

8 December 2025

Joe Wilson
Principal Project Lead
Auckland Council



Dear Joe,

Waitākere District Court – New Courthouse Project Fast-track Application
14 Edmonton Road, Henderson

Introduction

1. Watercare Services Limited (**Watercare**) welcomes the opportunity to provide comments on the Waitākere District Court – New Courthouse Project Fast-track Application (**Application**), made under the Fast-track Approvals Act 2024 (**Act**).
2. The Minister of Justice (**Applicant**) has lodged a substantive application under the Act for a Notice of Requirement to designate an area of approximately 4,435m² for a new courthouse (**New Courthouse Project**) located at 14 Edmonton Road in Henderson (**Project Area**).
3. The zoning of the Project Area is Business – Metropolitan Centre Zone (for most of the site) and there is a small portion of the site zoned Open Space – Informal Recreation Zone. The Applicant is proposing to connect the New Courthouse Project to the public water supply and wastewater systems.
4. The Applicant summarises pre-application consultation undertaken with Watercare in Appendix 4, Flooding and Infrastructure Assessment.
5. Watercare's comments in this letter are based on the Application as at today's date, in particular the following lodged Application documents:
 - Waitākere District Courthouse – New Courthouse Project Notice of Requirement Assessment of Environmental Effects and Statutory Analysis, dated 11th August (**AEE**).
 - Appendix 4 Flooding and Infrastructure Assessment to support a new Justice Facility at 14 Edmonton Road, Henderson, dated 15th September 2025.
 - Appendix 9 Waitākere District Courthouse – Proposed NoR Conditions.
6. Any amendment to the Application will require further review from Watercare.

Watercare's purpose and statutory obligations

7. Watercare is New Zealand's largest provider of water and wastewater services. Watercare is a council-controlled organisation under the Local Government Act 2002 and is wholly owned by the Auckland Council (**Council**).

8. As Auckland's water and wastewater services provider, Watercare has a significant role in helping the Council achieve its vision for the Auckland region.
9. Watercare's purpose, embodied in the Māori whakatauki (proverb) below, reflects the connection between Watercare's services and the wellbeing of our community and the local environment:

Ki te ora te wai, ka ora te whenua, ka ora te tangata.
When the water is healthy, the land and the people are healthy.

10. Watercare is required to manage its operations efficiently with a view to keeping overall costs of water supply and wastewater services to its customers (collectively) at minimum levels, consistent with the effective conduct of its undertakings and the maintenance of the long-term integrity of its assets¹.
11. Watercare is subject to interim economic regulation under the Watercare Charter (**Charter**). The Charter imposes minimum service quality standards, financial performance objectives, and an interim price-quality path. The Commerce Commission has been appointed as the Crown monitor and has regulatory oversight of Watercare's compliance with the Charter.
12. Subject to the Charter, Watercare must also give effect to relevant aspects of the Council's Long-Term Plan, and act consistently with other plans and strategies of the Council² including the Council's Long-Term Plan, Auckland Council's Growth Scenario (AGS2023 v1.1) and act consistently with other plans and strategies of the Council, including the Auckland Unitary Plan (Operative in Part), the Auckland Plan 2050, and the Auckland Future Development Strategy 2023-2053.

Watercare's comments

13. As noted, the Project Area is zoned predominantly Business – Metropolitan Centre Zone and is currently used as a car park which does not have any water supply or wastewater connection.
14. For wastewater, Watercare confirms that the assessment and description of previous discussions / communications, as summarised in section 4.2.1 of Appendix 4 Flooding and Infrastructure Assessment, are accurate. Since the meeting and email correspondence referred to in Appendix 4, the Takapu Street wastewater upgrade has been completed and commissioned, and there is now capacity within the local wastewater network to accommodate the New Courthouse Project. Watercare notes that off peak discharge is considered to be between 11pm – 5am and therefore the operation of the New Courthouse Project would be within peak times. However, based on the additional design flows of 1.50L/s, mitigation is unlikely to be required.
15. As of today, it is considered there is sufficient capacity in the transmission wastewater network to support the New Courthouse Project however, given it is located within an area identified as "area with

¹ Local Government (Auckland Council) Act 2009, s57(1)

² Local Government (Auckland Council) Act 2009, s58.

capacity, closely monitored” in the Watercare Network Capacity Map,³ this assessment of available capacity may change in the future.

16. Works Over Approval under the Water Supply and Wastewater Network Bylaw 2015 would be required for works within 2m of Watercare’s local pipelines (pipes less than 300mm in diameter, including connected manholes and structures) and 10m from transmission pipelines (pipes 300mm in diameter and greater, including connected manholes and structures), and should be applied for at Engineering Plan Approval stage. As part of the Takapu Street wastewater upgrade, the existing 225 AC pipe has been abandoned and replaced by a new 300 PVC pipe as shown on Watercare’s publicly available GIS. The Applicant has proposed to relocate existing 225 AC pipe (and discharge into it) however this has been abandoned and replaced by the new 300 PVC pipe. Any relocation of Watercare’s pipeline would be subject to approval by Watercare and should undertaken in accordance with Watercare’s Water and Wastewater Code of Practice for Land Development and Subdivision (**Code of Practice**). Watercare notes that if the Applicant relocates the pipeline, and in doing so extends it, then the Applicant will need to ensure it maintains the same capacity, keeping in mind that the resulting pipeline gradient may be reduced from the current gradient.
17. For water supply, in order to confirm whether any upgrades are required to the local network to service the New Courthouse Project a hydrant test with a total flow of 60 L/s is required. This will confirm any required upgrades for the New Courthouse Project and validate the sprinkler connection to the system. Watercare can confirm that as of today’s date there is sufficient capacity in the local and transmission water supply network to support the New Courthouse Project, provided the hydrant test and any required upgrades are undertaken to accommodate the required fire flows including sprinkler connection. These requirements will be confirmed at the Engineering Plan Approval stage.

Conclusion and recommendations

18. Watercare confirms that as of today’s date there is sufficient capacity in the water supply and wastewater networks to accommodate the demand proposed by the New Courthouse Project. Works Over Approval and water supply firefighting requirements should be applied for and confirmed at the Engineering Plan Approval stage.
19. Watercare welcomes the opportunity to comment on draft conditions.

Yours faithfully,



Anna Jennings
Manager – Major Developments, Strategy and Planning

³ [Network capacity table updated Dec2025 1d4fa47b70.pdf](#)