

Arboricultural Assessment

Site Address: 2 Lower Hobson Street, Auckland CBD

Prepared for: Precinct Properties New Zealand Limited

Purpose of Report: Arboricultural assessment of the proposal to demolish the existing Downtown Carpark Building and develop the site into a mixed-use precinct

Report Compiled by:	Matthew Paul	Signed: 
Date of Report:	4/11/25	
Version:	For Issue	

1.0 Summary

Peers Brown Miller Ltd ("PBM") has been engaged by Precinct Properties New Zealand Limited ("Precinct") to provide an arboricultural assessment of the development of the Downtown Carpark site into an integrated mixed-use precinct ("Project"), located at 2 Lower Hobson Street in the Auckland City Centre ("Site"). The proposed development includes the demolition of the existing Downtown Carpark building (together with the Lower Hobson Street pedestrian bridge and Customs Street West vehicle ramp located within part of the road reserve) and development of the Site to provide for a mixed-use precinct providing for commercial, residential, hotel, retail, food and beverage and civic uses.

The redevelopment involves 3 podium buildings, 2 towers and 4 levels of shared basement, including new public spaces and a new laneway network to provide connectivity within the city centre. In addition, the proposed development involves modifications to the podia of existing adjacent buildings (HSBC and Aon) to facilitate the new laneway network.

The proposal will involve the demolition of the existing carpark building, with protected trees and vegetation growing on the road reserve affected by the demolition works.

This report provides an assessment of the proposed demolition and development works to inform the Fast Track Approvals Act resource consent application for the Project.



Figure 1 – Legal boundary site extents taken from the Auckland Council GIS viewer

2.0 Plan References

The following design plans have informed this assessment:

- Architecture & Landscape Report – prepared by Warren and Mahoney – dated 3 October 2025 – (Revision B)
- Existing & Demolition Drawings – prepared by Warren and Mahoney – dated 3 October 2025 – Revision A
- Proposed Landscape Drawings – prepared by Warren and Mahoney – dated 3 October 2025 – Revision A

3.0 Relevant Statutory Framework – Tree Protection

This Project will be assessed by the Council under the provisions of the Auckland Unitary Plan ("AUP").

The alteration of trees on Road Reserve is subject to the relevant rules outlined in Chapter E17 of the AUP. Specifically, the rules outlined in E17.4.1 (Activity Table) are relevant.

The following rules are deemed relevant to this application, being;

- *E17.4.1 (A5) - Tree trimming or alteration complying with Standard E17.6.1 (Pruning of Tree 3)*
- *E17.4.1 (A7) – Works within the protected root zone as part of the demolition of structures, in accordance with Standard E17.6.3 (Trees 1 & 3)*
- *E17.4.1 (A9) – Removal of a Lancewood tree (within Group 1a)*

4.0 Arboricultural Assessment – Construction Phase

Based on a review of the proposed plan sets versus the legal boundary of the buildings to be developed, it is determined that no protected or publicly owned trees are directly affected by the proposed development. Works affecting public trees as part of the proposal are limited to the demolition of hard structures.

All trees and vegetation to be removed or modified as part of construction stand within the legal boundary of the site and as such do not require further assessment from a resource consenting perspective.

5.0 Arboricultural Assessment – Demolition Phase

As outlined above, all public trees to be impacted will be as part of the demolition process. In summary, six (6) street trees or groupings of trees are growing adjacent to structures proposed for demolition, with pruning anticipated for one (1) of the five individual trees and removal of an existing garden area and one (1) lancewood tree proposed as part of the demolition works. Works are proposed within the Protected Root Zone ("PRZ") of two (2) trees as part of the demolition works. The location of these trees or groups is summarised below.

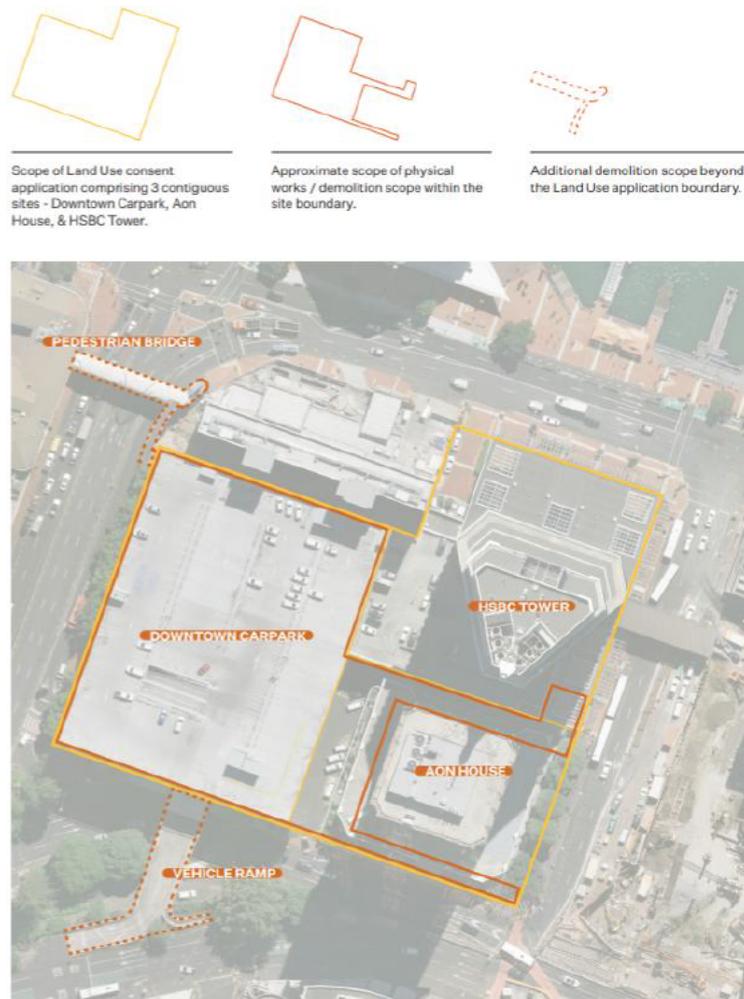


Figure 2 – Scheme Plan showing extent of demolition works for each phase prepared by Warren and Maloney Architects (3 October 2025)

5.1 Affected Trees

A list of trees within the Site is provided in this section (and shown on Figure 4 further below). Further technical information is also provided in Appendix A of this report.

5.1.1 Tree 1

Tree 1 is identified as a recently relocated Pohutukawa (*Metrosideros excelsa*) growing immediately to the north of the Lower Hobson Street Footbridge. This tree can be retained and will not be affected based on the demolition plans, with adequate space around the stair structures and footbridge to undertake the demolition works. However, works would technically be required within the PRZ of the subject to demolish the above ground structure (based on the



Figure 3 – View of Tree 1 adjacent to the footbridge staircase to be demolished

5.1.2 Group 1a

Group 1a is identified as an area of low vegetation coupled with one (1) Lancewood (*Pseudopanax crassifolius*). This vegetation is growing in a formal street garden. As part of the proposed works, this garden area is proposed for removal, to enable an alternative entrance to the adjoining M Social Building (196/200 Quay Street). The Lancewood is proposed for temporary uplift and storage, to be returned to its current growing location as part of the wider landscape works. This tree does not meet the relevant criteria for protection (being less than 4.0m in height and 400mm in girth).

5.1.3 Tree 2

Tree 2 is identified as a Chinese Poplar (*Populus chinensis*) tree growing on Sturdee Street to the southwest of the existing carpark building. A large limb has recently been removed by Auckland Council growing towards the building, which has provided adequate clearances for the demolition works.

5.1.4 Tree 3

A mature Queensland Box (*Lophostemon conferta*) tree growing immediately west of the Fanshawe Street Vehicle exit ramp, on Sturdee Street. Based on the proposed demolition plan, this tree can be retained and will not be affected provided the existing bridge can be demolished and loaded onto trucks located to the west. Clearance pruning is anticipated, with a clearance of up to approximately 3.0m is possible when considering no more than 20 per cent of live growth may be removed in any one calendar year, as a permitted activity under Standard E17.6.1 of the Auckland Unitary Plan. Branch severance must be limited to limbs no larger than 100mm in diameter.

Works will also be proposed within the tree protection zone ("TPZ") of this tree as part of the removal of the existing ramp foundation. Further assessment for this specific activity is detailed in Section 5.2 of this report.

5.1.5 Tree 4

Tree 4 is growing immediately west of Tree 3 and is identified as a Pin Oak (*Quercus palustris*). While not directly impacted by the demolition works, it is possible that some crown lifting of the tree's canopy would be required for over height machinery along with loading and unloading of demolition trucks. All pruning cuts are to be limited to branches no larger than 50mm in diameter, with canopy removal limited to no greater than 15%.

5.1.6 Tree 5

Tree 5 is a She Oak (*Casuarina cunninghamiana*) tree growing on Fanshawe Street to the east of the Vehicle Ramp. Works are possible to the west of the tree as part of the demolition of the pedestrian bridge exit, which is located to the southwest of the tree, near the Fanshawe Street carriageway. No pruning or earthworks are anticipated beyond the removal of the ramp structure, as the existing footpath will remain, with the existing concrete piles uplifted and re-surfacing then undertaken.

5.1.7 Australian Umbrella trees adjacent to the building

As illustrated on the topographical plan of the existing site, the existing Australian Umbrella trees (*Schefflera actinophylla*) are planted adjacent to the building stand in planter boxes that are within the private property boundaries. As such, they are not subject to protection.



Figure 4 – Tree Location Plan

5.1 Proposed Removal of Group 1a

Group 1a is proposed for removal to facilitate the temporary alternative access for the MSocial rear entry. It is recommended that the Lancewood tree is temporary uplifted and stored at an offsite location for the duration of the works and then replanted following the completion of the demolition works. This activity is to be undertaken by a specialist transplant contractor, to be approved by the works arborist. The low ground cover species can be replaced with new specimens on a like for like basis at re-instatement. The proposed temporary removal of one (1) Lancewood tree (part of Group 1a) is a Permitted Activity (E17.4.1 (A9)).

Following the re-instatement of the garden, the new or relocated plants are to be maintained for a period of one year. If any plants fail within this period, they are to be replaced with new specimens of a similar size.



Figure 5 – Group 1a proposed for removal/relocation

5.2 Works affecting Tree 3

5.2.1 Proposed Pruning Works – Tree 3

A marked-up image is provided below to illustrate the anticipated pruning of Tree 3 to enable the demolition of the Fanshawe Street ramp. The extent of pruning is estimated at 15% (2.5m from the bridge structure) of the tree's canopy and as such would be assessed as a permitted activity in accordance with standard E17.6.1, provided branch severance is limited to limbs up to 100mm in diameter.

It is recommended that all pruning works are undertaken by an Auckland Council approved qualified arborist, under the direction of a suitably qualified works arborist.



Figure 6 – Anticipated Pruning Locations to enable the 2.5m of clearance.



Figure 7 – GIS Image showing anticipated clearance extent.

5.2.2 Proposed Footing Demolition Works

As previously mentioned, the demolition of the existing vehicle exit bridge is proposed as part of the Project works. These works would involve the removal of the concrete footing location to the south of Tree 3. The footing is approximately 3.2 metres in length and 350mm in width, with the northern edge of the footing located 11.2m from Tree 3.

It is anticipated that this footing would be removed from either the adjacent carriageway to the north or from the maintenance access located to the east of the vehicle ramp. No earthworks are anticipated nearer to Tree 3 within the existing garden area. In order to ensure this is the case, it is recommended that protective fencing is installed as close to the footing as practical for the duration of the demolition works. The location of this fencing is to be discussed and approved by the works arborist on site prior to the demolition works commencing.

5.3 Calculation of Anticipated Root Zone Disturbance – Auckland Unitary Plan and AS4970 – 2009 Standard.

The existing footing sits outside the measured PRZ and TPZ/ Structural Root Zone ("SRZ"), as outlined in the table below.

Tree Number	Species	Biometrics	PRZ	TPZ/SRZ
Tree 1	Pohutukawa <i>Metrosideros excelsa</i>	Height – 8.0m Girth – 2.23m @ 1.4m (DBH 0.71m)	5.9m	TPZ – 8.5 SRZ – 2.4
Tree 3	<i>Lophostemon conferta</i>	Height – 14m Girth – 2.47m @ 1.4m (DBH 0.78)	8.5m	TPZ – 9.4m SRZ – 3.0m

As discussed in the previous section, demolition of the footbridge staircase and exit ramp are located within the PRZ/TPZ of Trees 1 & 3. As these works are to occur above ground, no root zone disturbance will occur, but care must be taken to minimise canopy conflicts. The existing footings of both structures to be demolished are not located within either the TPZ or PRZ of the two trees. However, the bridge structure itself, at the aerial level, is technically located within the PRZ/SRZ. As such fencing and the recommended tree protection measures outlined in Section 4.0 afford the tree adequate protection for the duration of the demolition works.

While the works are within the protected root zone of Trees 1 & 3, the works are in accordance with Standard E17.6.3 and is a Permitted Activity under E17.4.1 (A7).



Figure 8 – Location of Tree 3 vs the existing vehicle exit bridge.

6.0 Recommended Tree Protection Measures

This section outlines a set of appropriate works methods and tree protection measures that should be adopted to ensure that adverse effects on the trees being retained within the Project area are minimised and/or avoided.

6.1 Prior to any works commencing on the Site in the vicinity of the street and park trees, a meeting should be held at the Site to discuss all issues pertaining to the protection of the tree and to gain a common understanding of the relevant conditions of consent in that regard.

Present at the meeting should be:

- The consent holder
- The site foreman or project manager
- The worksite supervisory arborist
- Any other relevant personnel

6.2 No excavations are to be undertaken within the PRZs of the vegetation as part of the demolition works, as all hard surfaces or foundations are beyond the canopy of the identified trees. If any alterations are required, further advice must be sought from the works arborist.

6.3 Protective fencing shall be installed at an appropriate alignment on the edge of the root zone, under the guidance of the appointed works arborist. This fencing shall be installed at the edge of the root zone where practicable.

- 6.4 The fencing shall remain in place for the duration of the project in order to best protect the subject trees. The fencing is to be rent-o-style 1.8 metre steel mesh sections. The location of this fencing is to be confirmed and approved at the pre-commencement meeting.
- 6.5 All pruning works are to be undertaken by a Council approved arborist under the supervision of the works arborist. The pruning is to be recorded and added to the completion log.
- 6.6 Compliance with all conditions of consent relating to tree protection must be monitored by the appointed works arborist - with the detail of each visit and communication being logged. The completed log would be provided to the consent holder at the completion of the project to serve as a compliance report.

7.0 Conclusion

This assessment is intended to provide a summary of the anticipated activities affecting Council owned trees as part of the proposed Project. In summary, the following works will impact trees within the Project area.

- The proposed pruning of Tree 3 to enable suitable clearance for the demolition of the vehicle exit bridge structure in accordance with Standard E17.6.1 – to be assessed as a Permitted Activity (E17.4.1 (A5))
- Works within the protected root zone of Trees 1 & 3 as part of the demolition works in accordance with Standard E17.6.3 - to be assessed as a Permitted Activity (E17.4.1 (A7))
- The proposed removal (temporary storage and replanting) of one (1) Lancewood tree (part of Group 1a) as part of the demolition works – to be assessed as a Permitted Activity (E17.4.1 (A9))

Please contact me if clarification of any aspect of this assessment is required.



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Appendix A

Tree Details

Appendix 1 – Tree Schedule							
ID #	Species	Height (m)	Canopy Spread Radius (m)	Diameter @ 1.4m (mm)	Tree Protection Zone or TPZ (m)	Structural Root Zone or SRZ (m)	Comments/Condition
1	Pohutukawa <i>Metrosideros excelsa</i>	8.0	5.9	716	8.5	2.4	Tree growing within planter, surrounded by concrete. Moderate condition/vigour in canopy. Tree is recent transplant candidate so no roots anticipated towards the bridge pier structures to be removed. Protective fencing recommended. Deadwood in the canopy and some dieback at time of visit (Oct 25).
1a	Lancewood x1 <i>Pseudopanax crassifolius</i> <i>Carex sp.</i> <i>Astellia sp.</i>	3.5	<1.2	74	N/a	N/a	Fair condition. Growing in garden area with ground cover underplanting. Proposed for removal to enable the alternative entry to M Social for the works. Reinstatement required post demolition completion. Lancewood proposed to be uplifted, stored and replanted post construction.
2	Chinese Poplar <i>Populus chinensis</i>	16	7.0	764	9.2	3.0	Good condition. Recent pruning has enabled adequate clearance for Demolition Works. No works near this tree anticipated.
3	Queensland Box <i>Lophostemon confertus</i>	12	8.5	786	9.4	3.0	Good condition. Pruning proposed to enable vehicle exit ramp demolition. Protective fencing proposed for the duration of works. Rootzone works beyond TPZ/PRZ.
4	Pin Oak <i>Quercus palustris</i>	15	12	N/a	N/a	N/a	Standing to the west of Tree 3. Not immediately impacted but needs to be considered during the works. Ensure protective fencing if area used for demolition.
5	She Oak <i>Casuarina cunninghamiana</i>	22	9.4	1146	13.8	3.3	Large tree in fair/good condition. Should be unaffected as part of works but recorded for completeness. Protective fencing if required for adjacent stair demolition.

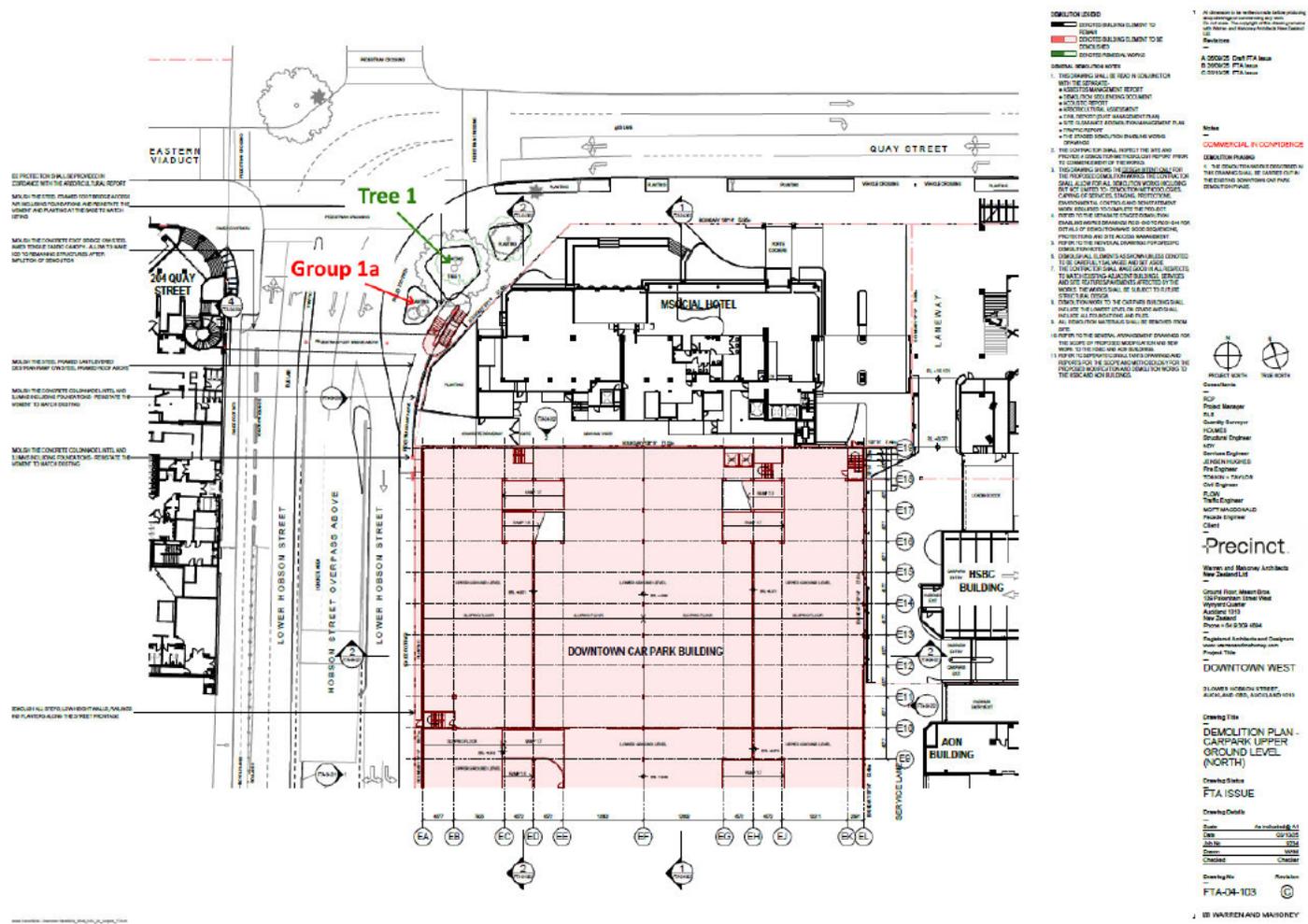


Figure 1 – Tree Location Plan (on Demo Plan set)

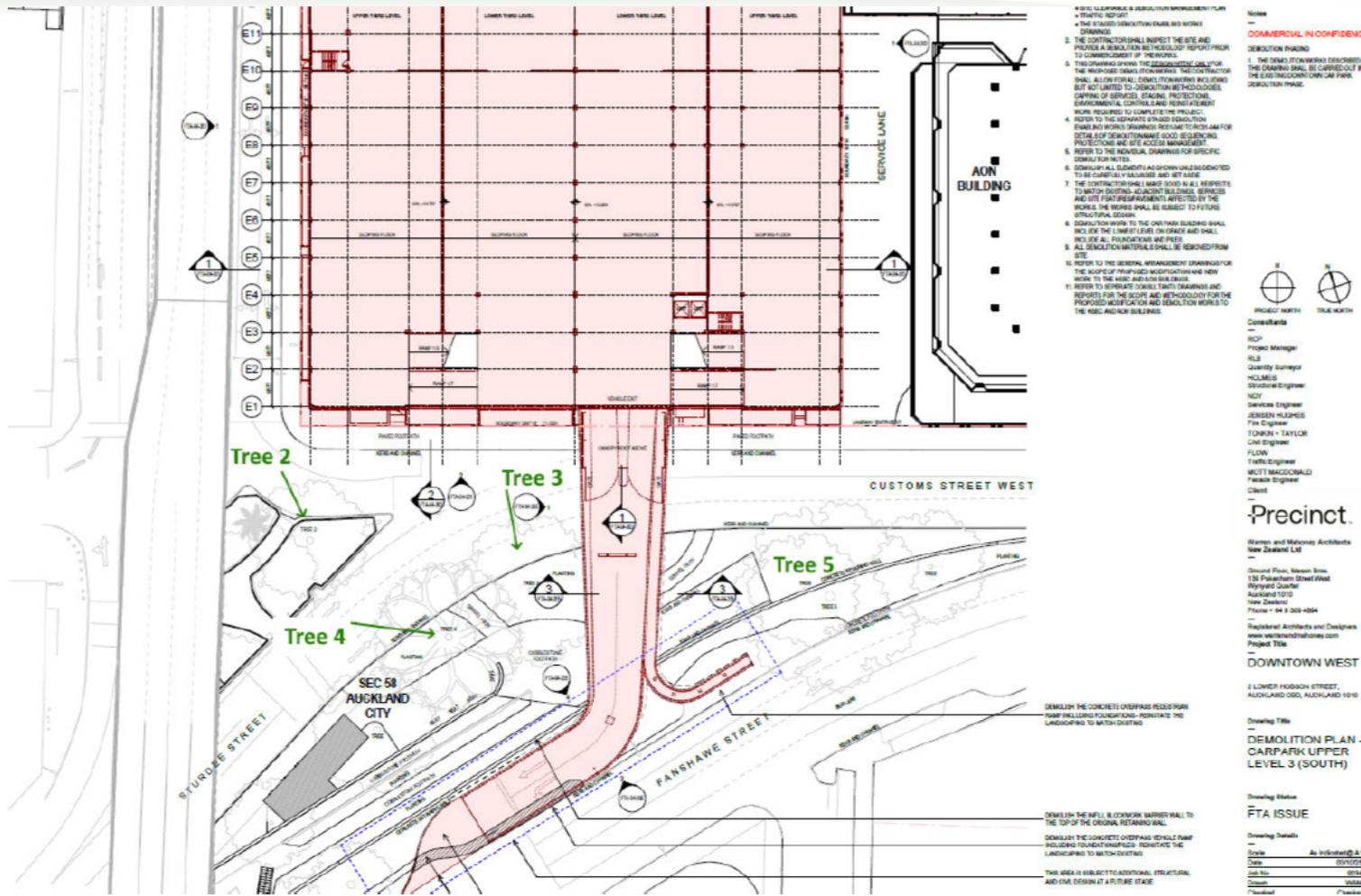


Figure 2 – Tree Location Plan (Page 2 on Demo Plan set)

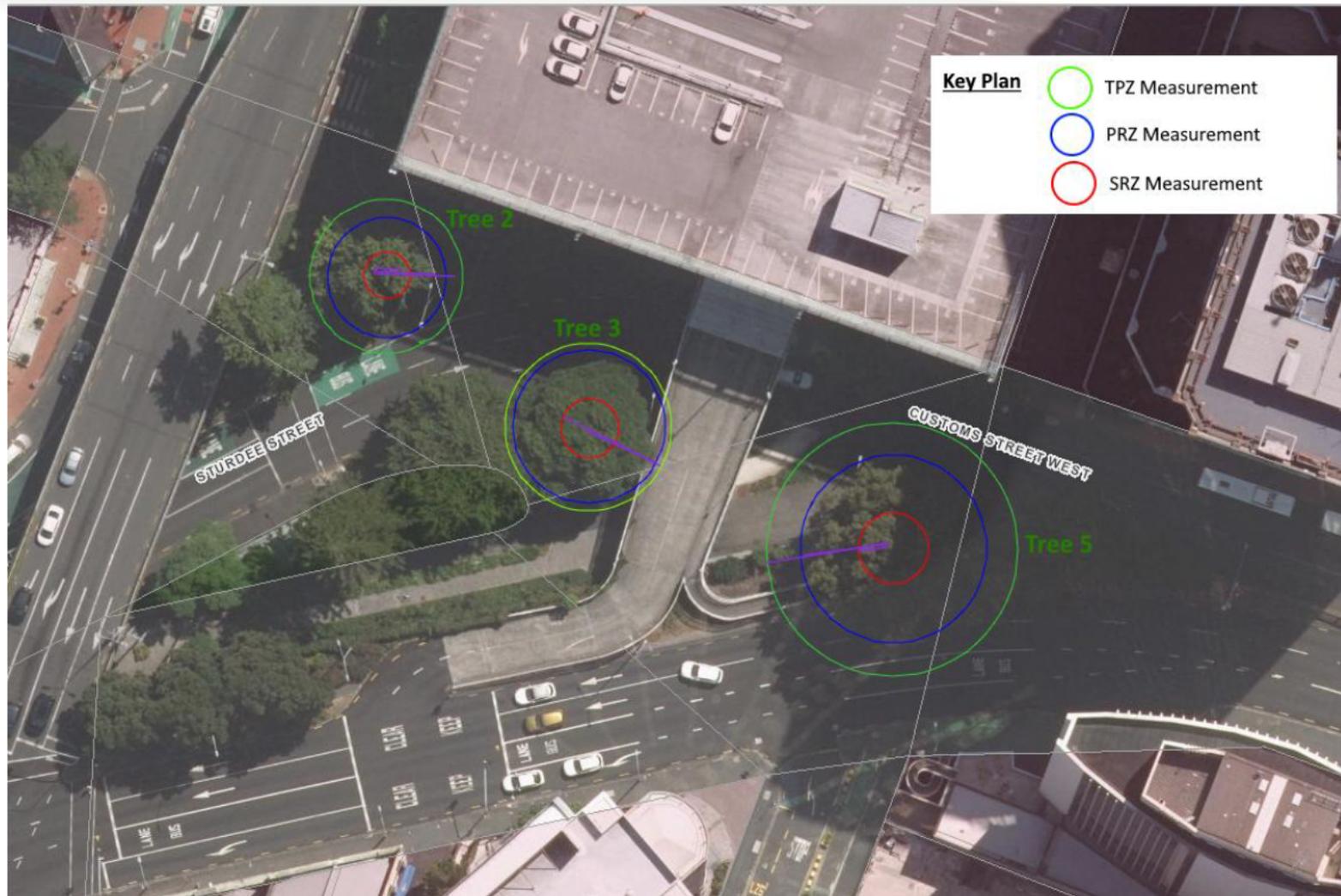


Figure 3 – Relevant Technical Measurements (Trees 2 - 5)



Figure 4 – Relevant Technical Measurements (Tree 1)