

Fast-track Approvals Act 2024

MINUTE 6 OF THE EXPERT PANEL

Minor corrections to the conditions of consent
Waitākere District Court – New courthouse project
[FTAA-2508-1096]

11 June 2026

[1] On 7 April 2026, the Panel issued its decision granting the designation sought for the Waitākere District Court – New Courthouse Project, subject to conditions.

[2] Section 89(2) of the Fast-track Approvals Act 2024 (the Act) provides that the Panel may correct a requirement for a designation before the earlier of the following:

- a) the day on which the territorial authority includes the designation in its district plan and any proposed district plan under clause 30 of Schedule 5; and*
- b) the day that is 40 working days after the day on which any rights of appeal under section 99 that relate to the designation have been exhausted or have expired.*

[3] The Panel has received requests for corrections to the conditions of consent from the following:

- a) The Applicant, dated 4 May 2026; and
- b) Auckland Council, dated 11 May 2026.

[4] The panel has considered the requests and made changes to the conditions that are recorded in **Appendix 1** to this Minute. Specifically, clarifications in conditions 12 and 22 and additional documents in Schedule 2.

[5] An updated decision report that reflects the changes to the conditions, and copies of the requests for corrections, can be viewed on the fast-track website, here: <https://www.fasttrack.govt.nz/projects/waitakere-district-court-new-courthouse-project/decision>

[6] The amended copy of the decision report and conditions of consent replaces the original version that was issued on 7 April 2026.



Heather Ash

Waitākere District Court – New Courthouse Project Expert Panel Chair

Appendix 1

Record of changes to the Waitākere District Court – New Courthouse Project conditions of consent

Additions are marked in **bold**.

Deletions are marked in ~~red strikethrough~~.

Condition	Original text	Updated text	Reason for change
Condition 12	The following traffic, parking and access details, supported by an assessment which is undertaken by a suitably qualified traffic engineer, shall be submitted to the Council as part of the OPW and certified at the time of Building Consent.	The following traffic, parking and access details, supported by an assessment proportionate to each part/matter which is undertaken by a suitably qualified traffic engineer, shall be submitted to the Council as part of the OPW and certified at the time of Building Consent.	Both the Applicant and Auckland Council suggested changes to this condition. However, the Panel preferred the wording suggested by the Council for the clarity it provided.
Condition 12, subtitle A	A. Public Parking	<u>A. Public Parking</u>	Format consistency – suggested by the Applicant.
Condition 12, subpart D	Provision for all vehicles to enter and exit the site in a forward direction, unless the assessment confirms reverse manoeuvring is appropriate on the site.	Provision for all vehicles to enter and exit the site in a forward direction, unless the assessment confirms reverse manoeuvring is appropriate on from the site.	Grammatical correction – suggested by the Applicant.

Condition 12, subpart F	1. The provision of finalised details of all vehicle crossings and their operation. Where right turn movements into or out of the site are proposed, the assessment shall confirm whether these movements can be safely accommodated. 2. The provision of no more than two vehicle crossings to the site on Edmonton Road. Where more than two vehicle crossings are proposed the assessment shall confirm that this is appropriate. 3. No vehicle crossing shall be located to the southwest of the Edmonton Road/Takapu Street intersection or on Alderman Drive (other than the existing vehicle crossing serving the Right of Way). Where such crossing is proposed, the assessment shall confirm that the construction of a vehicle crossing in proposed location is appropriate.		The Panel did not find the changes proposed by the Applicant to be necessary and therefore no changes are recommended.
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Condition 22, point 2	Flood response protocols including activation and monitoring, including monitoring upstream of NoR site;	Flood response protocols including activation and monitoring, including the use of weather warnings and supplementary monitoring of upstream flow, level and rainfall gauges from the of NoR site;	Both the Applicant and Auckland Council suggested changes to this condition. The Panel preferred the wording suggested by the Council except for the phrase “ <i>to an appropriate extent</i> ” as the Panel found that wording to be ambiguous. Conditions should be clear and enforceable.
Condition 22, Advice Note	N/A	Advice Note: As per the Requiring Authority’s commitment in the Draft FEMP to work with Healthy Waters and Auckland Civil Defence, further engagement must include the extent of upstream modelling and available flooding information at locations along the Oratia Creek upstream of the site to inform the extent and locations of monitoring.	Both the Applicant and Auckland Council suggested the addition of an Advice Note. The Panel preferred the wording suggested by the Council for the clarity it provides regarding engagement.

Schedule 2 to the conditions of consent	N/A	Waitākere Justice Facility Stormwater Management Plan Memorandum, 12 December 2025 Holmes Ltd Waitākere District Court New Courthouse Project Transport-Related Comments from Panel memorandum 29 January 2026 by Carriageway Consulting Waitākere District Courthouse New Courthouse Project Response to Request for Further Information Acoustic memorandum 17 December 2025, prepared by SLR Consulting New Zealand	The additions suggested by Auckland Council have been accepted as the additional documents were provided during the assessment of the application.
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