tūpuna Trust, Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership, Ngāti Koheriki Claims Committee, Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership, Te Rūnanga o Ngāti Whātua, Te Whakakitenga o Waikato Incorporated, Hauraki Māori Trust Board, Ngaati Whanaunga Ruunanga Trust, Ngā Maunga Whakahii o Kaipara Development Trust
- any other person – Minister for Regional Development, Minister for Economic Growth, Minister of Police, Minister of Corrections

cc: Written notice where Minister accepts the application and refers the project (s28(2)):

the Panel Convener – including all the related information received by the Minister

the EPA – including all the related information received by the Minister

the relevant administering agency – Ministry for the Environment

## Attachment 2

---

### Proposed Designation Boundary





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## Proposed Designation Boundary

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
2/07/2025



30 July 2025

Hauraki Māori Trust Board  
Via email: [general@hauraki.iwi.nz](mailto:general@hauraki.iwi.nz)

Tēnā koe,

### **Waitākere District Courthouse – New Courthouse Project Introduction**

On 16 June 2025, a Notice of Decision on application for referral of the Waitākere District Courthouse – New Courthouse project was issued confirming the referral application had been accepted under section 26(2)(a) the Fast Track Approvals Act 2024 (reference BRF-6251). A copy of the decision letter is included as **Attachment 1**.

As this letter was issued to Hauraki Māori Trust Board, we are writing to confirm that the Ministry of Justice (on behalf of the Minister for Courts) is underway with the preparation of the Substantive Application under the Fast-Track Approvals Act 2024. The Project gives Notice of Requirement to designate the site at 14 Edmonton Road, Henderson to enable the construction of a new District Courthouse for Waitākere. This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose.

The new courthouse will house judicial, court, tribunal and related purposes including collection of fines and reparations, administration, support, custodial services and ancillary activities. The operational hours and scope of activities undertaken at the new courthouse will be similar to the current courthouse in Henderson it would be replacing.

By way of background, the Ministry of Justice purchased the site at 14 Edmonton Road from Auckland Council in early 2023. The site is temporarily utilised as a recreational area, including a community bike park, carparking and venue for local markets.

The specific design for the courthouse is not sought under this application, rather this detail will be confirmed via a separate process called an Outline Plan of Works. This application covers the adjustments to the planning requirements for the site to facilitate the proposed development.

The purpose of this letter is to request any feedback or comment you may have on the project. The extent of the proposed designation covers the full site boundary (approximately 4,435m<sup>2</sup> in area) as shown in **Figure 1** below (see full map included as **Attachment 2**).



**Figure 1: Proposed Designation Boundary – 14 Edmonton Road, Henderson**

If Hauraki Māori Trust Board are interested in finding out more about this project, please email [REDACTED] for further details.

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

Attachment 1

---

Referral Decision Letter



Urban & Environmental

BRF-6251

16 June 2025

Hon Judith Collins  
Minister of Justice  
[REDACTED]  
Barker and Associates  
[REDACTED]

Dear [REDACTED]

**Notice of Decisions on application for referral of the Waitākere District Court – New Courthouse project under the Fast-track Approvals Act 2024**

This notice of decisions is for an application received from the Minister of Justice for referral of the Waitākere District Court – New Courthouse project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project application is to designate an area of approximately 4,435 square metres of land at 14 Edmonton Road, Henderson, Auckland, for the following purposes:

- a. Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities. Works includes development and operation of land and buildings for the aforementioned purposes.

The designation of the site would provide for the construction and ongoing operation of a new Justice facility known as the Waitākere District Courthouse, intended to replace the existing Waitākere District Courthouse.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and if referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and also if it is unlikely to materially affect the efficient operation of the fast-track approvals process.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) | 0800 FASTRK

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The Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

## **Decision on referral application**

The Minister has decided to accept the referral application for the whole project as he is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

## **Reasons for accepting referral application**

The Minister is satisfied the project:

- a. is an infrastructure or development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process:
  - i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
  - ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

- a. has been identified as a priority project in a central government sector plan (Ministry of Justice 10-year Infrastructure Investment Plan)
- b. will deliver new regionally significant infrastructure through provision of a new courthouse

The Ministers is satisfied referring the project:

- a. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes because the timeframes to process fast-track applications are generally shorter than under normal designation processes and appeals are limited to the High Court on points of law.
- b. is unlikely to materially affect the efficient operation of the fast-track approvals process because the project is not novel in the New Zealand context and is unlikely to fall outside the type of approval that expert panel members have considered previously

The Minister is satisfied that there is no reason he must decline the project under section 21(3) of the FTAA.

## **Specified matters for accepted referral application**

The following person who lodged the referral application is the person who is authorised to lodge a substantive application for the project (s27(2)): the Minister of Justice.

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Other specified matters for the accepted referral application in relation to a substantive application for the project:

A deadline for lodging the application applies (s27(3)(b)(i). The application must be lodged within two years from the date of issue of this letter.

The following information must be submitted with the application lodged for the project (s27(3)(b)(ii)):

- a. a flood risk assessment which includes:
  - i) an assessment of the risk of flooding (including as an anticipated effect of climate change) on the activities involved in the project
  - ii) effects of the project on flood risk downstream of the project site
  - iii) a description of measures to mitigate the anticipated effect of any flooding
- b. an assessment of the effects of the project on existing stormwater infrastructure, including measures to mitigate any anticipated effects and to ensure the ongoing operation and maintenance of infrastructure on the project site.

The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (s27(3)(b)(iii)):

- a. Minister of Police
- b. Minister of Corrections

If you have any queries about this notice of decisions, please email [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) or alternatively, phone the fast-track call centre on 0800 225 537.

Yours sincerely



Ilana Miller  
**General Manager, Delivery and Operations**

cc: Written notice (s28(1)) for accept and decline projects:

the applicant – Minister of Justice

any person invited to comment (s17(1)):

- the relevant local authorities: Auckland Council
- the Minister for the Environment, Minister for Auckland, Minister for Courts
- the relevant administering agencies – Ministry for the Environment

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- the Māori groups identified in the list provided to the Minister – Ngāti Whātua Ōrākei Trust, Te Ākitai Waiohua Waka Taua Inc, Ngāti Tamaoho Settlement Trust, Te Kawerau Iwi Settlement Trust, Ngāti Maru Rūnanga Trust, Ngāti Tamaterā Settlement Trust, Ngāti Te Ata Claims Support Whānau Trust, Te Ākitai Waiohua Settlement Trust, Hako Tūpuna Trust, Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership, Ngāti Koheriki Claims Committee, Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership, Te Rūnanga o Ngāti Whātua, Te Whakakitenga o Waikato Incorporated, Hauraki Māori Trust Board, Ngaati Whanaunga Ruunanga Trust, Ngā Maunga Whakahii o Kaipara Development Trust
- any other person – Minister for Regional Development, Minister for Economic Growth, Minister of Police, Minister of Corrections

cc: Written notice where Minister accepts the application and refers the project (s28(2)):

the Panel Convener – including all the related information received by the Minister

the EPA – including all the related information received by the Minister

the relevant administering agency – Ministry for the Environment

## Attachment 2

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### Proposed Designation Boundary



Urban & Environmental



**DISCLAIMER:**  
This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
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## Proposed Designation Boundary

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
2/07/2025



30 July 2025

Ngaati Whanaunga Ruunanga Trust

Attn: [REDACTED]

Via email: [REDACTED]

Tēnā koe,

### **Waitākere District Courthouse – New Courthouse Project Introduction**

On 16 June 2025, a Notice of Decision on application for referral of the Waitākere District Courthouse – New Courthouse project was issued confirming the referral application had been accepted under section 26(2)(a) the Fast Track Approvals Act 2024 (reference BRF-6251). A copy of the decision letter is included as **Attachment 1**.

As this letter was issued to Ngaati Whanaunga Ruunanga Trust, we are writing to confirm that the Ministry of Justice (on behalf of the Minister for Courts) is underway with the preparation of the Substantive Application under the Fast-Track Approvals Act 2024. The Project gives Notice of Requirement to designate the site at 14 Edmonton Road, Henderson to enable the construction of a new District Courthouse for Waitākere. This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose.

The new courthouse will house judicial, court, tribunal and related purposes including collection of fines and reparations, administration, support, custodial services and ancillary activities. The operational hours and scope of activities undertaken at the new courthouse will be similar to the current courthouse in Henderson it would be replacing.

By way of background, the Ministry of Justice purchased the site at 14 Edmonton Road from Auckland Council in early 2023. The site is temporarily utilised as a recreational area, including a community bike park, carparking and venue for local markets.

The specific design for the courthouse is not sought under this application, rather this detail will be confirmed via a separate process called an Outline Plan of Works. This application covers the adjustments to the planning requirements for the site to facilitate the proposed development.

The purpose of this letter is to request any feedback or comment you may have on the project. The extent of the proposed designation covers the full site boundary (approximately 4,435m<sup>2</sup> in area) as shown in **Figure 1** below (see full map included as **Attachment 2**).



**Figure 1: Proposed Designation Boundary – 14 Edmonton Road, Henderson**

If Ngaati Whanaunga Ruunanga Trust are interested in finding out more about this project, please email [REDACTED] for further details.

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

Attachment 1

---

Referral Decision Letter



Urban & Environmental

BRF-6251

16 June 2025

Hon Judith Collins  
Minister of Justice  
[REDACTED]  
Barker and Associates

[REDACTED]

Dear [REDACTED]

**Notice of Decisions on application for referral of the Waitākere District Court – New Courthouse project under the Fast-track Approvals Act 2024**

This notice of decisions is for an application received from the Minister of Justice for referral of the Waitākere District Court – New Courthouse project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project application is to designate an area of approximately 4,435 square metres of land at 14 Edmonton Road, Henderson, Auckland, for the following purposes:

- a. Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities. Works includes development and operation of land and buildings for the aforementioned purposes.

The designation of the site would provide for the construction and ongoing operation of a new Justice facility known as the Waitākere District Courthouse, intended to replace the existing Waitākere District Courthouse.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and if referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and also if it is unlikely to materially affect the efficient operation of the fast-track approvals process.

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## **Decision on referral application**

The Minister has decided to accept the referral application for the whole project as he is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

## **Reasons for accepting referral application**

The Minister is satisfied the project:

- a. is an infrastructure or development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process:
  - i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
  - ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

- a. has been identified as a priority project in a central government sector plan (Ministry of Justice 10-year Infrastructure Investment Plan)
- b. will deliver new regionally significant infrastructure through provision of a new courthouse

The Ministers is satisfied referring the project:

- a. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes because the timeframes to process fast-track applications are generally shorter than under normal designation processes and appeals are limited to the High Court on points of law.
- b. is unlikely to materially affect the efficient operation of the fast-track approvals process because the project is not novel in the New Zealand context and is unlikely to fall outside the type of approval that expert panel members have considered previously

The Minister is satisfied that there is no reason he must decline the project under section 21(3) of the FTAA.

## **Specified matters for accepted referral application**

The following person who lodged the referral application is the person who is authorised to lodge a substantive application for the project (s27(2)): the Minister of Justice.

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Other specified matters for the accepted referral application in relation to a substantive application for the project:

A deadline for lodging the application applies (s27(3)(b)(i). The application must be lodged within two years from the date of issue of this letter.

The following information must be submitted with the application lodged for the project (s27(3)(b)(ii)):

- a. a flood risk assessment which includes:
  - i) an assessment of the risk of flooding (including as an anticipated effect of climate change) on the activities involved in the project
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The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (s27(3)(b)(iii)):

- a. Minister of Police
- b. Minister of Corrections

If you have any queries about this notice of decisions, please email [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) or alternatively, phone the fast-track call centre on 0800 225 537.

Yours sincerely



Ilana Miller  
**General Manager, Delivery and Operations**

cc: Written notice (s28(1)) for accept and decline projects:

the applicant – Minister of Justice

any person invited to comment (s17(1)):

- the relevant local authorities: Auckland Council
- the Minister for the Environment, Minister for Auckland, Minister for Courts
- the relevant administering agencies – Ministry for the Environment

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- any other person – Minister for Regional Development, Minister for Economic Growth, Minister of Police, Minister of Corrections

cc: Written notice where Minister accepts the application and refers the project (s28(2)):

the Panel Convener – including all the related information received by the Minister

the EPA – including all the related information received by the Minister

the relevant administering agency – Ministry for the Environment

## Attachment 2

---

### Proposed Designation Boundary



Urban & Environmental





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Meters

Scale @ A4  
= 1:1,000

Date Printed:  
2/07/2025



30 July 2025

Ngā Maunga Whakahii o Kaipara Development Trust

Via email: [admin@kaiparamoana.com](mailto:admin@kaiparamoana.com)

Tēnā koe,

### **Waitākere District Courthouse – New Courthouse Project Introduction**

On 16 June 2025, a Notice of Decision on application for referral of the Waitākere District Courthouse – New Courthouse project was issued confirming the referral application had been accepted under section 26(2)(a) the Fast Track Approvals Act 2024 (reference BRF-6251). A copy of the decision letter is included as **Attachment 1**.

As this letter was issued to Ngā Maunga Whakahii o Kaipara Development Trust, we are writing to confirm that the Ministry of Justice (on behalf of the Minister for Courts) is underway with the preparation of the Substantive Application under the Fast Track Approvals Act 2024. The Project gives Notice of Requirement to designate the site at 14 Edmonton Road, Henderson to enable the construction of a new District Courthouse for Waitākere. This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose.

The new courthouse will house judicial, court, tribunal and related purposes including collection of fines and reparations, administration, support, custodial services and ancillary activities. The operational hours and scope of activities undertaken at the new courthouse will be similar to the current courthouse in Henderson it would be replacing.

By way of background, the Ministry of Justice purchased the site at 14 Edmonton Road from Auckland Council in early 2023. The site is temporarily utilised as a recreational area, including a community bike park, carparking and venue for local markets.

The specific design for the courthouse is not sought under this application, rather this detail will be confirmed via a separate process called an Outline Plan of Works. This application covers the adjustments to the planning requirements for the site to facilitate the proposed development.

The purpose of this letter is to request any feedback or comment you may have on the project. The extent of the proposed designation covers the full site boundary (approximately 4,435m<sup>2</sup> in area) as shown in **Figure 1** below (see full map included as **Attachment 2**).





**Figure 1: Proposed Designation Boundary – 14 Edmonton Road, Henderson**

If Ngā Maunga Whakahii o Kaipara Development Trust, are interested in finding out more about this project, please email [REDACTED] for further details.

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**

A [REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

Attachment 1

---

Referral Decision Letter



Urban & Environmental

BRF-6251

16 June 2025

Hon Judith Collins  
Minister of Justice  
[REDACTED]  
Barker and Associates  
[REDACTED]

Dear [REDACTED]

**Notice of Decisions on application for referral of the Waitākere District Court – New Courthouse project under the Fast-track Approvals Act 2024**

This notice of decisions is for an application received from the Minister of Justice for referral of the Waitākere District Court – New Courthouse project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

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## **Decision on referral application**

The Minister has decided to accept the referral application for the whole project as he is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

## **Reasons for accepting referral application**

The Minister is satisfied the project:

- a. is an infrastructure or development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process:
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The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

- a. has been identified as a priority project in a central government sector plan (Ministry of Justice 10-year Infrastructure Investment Plan)
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The Minister is satisfied that there is no reason he must decline the project under section 21(3) of the FTAA.

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- a. Minister of Police
- b. Minister of Corrections

If you have any queries about this notice of decisions, please email [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) or alternatively, phone the fast-track call centre on 0800 225 537.

Yours sincerely



Ilana Miller  
**General Manager, Delivery and Operations**

cc: Written notice (s28(1)) for accept and decline projects:

the applicant – Minister of Justice

any person invited to comment (s17(1)):

- the relevant local authorities: Auckland Council
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cc: Written notice where Minister accepts the application and refers the project (s28(2)):

the Panel Convener – including all the related information received by the Minister

the EPA – including all the related information received by the Minister

the relevant administering agency – Ministry for the Environment



## Attachment 2

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### Proposed Designation Boundary



Urban & Environmental



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2/07/2025



30 July 2025

Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership,  
Via email: [REDACTED]

Tēnā koe,

### **Waitākere District Courthouse – New Courthouse Project Introduction**

On 16 June 2025, a Notice of Decision on application for referral of the Waitākere District Courthouse – New Courthouse project was issued confirming the referral application had been accepted under section 26(2)(a) the Fast Track Approvals Act 2024 (reference BRF-6251). A copy of the decision letter is included as **Attachment 1**.

As this letter was issued to Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership, we are writing to confirm that the Ministry of Justice (on behalf of the Minister for Courts) is underway with the preparation of the Substantive Application under the Fast Track Approvals Act 2024. The Project gives Notice of Requirement to designate the site at 14 Edmonton Road, Henderson to enable the construction of a new District Courthouse for Waitākere. This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose.

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**Figure 1: Proposed Designation Boundary – 14 Edmonton Road, Henderson**

If Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership, are interested in finding out more about this project, please email [REDACTED] for further details.

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

Attachment 1

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Referral Decision Letter



Urban & Environmental

BRF-6251

16 June 2025

Hon Judith Collins  
Minister of Justice  
[REDACTED]  
Barker and Associates

[REDACTED]

[REDACTED]

**Notice of Decisions on application for referral of the Waitākere District Court – New Courthouse project under the Fast-track Approvals Act 2024**

This notice of decisions is for an application received from the Minister of Justice for referral of the Waitākere District Court – New Courthouse project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project application is to designate an area of approximately 4,435 square metres of land at 14 Edmonton Road, Henderson, Auckland, for the following purposes:

- a. Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities. Works includes development and operation of land and buildings for the aforementioned purposes.

The designation of the site would provide for the construction and ongoing operation of a new Justice facility known as the Waitākere District Courthouse, intended to replace the existing Waitākere District Courthouse.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and if referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and also if it is unlikely to materially affect the efficient operation of the fast-track approvals process.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by  
The Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853



## **Decision on referral application**

The Minister has decided to accept the referral application for the whole project as he is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

## **Reasons for accepting referral application**

The Minister is satisfied the project:

- a. is an infrastructure or development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process:
  - i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
  - ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

- a. has been identified as a priority project in a central government sector plan (Ministry of Justice 10-year Infrastructure Investment Plan)
- b. will deliver new regionally significant infrastructure through provision of a new courthouse

The Ministers is satisfied referring the project:

- a. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes because the timeframes to process fast-track applications are generally shorter than under normal designation processes and appeals are limited to the High Court on points of law.
- b. is unlikely to materially affect the efficient operation of the fast-track approvals process because the project is not novel in the New Zealand context and is unlikely to fall outside the type of approval that expert panel members have considered previously

The Minister is satisfied that there is no reason he must decline the project under section 21(3) of the FTAA.

## **Specified matters for accepted referral application**

The following person who lodged the referral application is the person who is authorised to lodge a substantive application for the project (s27(2)): the Minister of Justice.

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) | 0800 FASTRK

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Other specified matters for the accepted referral application in relation to a substantive application for the project:

A deadline for lodging the application applies (s27(3)(b)(i). The application must be lodged within two years from the date of issue of this letter.

The following information must be submitted with the application lodged for the project (s27(3)(b)(ii)):

- a. a flood risk assessment which includes:
  - i) an assessment of the risk of flooding (including as an anticipated effect of climate change) on the activities involved in the project
  - ii) effects of the project on flood risk downstream of the project site
  - iii) a description of measures to mitigate the anticipated effect of any flooding
- b. an assessment of the effects of the project on existing stormwater infrastructure, including measures to mitigate any anticipated effects and to ensure the ongoing operation and maintenance of infrastructure on the project site.

The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (s27(3)(b)(iii)):

- a. Minister of Police
- b. Minister of Corrections

If you have any queries about this notice of decisions, please email [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) or alternatively, phone the fast-track call centre on 0800 225 537.

Yours sincerely



Ilana Miller  
**General Manager, Delivery and Operations**

cc: Written notice (s28(1)) for accept and decline projects:

the applicant – Minister of Justice

any person invited to comment (s17(1)):

- the relevant local authorities: Auckland Council
- the Minister for the Environment, Minister for Auckland, Minister for Courts
- the relevant administering agencies – Ministry for the Environment

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) | 0800 FASTRK

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- the Māori groups identified in the list provided to the Minister – Ngāti Whātua Ōrākei Trust, Te Ākitai Waiohua Waka Taua Inc, Ngāti Tamaoho Settlement Trust, Te Kawerau Iwi Settlement Trust, Ngāti Maru Rūnanga Trust, Ngāti Tamaterā Settlement Trust, Ngāti Te Ata Claims Support Whānau Trust, Te Ākitai Waiohua Settlement Trust, Hako Tūpuna Trust, Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership, Ngāti Koheriki Claims Committee, Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership, Te Rūnanga o Ngāti Whātua, Te Whakakitenga o Waikato Incorporated, Hauraki Māori Trust Board, Ngaati Whanaunga Ruunanga Trust, Ngā Maunga Whakahii o Kaipara Development Trust
- any other person – Minister for Regional Development, Minister for Economic Growth, Minister of Police, Minister of Corrections

cc: Written notice where Minister accepts the application and refers the project (s28(2)):

the Panel Convener – including all the related information received by the Minister

the EPA – including all the related information received by the Minister

the relevant administering agency – Ministry for the Environment

## Attachment 2

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### Proposed Designation Boundary



Urban & Environmental





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## Proposed Designation Boundary

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
2/07/2025

Attachment 12.12

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Adjacent Properties Letter Drop Tracker






Urban & Environmental



# 14 Edmonton Road – Letter Drop Tracker (3 July 2025)

Address	Date Delivered	Time Delivered	Photo	Comments
22-24 Edmonton Road	3/07/2025	11:03 AM		
26 Edmonton Road	3/07/2025	11:03 AM		
1/2A Takapu Street	3/07/2025	11:06 AM		
2/2A Takapu Street	3/07/2025	11:09 AM		
15A Edmonton Road	Nil	Nil		Letter unable to be delivered due to construction fencing along street frontage of Takapu Street and Edmonton Road, and there was limited access onto the property. No letter box was visible from the road. Knocked on back door (@ 11:15 AM) but there was no response.

				
15B Edmonton Road	3/07/2025	11:11 AM		
11 Edmonton Road	3/07/2025	11:22 AM		

## 1.0 Neighbours Engagement Site Visit Notes

### Neighbours Engagement



Address	Date Delivered	Time Delivered
22-24 Edmonton Road	3/07/25	11:03 AM
26 Edmonton Road	3/07/25	11:03 AM
1/ 2A Takapu Street	11 11 11	11:06 AM
2/2A Takapu Street	11 11 11	11:09 AM
15A and 15B Edmonton Road	11 11 11	11:11 AM → Unable to deliver letter due to construction
11 Edmonton Road	11 11 11	11:22 AM → knocked on door but no answer → looked at unoccupied

Attachment 12.13

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22-24 Edmonton Road Correspondence (Occupier)



Urban & Environmental

3 July 2025

Owners and Occupiers of 22-24 Edmonton Road, Henderson

Attn: The Presbyterian Church Property Trustees (Owner) and Korean Presbyterian Church of Auckland (Occupier)

Dear Owners and Occupiers,

### **Waitākere District Courthouse – New Courthouse Project Introduction**

The Ministry of Justice is in the process of preparing a Notice of Requirement to designate the site at 14 Edmonton Road, Henderson to enable the construction of a new District Courthouse for Waitākere. This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose.

The new courthouse will house judicial, court, tribunal and related purposes including collection of fines and reparations, administration, support, custodial services and ancillary activities. The operational hours and scope of activities undertaken at the new courthouse will be similar to the current courthouse in Henderson it would be replacing.

By way of background, the Ministry of Justice purchased the site at 14 Edmonton Road from Auckland Council in early 2023. The site is temporarily utilised as a recreational area, including a community bike park, carparking and venue for local markets.

This Notice of Requirement Application is being submitted by the Ministry of Justice via the Fast Track Consent process which was passed into law by the Fast Track Approvals Act 2024. The specific design for the courthouse is not sought under this application, rather this detail will be confirmed via a separate process called an Outline Plan of Works. This application covers the adjustments to the planning requirements for the site to facilitate the proposed development.

The purpose of this letter is to introduce the Ministry of Justice and the designation process to you prior to the application being lodged, and to request any feedback or comment you may have on the project as a neighbour to the proposed development.

The extent of the proposed designation covers the full site boundary (approximately 4,435m<sup>2</sup> in area) as shown in **Figure 1** below (see full map included as **Attachment 1**).



**Figure 1: Proposed Designation Boundary – 14 Edmonton Road, Henderson**

If you are interested in finding out more about this project, please email [REDACTED]  
[REDACTED] We will be available in person to meet on Wednesday 16<sup>th</sup> of July 2025 to discuss the project, or alternatively, can make arrangements outside of this timeframe to discuss the Project with you.

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]



## Attachment 1

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### Proposed Designation Boundary



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## Proposed Designation Boundary

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Meters

Scale @ A4  
= 1:1,000

Date Printed:  
2/07/2025



**From:** [REDACTED]  
**Subject:** FW: New Courthouse Project of Waitākere District  
**Date:** Tuesday, 22 July 2025 10:38:00 am  
**Attachments:** [17.7.25 Meeting Minutes - Korean Presbyterian Church.docx](#)

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Morning [REDACTED]

Hope all is well.

Thank you for your time last Thursday to discuss the Project.

Please see attached a copy of the draft meeting minutes for your reference. Let us know if you have any comments to add before this is finalised.

If you have any queries, feel free to get in touch.

[REDACTED]  
[REDACTED]

Ngā mihi | Kind regards,

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[REDACTED]

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**From:** [REDACTED]  
**Sent:** Wednesday, 16 July 2025 8:30 am  
**To:** [REDACTED]  
**Subject:** Re: New Courthouse Project of Waitākere District

That sounds good.

I will see you then, Hannah.

[REDACTED]

On Wed, 16 Jul 2025, 8:22 am [REDACTED] wrote:

| Hi [REDACTED]

Thank you for your email.

We are available at 12:15pm today. Shall we meet you at the Church reception at 22-24 Edmonton Road?

Thanks,

[REDACTED]

Ngā mihi | Kind regards,



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**From:** [REDACTED]

**Sent:** Wednesday, 16 July 2025 8:16 am

**To:** [REDACTED]

**Subject:** Re: New Courthouse Project of Waitākere District

You don't often get email from [REDACTED]

Thank you [REDACTED] the fast reply.

Can we make it a bit earlier, say 12:15, please?

By the way where is the site to meet you?

Regards,

[REDACTED]

On Wed, 16 Jul 2025, 8:06 am [REDACTED]

wrote:

Hi [REDACTED]

Thank you for reaching out about this Project.

We are available to meet on-site at 1pm this afternoon if that works for you?

We look forward to hearing from you.

Thanks,

[REDACTED]

Ngā mihi | Kind regards,



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**From:** [Redacted]

**Sent:** Wednesday, 16 July 2025 12:23 am

**To:** [Redacted]  
[Redacted]

**Subject:** New Courthouse Project of Waitākere District

Some people who received this message don't often get email from [Redacted] [Learn why this is important](#)

Hi,

This is [Redacted] from the Korean Presbyterian Church of Auckland in Henderson.

Thank you for the letter of notice for the proposed development on the site at [14 Edmonton Road](#), Henderson.

Being a church community, we are concerned about the pathway to drive through. We don't have any clear idea how the development is being planned and carried out.

However, at this stage, we believe the boundary lined along the driveway next to Edmonton Road is very near to our property, and another driveway entering from the public car park is mostly used by our church members in both directions.

So we would like to discuss with you to find about the initial plan and how it could affect our church.

Would you be available to meet us in person on Wednesday, 16th of July 2025, to discuss the project? Otherwise, shall we make an arrangement for a meeting at your convenience please?

Sorry for the last-minute advice.

We look forward to hearing from you soon.

Best regards,

[REDACTED]

On behalf of the Church Committee

[REDACTED]



**Project:** Waitākere District Courthouse – New Courthouse Project Introduction

**Date:** 17 July 2025

**Time:** 12:15pm

**Location:** 22-24 Edmonton Road (Korean Church)

Name	Role/Organisation
[REDACTED]	Representative of Korean Presbyterian Church of Auckland
[REDACTED]	Barker & Associates (Planner)
[REDACTED]	TBIG (Project Manager)
[REDACTED]	Ministry of Justice (applicant)

Item	Detail	Action
1	<p>[REDACTED] provided an overview of the proposal:</p> <ul style="list-style-type: none"> <li>MoJ seeking to designate the site at 14 Edmonton Road for a new Courthouse to replace the existing courthouse at 9-11 Ratanui Street that is no longer fit for purpose.</li> <li>The new Courthouse will provide 10 courtrooms, four mediation rooms and ancillary activities.</li> <li>No public parking will be provided on site.</li> <li>The operational hours for the future Courthouse will be 9am to 5pm Monday to Friday for the public, with staff and judges expected to arrive/depart the site outside of these times. The facility will occasionally operate on Saturdays between 9am to 1pm, depending on the demand/capacity at other facilities.</li> </ul>	
2	<p>[REDACTED] provided an overview of the planning process</p> <ul style="list-style-type: none"> <li>The proposal for a Notice of Requirement to designate land for a specific purpose to enable the future construction of a Justice Facility. [REDACTED] confirmed this approach is not a formal resource consent proposal as the specific courthouse design is not known at this stage.</li> </ul>	
3	<p>[REDACTED] enquired about current status of the project and timeframes for construction.</p> <ul style="list-style-type: none"> <li>[REDACTED] confirmed we are in the early stages of the process and intend to lodge a formal application in the coming weeks via the Fast Track Approvals Act 2024.</li> <li>[REDACTED]</li> </ul>	

	<ul style="list-style-type: none"> <li>• [REDACTED]</li> <li>• [REDACTED] advised the Korean Church would be kept informed of updates with the project and would be notified prior any construction works on site.</li> </ul>	
4	<p>[REDACTED] sought clarification on construction hours and whether any work would occur on Sundays:</p> <ul style="list-style-type: none"> <li>• [REDACTED] confirmed all construction works would be in accordance within best practice industry standards and that no construction would likely occur on Sundays.</li> </ul>	
5	<p>[REDACTED] enquired about the current use of the 14 Edmonton Road site and parking availability. [REDACTED] confirmed some church members use this public carpark on Sundays.</p> <ul style="list-style-type: none"> <li>• [REDACTED] confirmed the existing public parking and activities would be removed once construction started on the Courthouse.</li> <li>• [REDACTED] noted alternative off street and on-street parking is available within the wider area that could be utilised by users of the church.</li> </ul>	
6	<p>[REDACTED] enquired whether any works were proposed within the 22-24 Edmonton Road site boundary:</p> <ul style="list-style-type: none"> <li>• [REDACTED] confirmed the designation would apply to the existing title boundary of 14 Edmonton Road.</li> <li>• [REDACTED] noted that during construction some temporary boarded fencing would be provided along the shared boundary, however, this would be located wholly within our site boundary.</li> <li>• [REDACTED] noted the applicant would keep the Korean Church informed of timeframes for construction, including dates for installation of any fencing along the shared boundary.</li> </ul>	
7	<p>[REDACTED] enquired about whether the Courthouse construction would result in public access to Alderman Café via the Korean Church site:</p> <ul style="list-style-type: none"> <li>• [REDACTED] noted the northern side of the courthouse would be fenced off, likely preventing public access between the Korean Church site (22-24 Edmonton Road) and the Alderman Café.</li> <li>• [REDACTED] noted existing vegetation in Falls Park between the Church and Alderman Café would be unaffected by the proposed works undertaken on our site.</li> </ul>	
8	<p>[REDACTED] requested details of the design/footprint of the Courthouse building and the proposed boundary treatment between both properties:</p> <ul style="list-style-type: none"> <li>• [REDACTED] talked through the draft landscape plan which shows an indicative building footprint extending the eastern boundary (along part of the driveway of 22-24 Edmonton Road).</li> </ul>	

	<ul style="list-style-type: none"> <li>• [REDACTED] asked whether there were opportunities to shift the building further away from the 22-24 Edmonton Road driveway. [REDACTED] confirmed the building setback is driven by the site constraints (existing stormwater pipe that runs through the site and flood hazards) and operational requirements of the Justice Facility, which warrants a specific building response and design.</li> <li>• [REDACTED] noted the importance of the design of future buildings, particularly on the interface between the shared boundaries.</li> <li>• [REDACTED] noted that urban design guidelines are proposed as part of the Notice of Requirement application to manage the building form and interface along the shared boundary.</li> </ul>	
9	<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Applicant to keep [REDACTED] informed of progress with the application and timeframes for construction</li> <li>• No follow up meeting has been scheduled between both parties, however, we would be happy to arrange another meeting if requested by [REDACTED] or any other representatives of the occupier (Korean Presbyterian Church of Auckland) or representatives of the owner (The Presbyterian Church Property Trustees).</li> </ul>	

Attachment 12.14

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22-24 Edmonton Road Correspondence (Owner)



Urban & Environmental

**From:** [REDACTED]  
**Subject:** Waitākere District Courthouse – New Courthouse Project Introduction  
**Date:** Thursday, 10 July 2025 10:07:00 am  
**Attachments:** [22-24 Edmonton Road - Letter for Owner and Occupier - 3 July 2025.pdf](#)

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Hi [REDACTED]

Hope all is well.

We are reaching out to confirm that the attached letter was delivered to the letterbox of 22-24 Edmonton Road on Thursday 3<sup>rd</sup> July 2025. As the Presbyterian Church Property Trustees are the registered owner of 22-24 Edmonton Road, we are seeking any feedback on this Project.

Please let us know if you have any queries or would like to discuss the Project further.

Thanks,

[REDACTED]

Ngā mihi | Kind regards,



PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

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3 July 2025

Owners and Occupiers of 22-24 Edmonton Road, Henderson

Attn: The Presbyterian Church Property Trustees (Owner) and Korean Presbyterian Church of Auckland (Occupier)

Dear Owners and Occupiers,

### **Waitākere District Courthouse – New Courthouse Project Introduction**

The Ministry of Justice is in the process of preparing a Notice of Requirement to designate the site at 14 Edmonton Road, Henderson to enable the construction of a new District Courthouse for Waitākere. This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose.

The new courthouse will house judicial, court, tribunal and related purposes including collection of fines and reparations, administration, support, custodial services and ancillary activities. The operational hours and scope of activities undertaken at the new courthouse will be similar to the current courthouse in Henderson it would be replacing.

By way of background, the Ministry of Justice purchased the site at 14 Edmonton Road from Auckland Council in early 2023. The site is temporarily utilised as a recreational area, including a community bike park, carparking and venue for local markets.

This Notice of Requirement Application is being submitted by the Ministry of Justice via the Fast Track Consent process which was passed into law by the Fast Track Approvals Act 2024. The specific design for the courthouse is not sought under this application, rather this detail will be confirmed via a separate process called an Outline Plan of Works. This application covers the adjustments to the planning requirements for the site to facilitate the proposed development.

The purpose of this letter is to introduce the Ministry of Justice and the designation process to you prior to the application being lodged, and to request any feedback or comment you may have on the project as a neighbour to the proposed development.

The extent of the proposed designation covers the full site boundary (approximately 4,435m<sup>2</sup> in area) as shown in **Figure 1** below (see full map included as **Attachment 1**).





**Figure 1: Proposed Designation Boundary – 14 Edmonton Road, Henderson**

If you are interested in finding out more about this project, please email [REDACTED]  
[REDACTED] We will be available in person to meet on Wednesday 16<sup>th</sup> of July 2025 to discuss the project, or alternatively, can make arrangements outside of this timeframe to discuss the Project with you.

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

## Attachment 1

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### Proposed Designation Boundary



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## Proposed Designation Boundary

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
2/07/2025

Attachment 12.15

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Engagement with 26 Edmonton Road



Urban & Environmental



3 July 2025

Owners and Occupiers of 26 Edmonton Road, Henderson

Attn: [REDACTED]

Dear Owners and Occupiers,

**Waitākere District Courthouse – New Courthouse Project Introduction**

The Ministry of Justice is in the process of preparing a Notice of Requirement to designate the site at 14 Edmonton Road, Henderson to enable the construction of a new District Courthouse for Waitākere. This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose.

The new courthouse will house judicial, court, tribunal and related purposes including collection of fines and reparations, administration, support, custodial services and ancillary activities. The operational hours and scope of activities undertaken at the new courthouse will be similar to the current courthouse in Henderson it would be replacing.

By way of background, the Ministry of Justice purchased the site at 14 Edmonton Road from Auckland Council in early 2023. The site is temporarily utilised as a recreational area, including a community bike park, carparking and venue for local markets.

This Notice of Requirement Application is being submitted by the Ministry of Justice via the Fast Track Consent process which was passed into law by the Fast Track Approvals Act 2024. The specific design for the courthouse is not sought under this application, rather this detail will be confirmed via a separate process called an Outline Plan of Works. This application covers the adjustments to the planning requirements for the site to facilitate the proposed development.

The purpose of this letter is to introduce the Ministry of Justice and the designation process to you prior to the application being lodged, and to request any feedback or comment you may have on the project as a neighbour to the proposed development.

The extent of the proposed designation covers the full site boundary (approximately 4,435m<sup>2</sup> in area) as shown in **Figure 1** below (see full map included as **Attachment 1**).



**Figure 1: Proposed Designation Boundary – 14 Edmonton Road, Henderson**

If you are interested in finding out more about this project, please email [REDACTED]  
[REDACTED] We will be available in person to meet on Wednesday 16<sup>th</sup> of July 2025 to discuss the project, or alternatively, can make arrangements outside of this timeframe to discuss the Project with you.

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]



## Attachment 1

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### Proposed Designation Boundary



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Meters

Scale @ A4  
= 1:1,000

Date Printed:  
2/07/2025

## Attachment 12.16

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Engagement with 1/2A and 2/2A Takapu Street



Urban & Environmental



3 July 2025

Owners and Occupiers of 1/2A Takapu Street, Henderson  


Dear Owners and Occupiers,

### **Waitākere District Courthouse – New Courthouse Project Introduction**

The Ministry of Justice is in the process of preparing a Notice of Requirement to designate the site at 14 Edmonton Road, Henderson to enable the construction of a new District Courthouse for Waitākere. This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose.

The new courthouse will house judicial, court, tribunal and related purposes including collection of fines and reparations, administration, support, custodial services and ancillary activities. The operational hours and scope of activities undertaken at the new courthouse will be similar to the current courthouse in Henderson it would be replacing.

By way of background, the Ministry of Justice purchased the site at 14 Edmonton Road from Auckland Council in early 2023. The site is temporarily utilised as a recreational area, including a community bike park, carparking and venue for local markets.

This Notice of Requirement Application is being submitted by the Ministry of Justice via the Fast Track Consent process which was passed into law by the Fast Track Approvals Act 2024. The specific design for the courthouse is not sought under this application, rather this detail will be confirmed via a separate process called an Outline Plan of Works. This application covers the adjustments to the planning requirements for the site to facilitate the proposed development.

The purpose of this letter is to introduce the Ministry of Justice and the designation process to you prior to the application being lodged, and to request any feedback or comment you may have on the project as a neighbour to the proposed development.

The extent of the proposed designation covers the full site boundary (approximately 4,435m<sup>2</sup> in area) as shown in **Figure 1** below (see full map included as **Attachment 1**).



**Figure 1: Proposed Designation Boundary – 14 Edmonton Road, Henderson**

If you are interested in finding out more about this project, please email [REDACTED]

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

3 July 2025

Owners and Occupiers of 2/2A Takapu Street, Henderson

Attn: [REDACTED]

Dear Owners and Occupiers,

**Waitākere District Courthouse – New Courthouse Project Introduction**

The Ministry of Justice is in the process of preparing a Notice of Requirement to designate the site at 14 Edmonton Road, Henderson to enable the construction of a new District Courthouse for Waitākere. This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose.

The new courthouse will house judicial, court, tribunal and related purposes including collection of fines and reparations, administration, support, custodial services and ancillary activities. The operational hours and scope of activities undertaken at the new courthouse will be similar to the current courthouse in Henderson it would be replacing.

By way of background, the Ministry of Justice purchased the site at 14 Edmonton Road from Auckland Council in early 2023. The site is temporarily utilised as a recreational area, including a community bike park, carparking and venue for local markets.

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The purpose of this letter is to introduce the Ministry of Justice and the designation process to you prior to the application being lodged, and to request any feedback or comment you may have on the project as a neighbour to the proposed development.

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**Figure 1: Proposed Designation Boundary – 14 Edmonton Road, Henderson**

If you are interested in finding out more about this project, please email [REDACTED]

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

Attachment 12.17

---

Engagement with 22 Alderman Drive



Urban & Environmental

**From:** [REDACTED]  
**Subject:** Re: FW: 14 Edmonton road  
**Date:** Tuesday, 5 August 2025 10:29:58 am

---

You don't often get email from [REDACTED] [Learn why this is important](#)

Good morning [REDACTED] Thank you for your prompt response.  
The proposed new courthouse will be good for us once completed.  
We would like to have a meeting with you once the final Plans are available.  
If there is anything that we can help you with in the future please let us know.

Kindest Regards  
[REDACTED]

On Tue, Aug 5, 2025 at 9:53 AM [REDACTED] wrote:

Hi [REDACTED]

Thank you for your email and introduction.

We confirm the construction timeframes are not known at this time as we are in the early stages of the process. The first stage of the Project is to lodge a Notice of Requirement application to designate the land at 14 Edmonton Road to enable the construction and operation of the courthouse (current phase). The second stage of the Project involves the detailed design phase at which point the final courthouse design, timeframes for delivery and construction details will be known.

We would be happy to arrange a meeting to discuss the Project further if that would be of interest to The Norcross Falls Heritage Trust. Please let us know what times/days would work best and we can schedule this in.

If you have any queries, feel free to get in touch.

Thanks,  
[REDACTED]

Ngā mihi | Kind regards,

---





[barker.co.nz](http://barker.co.nz) 

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This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

---

**From:**   
**Sent:** Monday, 4 August 2025 5:34 pm  
**To:**   
**Subject:** 14 Edmonton road

You don't often get email from  [Learn why this is important](#)

Hello ,I am the Donor and Patron of The Norcross Falls  
Heritage Trust.

I have today received your proposal to build a new Courthouse  
next to our Building.

Could you please give me an approx start date for site work to  
commence

Regards



--



|

[REDACTED]

--

[REDACTED]

Attachment 12.18

---

Engagement with 15A and 15B Edmonton Road



Urban & Environmental



3 July 2025

Owners and Occupiers of 15A Edmonton Road, Henderson  
Attn: Auckland Council

Dear Owners and Occupiers,

**Waitākere District Courthouse – New Courthouse Project Introduction**

The Ministry of Justice is in the process of preparing a Notice of Requirement to designate the site at 14 Edmonton Road, Henderson to enable the construction of a new District Courthouse for Waitākere. This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose.

The new courthouse will house judicial, court, tribunal and related purposes including collection of fines and reparations, administration, support, custodial services and ancillary activities. The operational hours and scope of activities undertaken at the new courthouse will be similar to the current courthouse in Henderson it would be replacing.

By way of background, the Ministry of Justice purchased the site at 14 Edmonton Road from Auckland Council in early 2023. The site is temporarily utilised as a recreational area, including a community bike park, carparking and venue for local markets.

This Notice of Requirement Application is being submitted by the Ministry of Justice via the Fast Track Consent process which was passed into law by the Fast Track Approvals Act 2024. The specific design for the courthouse is not sought under this application, rather this detail will be confirmed via a separate process called an Outline Plan of Works. This application covers the adjustments to the planning requirements for the site to facilitate the proposed development.

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**Figure 1: Proposed Designation Boundary – 14 Edmonton Road, Henderson**

If you are interested in finding out more about this project, please email [REDACTED]

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**

[REDACTED] [REDACTED]  
[REDACTED] [REDACTED]  
[REDACTED] [REDACTED]

## Attachment 1

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### Proposed Designation Boundary



Urban & Environmental





**DISCLAIMER:**  
This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
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## Proposed Designation Boundary

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
2/07/2025



3 July 2025

Owners and Occupiers of 15B Edmonton Road, Henderson  
Attn: Auckland Council

Dear Owners and Occupiers,

**Waitākere District Courthouse – New Courthouse Project Introduction**

The Ministry of Justice is in the process of preparing a Notice of Requirement to designate the site at 14 Edmonton Road, Henderson to enable the construction of a new District Courthouse for Waitākere. This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose.

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**Figure 1: Proposed Designation Boundary – 14 Edmonton Road, Henderson**

If you are interested in finding out more about this project, please email [REDACTED]

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]



## Attachment 1

---

### Proposed Designation Boundary



Urban & Environmental



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## Proposed Designation Boundary

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
2/07/2025

Attachment 12.19

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Engagement with 11 Edmonton Road



Urban & Environmental



3 July 2025

Owners and Occupiers of 11 Edmonton Road, Henderson  
Attn: Man Alive Charitable Trust

Dear Owners and Occupiers,

**Waitākere District Courthouse – New Courthouse Project Introduction**

The Ministry of Justice is in the process of preparing a Notice of Requirement to designate the site at 14 Edmonton Road, Henderson to enable the construction of a new District Courthouse for Waitākere. This development will replace the existing Waitākere District Courthouse at 9-11 Ratanui Street, Henderson which is no longer fit for purpose.

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By way of background, the Ministry of Justice purchased the site at 14 Edmonton Road from Auckland Council in early 2023. The site is temporarily utilised as a recreational area, including a community bike park, carparking and venue for local markets.

This Notice of Requirement Application is being submitted by the Ministry of Justice via the Fast Track Consent process which was passed into law by the Fast Track Approvals Act 2024. The specific design for the courthouse is not sought under this application, rather this detail will be confirmed via a separate process called an Outline Plan of Works. This application covers the adjustments to the planning requirements for the site to facilitate the proposed development.

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**Figure 1: Proposed Designation Boundary – 14 Edmonton Road, Henderson**

If you are interested in finding out more about this project, please email [REDACTED]

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

## Attachment 1

---

### Proposed Designation Boundary



Urban & Environmental





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## Proposed Designation Boundary

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
2/07/2025

Attachment 12.20

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Ministry for the Environment Consultation

**B&A**

Urban & Environmental



Tēnā koe [REDACTED]

## **Waitakere District Court project – Pre-lodgement consultation under the Fast-track Approvals Act 2024 (FTAA)**

Thank you for your correspondence dated 22 July 2025 in relation to the Minister of Justice intention to lodge a substantive application for a listed project under the Fast-track Approvals Act 2024 (FTAA) in respect of the Waitakere District Court project.

As you are aware, the Ministry for the Environment (the Ministry) is the “relevant administering agency” for approvals relating to the Resource Management Act 1991 (RMA) and Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 (EEZ Act) under the FTAA.

We have received the information you provided on 22 July 2025. As part of your substantive application, you will need to provide an assessment of the project against any relevant national policy statement, national environmental standards and if relevant the New Zealand Coastal Policy Statement. The Ministry has prepared the following summary on the national direction made under the RMA, for your consideration.

### National Direction

Under the RMA, the government can create national direction to support local authorities’ decision making under the RMA and develop a nationally consistent approach to resource management issues. This is typically done where an issue is of national importance, or involves significant national benefits or costs, or where necessary to give effect to other government policy or regulation. There are several types of national direction, including national policy statements and national environmental standards.

### National Policy Statements (NPS)

National Policy Statements are instruments issued under section 52(2) of the RMA. An NPS is a vehicle for the government to prescribe objectives and policies for matters which are relevant to sustainable management. All National Policy Statements currently in force are published on the Ministry’s website and links are provided in the table below. It is recommended that you consider the relevance of each NPS to your project. If you are seeking an RMA approval, then under section 13(4)(y)(i) and schedule 5 paragraph 2 of the FTAA your application must include an assessment of your project against any relevant NPSs. Refer to the National Policy Statements linked below.

National Policy Statement	Description
---------------------------	-------------

<a href="#">National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023</a>	This NPS provides nationally consistent policies and requirements for reducing greenhouse gas emissions from industries using process heat. It works alongside the National Environmental Standards for Greenhouse Gases from Industrial Process.
<a href="#">National Policy Statement for Highly Productive Land 2022</a>	This NPS provides national direction to improve the way highly productive land is managed under the RMA. The objective is to ensure the availability of New Zealand's most favourable soils for food and fibre production.
<a href="#">National Policy Statement for Freshwater Management 2020</a>	This NPS provides local authorities with updated national direction on how they should manage freshwater under the RMA.
<a href="#">National Policy Statement for Indigenous Biodiversity 2023</a>	This NPS provides direction to local authorities to protect, maintain and restore indigenous biodiversity requiring at least no further reduction in indigenous biodiversity nationally.
<a href="#">National Policy Statement for Renewable Electricity Generation 2011</a>	This NPS provides guidance for local authorities on how renewable electricity generation should be dealt with in RMA planning documents.
<a href="#">National Policy Statement on Electricity Transmission</a>	This NPS sets out the objective and policies for managing the electricity transmission network.
<a href="#">National Policy Statement on Urban Development 2020</a>	This NPS recognises the national significance of well-functioning urban environments. It removes barriers to development to allow growth in locations that have good access to existing services, public transport networks and infrastructure.
<a href="#">New Zealand Coastal Policy Statement 2010</a>	The NZCPS provides guidance for local authorities in their day-to-day management of the coastal environment. The NZCPS is the only compulsory NPS under the RMA.

### National Environmental Standards (NES)

National Environmental Standards are regulations issued under section 43 of the RMA. They prescribe technical and non-technical standards, methods or other requirements for land use and subdivision, use of the coastal marine area and beds of lakes and rivers, water take and use, discharges and noise. NESs require each local authority to enforce the same standard in respect of these areas unless otherwise specified. All National Policy Statements currently in force are published on the Ministry's website and links are provided in the table below. It is recommended that you consider the relevance of each NES to your project.

If you are seeking an RMA approval under the FTAA, section 13(4)(y)(i) and schedule 5 paragraph 2 require that an assessment of your project against any relevant NES must be included with your application. Refer to the National Environmental Standards linked below.

National Environmental Standard	Description
---------------------------------	-------------

<a href="#">National Environmental Standards for Air Quality</a>	This NES prohibits discharges from certain activities and set a guaranteed minimum standard for air quality for people living in New Zealand.
<a href="#">National Environmental Standards for Commercial Forestry</a>	This NES provides nationally consistent regulations to manage the environmental effects of forestry.
<a href="#">National Environmental Standards for Electricity Transmission Activities</a>	This NES sets out which electricity transmission activities are permitted, subject to conditions to control environmental effects. They apply only to existing high voltage electricity transmission lines.
<a href="#">National Environmental Standards for Freshwater</a>	This NES regulates activities that pose risks to the health of freshwater and freshwater ecosystems.
<a href="#">National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat</a>	This NES sets out nationally consistent rules for certain greenhouse gas emitting activities from industrial process heat.
<a href="#">National Environmental Standards for Marine Aquaculture</a>	This NES replaces regional council rules for existing marine farms and provides a more certain and efficient process for replacing consents, realigning farms and changing farmed species. In some instances, they allow regional council rules to remain in force.
<a href="#">National Environmental Standards for Sources of Human Drinking Water</a>	This NES sets requirements to protect sources of human drinking water from becoming contaminated.
<a href="#">National Environmental Standards for Storing Tyres Outdoors</a>	This NES provides nationally consistent rules for the responsible storage of tyres.
<a href="#">National Environmental Standards for Telecommunication Facilities</a>	This NES sets national rules regarding the deployment of telecommunications infrastructure across New Zealand.
<a href="#">National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health</a>	This NES includes requirements for assessing and managing potentially contaminated soil.

Please ensure your application includes a summary of this consultation with the Ministry, and an explanation of how this consultation has informed your project. This information must be included in your application, regardless of whether it is a referral application or a substantive application for a listed project.

Thank you for consulting with the Ministry for the Environment as the relevant administering agency for the RMA and the EEZ Act.

If you have any queries in relation to the FTAA process, please contact [info@fasttrack.govt.nz](mailto:info@fasttrack.govt.nz) for further assistance.

Ngā mihi,

A handwritten signature in black ink, appearing to read "Macaela Frang". The signature is fluid and cursive, with a prominent horizontal stroke across the middle.

**Acting General Manager, System Enablement and Oversight**