

MEMORANDUM



TO: [REDACTED]
FROM: [REDACTED]
DATE: 8 August 2025
ADDRESS: 14 Edmonton Road, Henderson
SUBJECT: Arboricultural Memorandum to support a Notice of Requirement application at 14 Edmonton Road, Henderson

This report has been prepared to support a Substantive Application made by Ministry of Justice (on behalf of the Requiring Authority - Minister of Justice) under the Fast Track Approval Acts 2024 in accordance with the requirements of Section 42. The proposal is a Referred Project and this report has been prepared to support a Notice of Requirement Application to designate the site at 14 Edmonton Road, Henderson for 'Judicial and Court purposes' known as the Waitakere District Courthouse - New Courthouse project.

Under s42(4)(d), this substantive application is giving notice of a requirement to designate the site that would otherwise be applied for under the Resource Management Act 1991. Section 43 of the Fast Track Approval Act sets out the information to be included in a substantive application, which includes an assessment of adverse effects of the project on the environment. This report has been prepared to assess the arboricultural effects of the Waitakere District Courthouse Project.

Although this application is not before the Environment Court, this report has been prepared in accordance with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. A copy of the qualifications and experience of the author is provided with this assessment.

The proposed new Justice Facility will be constructed on the existing carpark site on the corner of Edmonton Road and Alderman Drive, see Figure 1 below.

This site is zoned:

- Business - Metropolitan Centre Zone and
- Open Space - Informal Recreation Zone

This site has a Management Overlay of:

- Natural Heritage: Notable Trees Overlay - 1842, Kauri (2)

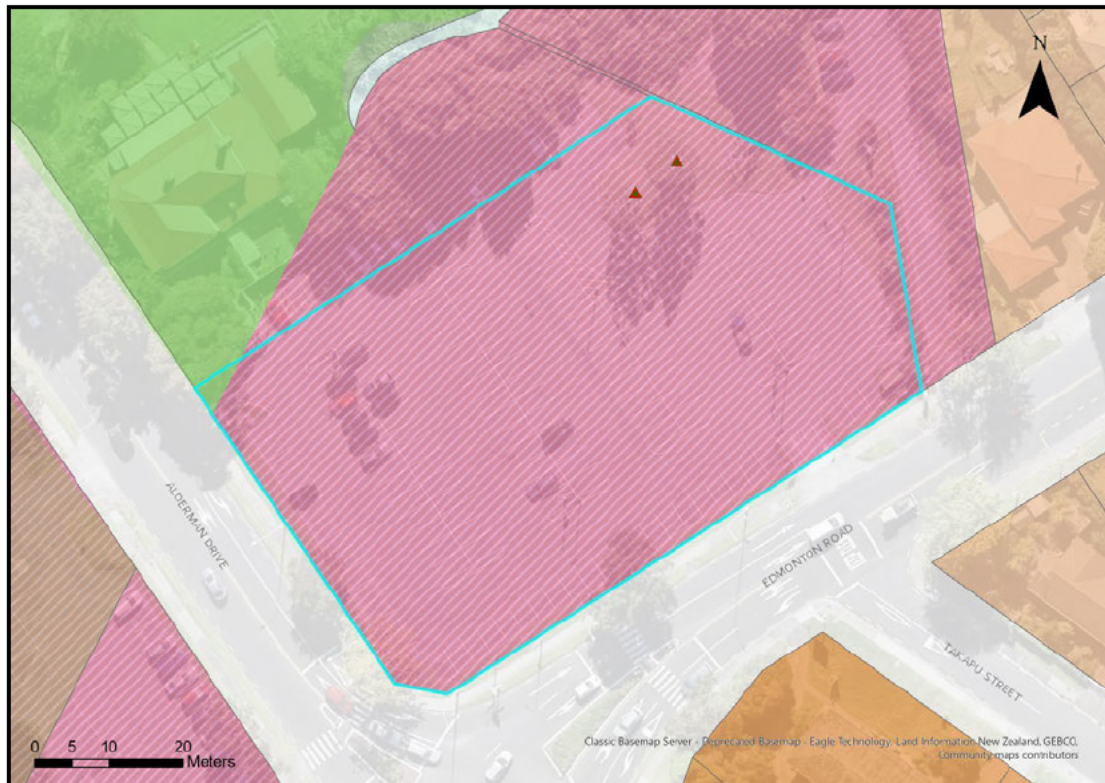


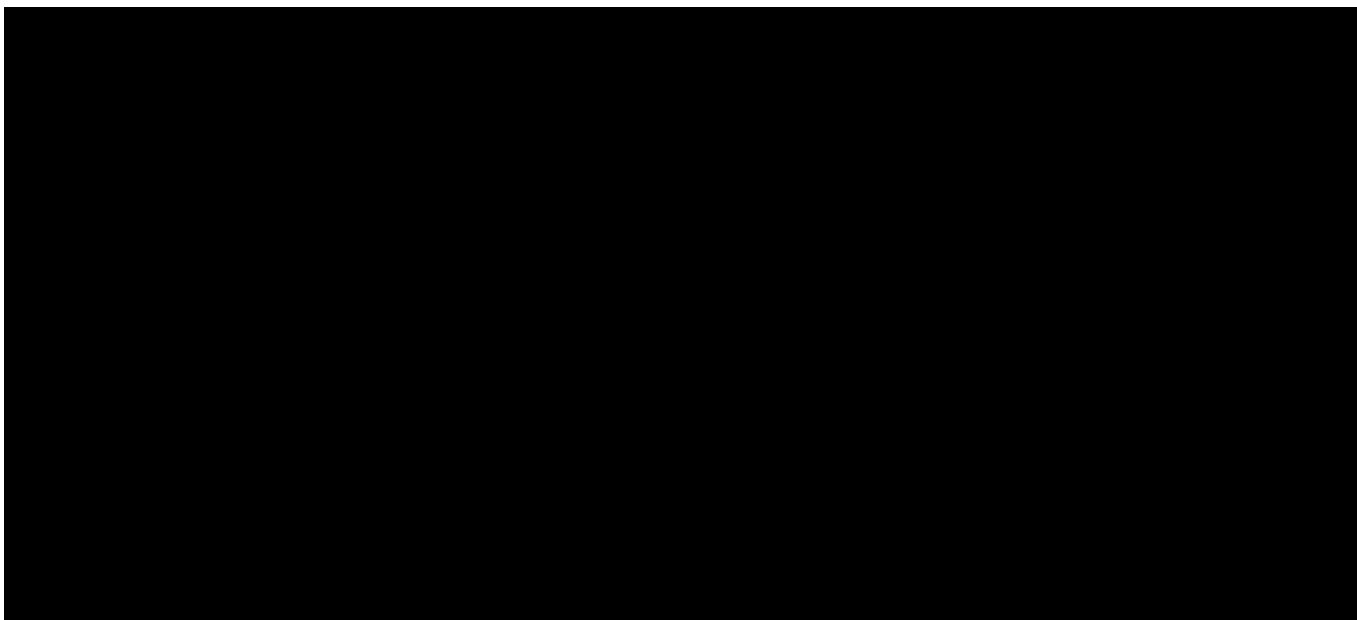
Figure 1: AUP_OP Zones and Overlays

As identified this site contains two (2) Notable Kauri trees (ID# 1842) growing in the northeast corner of the site (Photo 1). Also within the site (to the southwest) are three large non-protected trees growing adjacent to the road reserve, two (2) European ash (*Fraxinus excelsior*) and one (1) English oak (*Quercus robur*).



Photo 1: Notable kauri trees growing on site

A future building design for the proposed Justice Facility seeks to recognise and respond to existing site constraints, whilst ensuring the operational and functional requirements of the facility are met. In the first instance, the concept design work undertaken to date sought to retain and protect the notable Kauri trees, however, additional site constraints include flooding levels, separation of public and staff using the courthouse, processing of custodial and ancillary staff and processing of jury duty attendees, has resulted in an increased floor area to provide for separation and an increase in floor height for stormwater flood levels, as shown in Figure 2 below. Due to the site constraints and design considerations, retention of the two Notable kauri trees is not feasible.



The following details highlight the constraints that have resulted through the bulk and location concept development exercise undertaken for an indicative building footprint on the site.

Public Spaces:

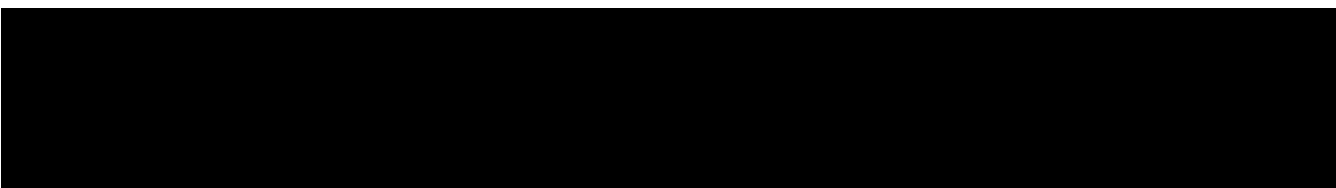
- Large public space required on the ground floor required to process the public coming into the courthouse. This includes passing through security and having service desks in this space.
- Following clarification on the number of people from the public expected to visit the court daily, the number of public lifts has had to increase and therefore requiring additional space to accommodate to meet the operational requirements of the Justice Facility.

Entry Plaza:

- Large entry plaza off Alderman drive is required to help manage people entering and gathering outside of the courthouse, while not compromising public access on footpath.

Jury Assembly:

- Up to 150 people can be summoned for jury service at any one time, these people are processed separately from the public entrance so separate ground floor access is required.
- Was considered moving up floors into building, but would mean the ground floor entrance space would need to double in size to accommodate the amount of people which will need to be processed.





Due to the various constraints in keeping these various groups separate and accommodating the anticipated flood levels the ground floor design has been increased significantly. The results of the ground floor redesign will significantly impact on the Notable trees. The proposed ground floor design and vehicle access ramp will require the removal of the two Notable trees as shown in Figures 3 and 4 below.

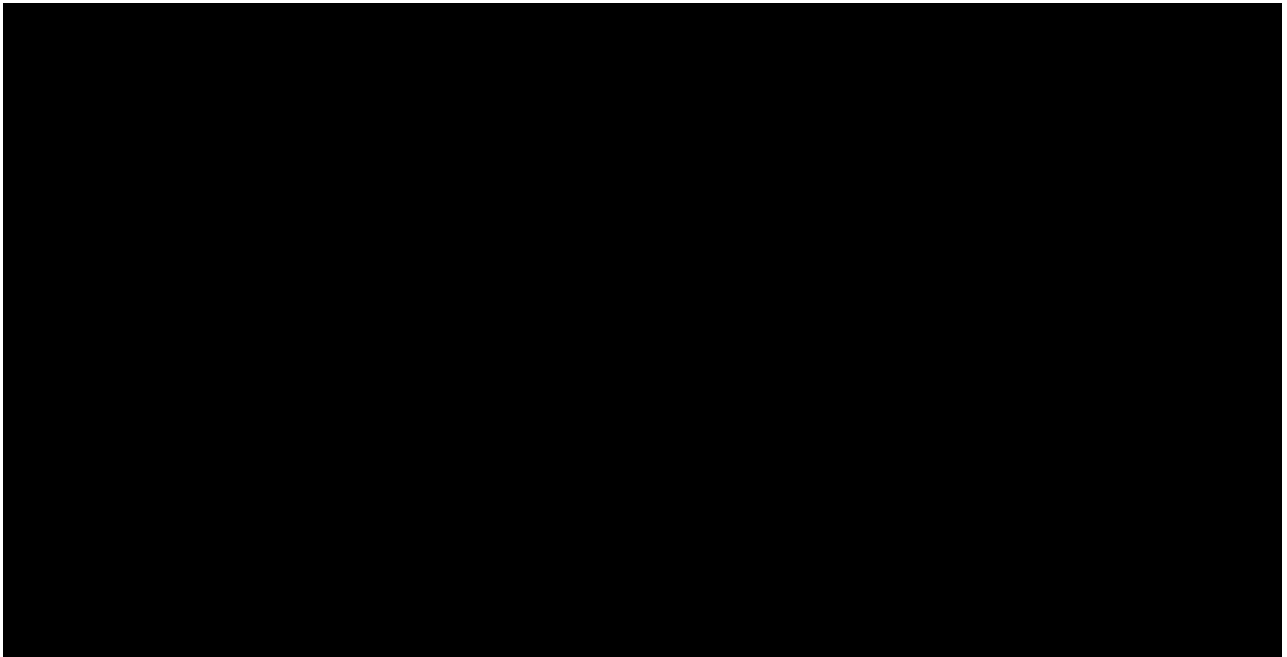
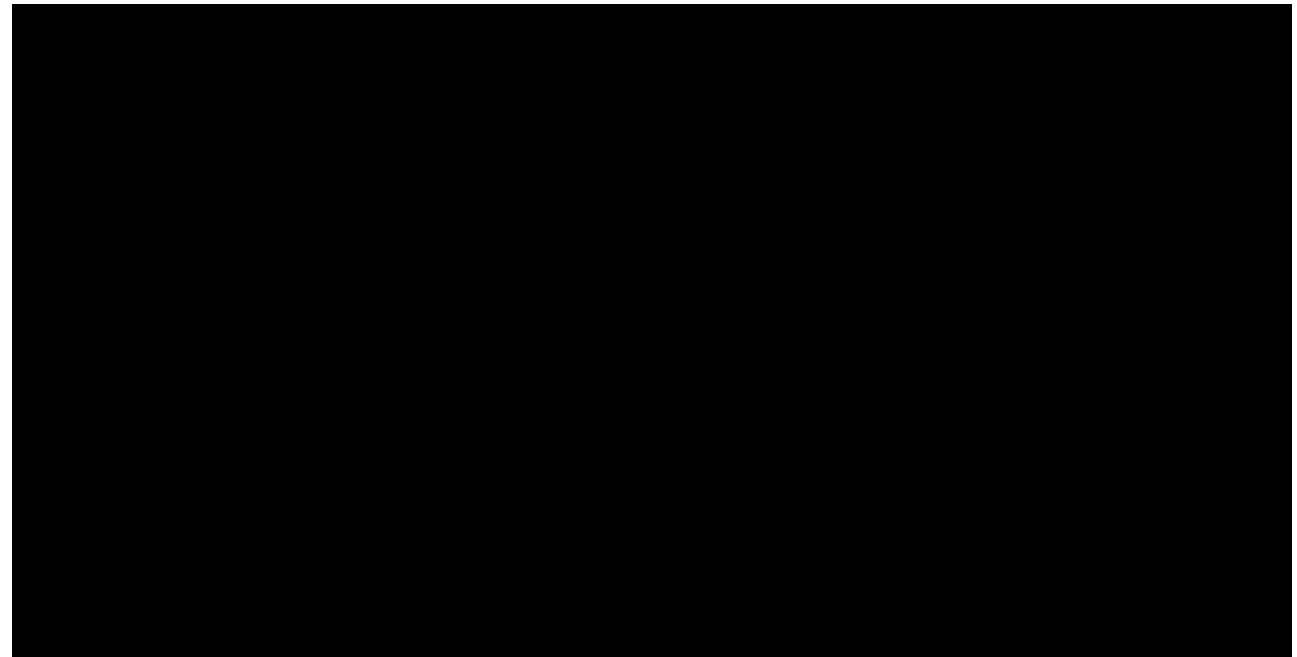


Figure 3: Extended ground floor design impacting Notable trees

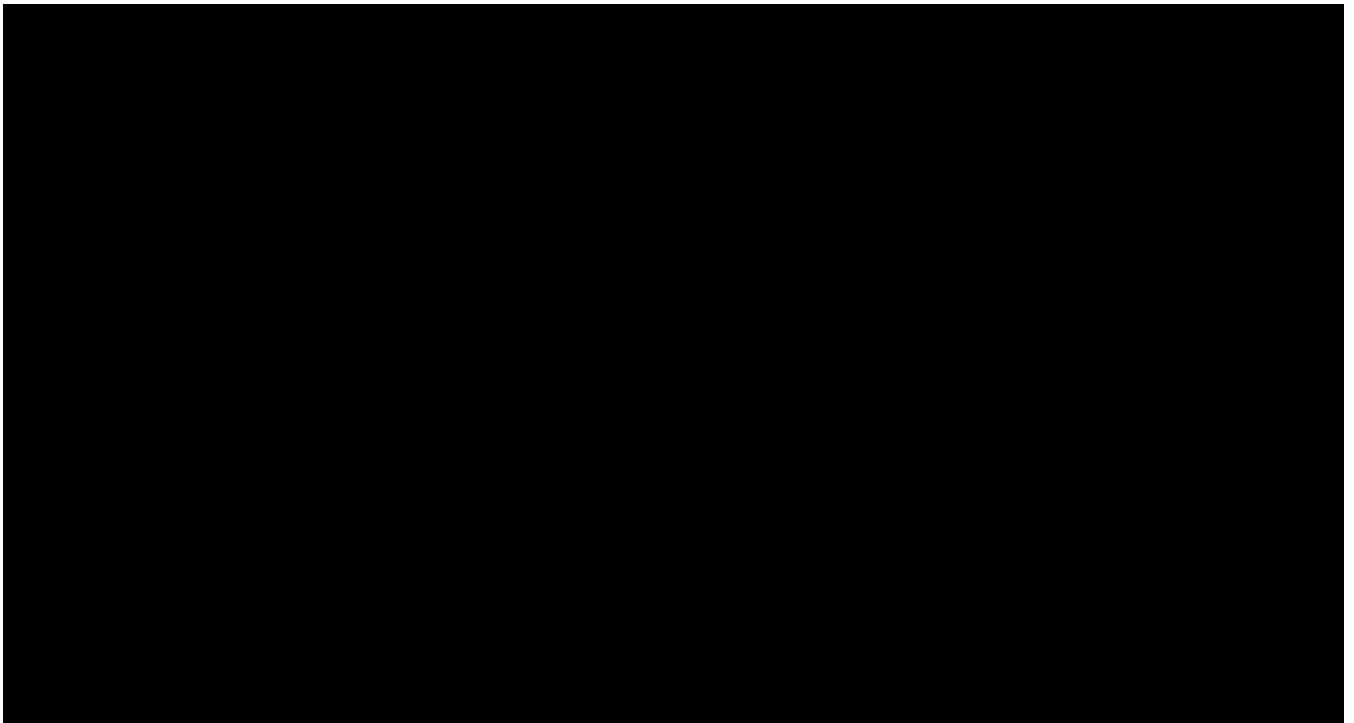


One of the kauri trees (the westernmost tree) is declining in health. Original site assessments undertaken in March 2020 of this tree showed signs of ill thrift. Since then there has been significant dieback in the growing tip of this tree with approximately the top 2m devoid of leaves.

The bulk and location of the indicative building footprint for the future Justice Facility on the site would also significantly reduce the visual amenity provided by these trees even if they could be retained.

The indicative building shown will retain the large mature trees growing in front of the building which will provide a better landscape amenity value and provide a natural buffer that will soften the visual impact of the bulk of the building.

By maintaining a setback from the road reserve to retain these mature trees there is the potential to provide for additional future landscaping initiatives allowing for continued growth and the potential for additional plantings. Figure 5 below shows where permeable surfaces will be retained and/or increased on site to improve the growing conditions of the trees to be retained and provide for additional tree planting. Organic soil conditioners such as biochar can be used to improve the soil physical and chemical properties, which will improve the health of the existing tree stock.



It is proposed to retain a young kauri tree in proximity to the existing Notable trees, the permeable area around this tree and the setback from the building will allow for future growth of the tree without being affected by the proposed courthouse design. Two additional permeable areas of 44m² and 30m² in front of the courthouse on Alderman Drive and Edmonton Road respectively, will provide for two large grade specimen trees to be planted, providing improved amenity and eventual softening of the visual bulk of the building, as shown in Figure 6.

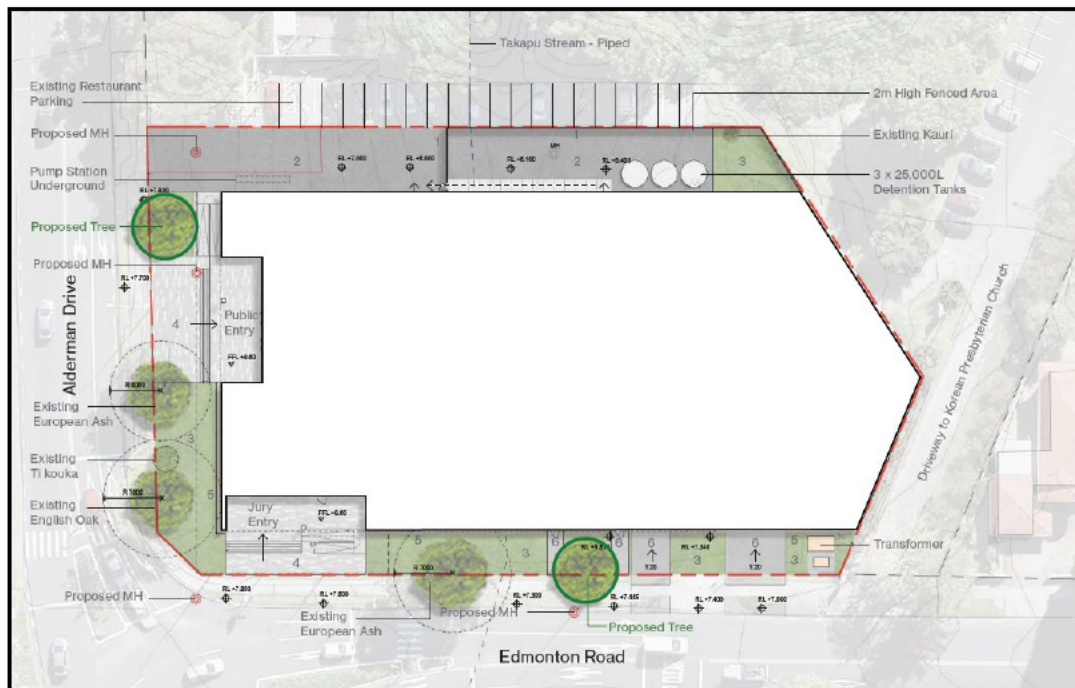


Figure 6: Proposed landscape concept design

Potential species should be in keeping with the landscape/streetscape values and be appropriate for the site, where trees will be in the building shadow on the Edmonton Road side, ensure that they will cope with site conditions and not exacerbate shading issues in winter (i.e. plant deciduous species).

Based on the design requirements, site constraints and benefit to the wider public in providing an essential new courthouse for future growth and with the declining health of one of the Notable trees, potential reduction in visibility of these trees and proposed enhancements to the existing trees identified to be retained, the proposed removal of the two Notable kauri trees should be considered.

Kind regards,

