

Fast-track Approvals Act 2024

MINUTE 2 OF THE EXPERT PANEL

Requests for information

Waitākere District Court – New Courthouse Project [FTAA-2508-1096]

19 December 2025

Request for information

[1] This Minute addresses requests to the Applicant for further information regarding aspects of the application.

[2] Under section 67 of the Fast-track Approvals Act 2024 (**the Act**), the Panel may request further information from certain parties at any time before the final decision on the application is made.

[3] The Panel requests that the Applicant provide the information outlined in Appendix 1 of this Minute.

[4] Section 67(3) of the Act specifies that no more than 10 working days must be allowed for a response to a request for information under s67. Under the Act, the definition of ‘working day’ is the same as under the Resource Management Act 1991 (RMA), meaning working days exclude weekends, national public holidays, and the RMA statutory shutdown period from 20 December 2025 until 10 January 2026.

[5] A response is therefore due from the Applicant by **23 January 2026**.

Information requested by Auckland Council

[6] Additionally, the Panel is aware that the Applicant and Auckland Council are currently discussing aspects of the application. The Panel notes there are matters that have been agreed. Both the Applicant and the Council have provided the Panel with a list of items that are being worked through, including several requests made by the Council for further information.

[7] The Panel records that the matters raised by the Council are of relevant interest to the Panel's consideration of the application, and encourage the Applicant to respond to the Council accordingly. Copies of any responses should also be provided to the Panel.



Heather Ash

Waitākere District Court – New Courthouse Project Expert Panel Chair

Appendix 1 – Information requested from the Applicant

Flooding matters

Accurate flood modelling for the subject site depends on the building's design response, and conversely, the design response must effectively address and manage flooding and surface water conveyance. Currently, the flood modelling does not seem to incorporate the building design response, and the design response does not reflect the flood modelling. A thorough review of both the surface water conveyance and the building design is required.

The Flood Emergency Management Plan (FEMP) is based on the results of the flood modelling and the building's design response. Once the specific questions outlined below have been addressed, the FEMP should be revised by a suitably qualified professional to reflect the updated information.

[1] Can the flood modelling be revised to include the bulk design response and location details from the Urban Design Assessment (Appendix 7) of the Notice of Requirement application?

[2] Confirmation as to when the site starts to experience flooding, or surface water from the wider catchment.

[3] Confirmation as to how and what mechanisms are to be incorporated into the design to manage surface water flows during flood events to mitigate effects on areas outside the site.

[4] The design response needs to indicate the conveyance of surface flooding into and across the site both from Edmonton Road and Alderman Drive.

[5] How does the flood barrier on Edmonton Road work?

[6] The FEMP is reliant on the answers to questions 1-5 above and needs to speak to all 5 matters and be updated once those matters are addressed

Economic matters

[7] To what extent do time delays in hearings due to insufficient capacity influence 'regionally significant' infrastructure?

[8] The economics assessment appears to confine economic activity to development and construction employment. Is that the only regionally significant benefit. For example, why has the economic assessment not addressed the importance of this project as a keystone project within the Auckland Urban Development Office (formerly Eke Panuku) Unlock Henderson or the opportunity to redevelop the site vacated by the current District Court in the context of Henderson?

[9] Could Property Economics please comment on these matters in terms of regional benefits?