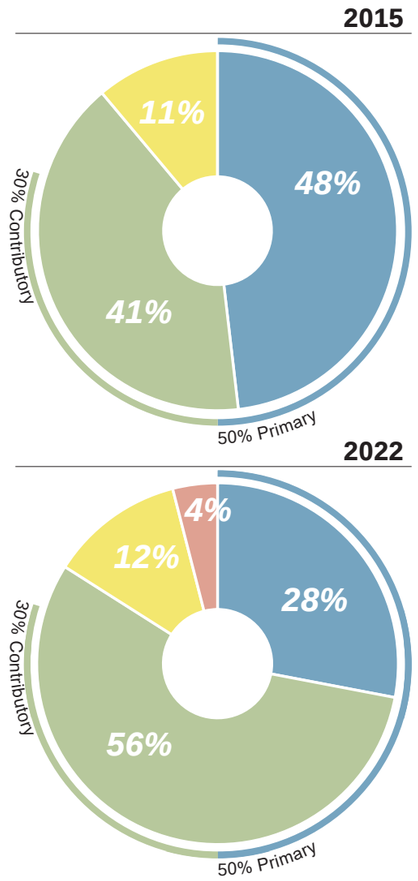
CHARACTER AREA 1 - THE ESPLANADE

2022 DESKTOP EVALUATION

Scale: NTS

COMPARATIVE ANALYSIS



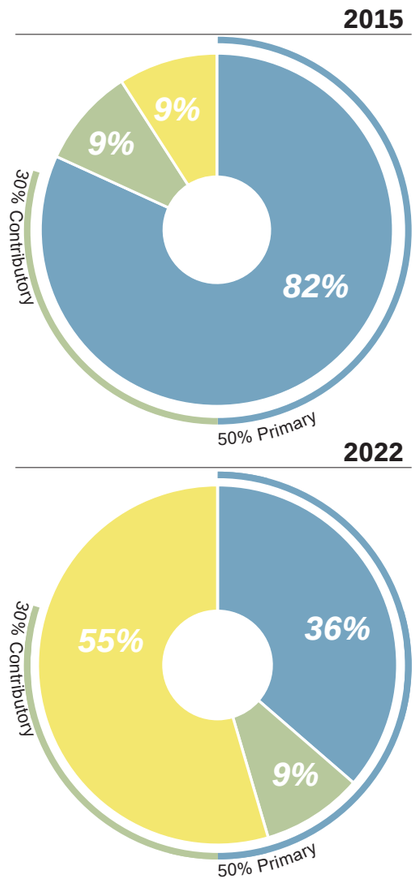
LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2015 CHARACTER AREA BOUNDARY
- 2022 CHARACTER AREA BOUNDARY

CHARACTER AREA 2 - CLIFTON

2022 DESKTOP EVALUATION

COMPARATIVE ANALYSIS



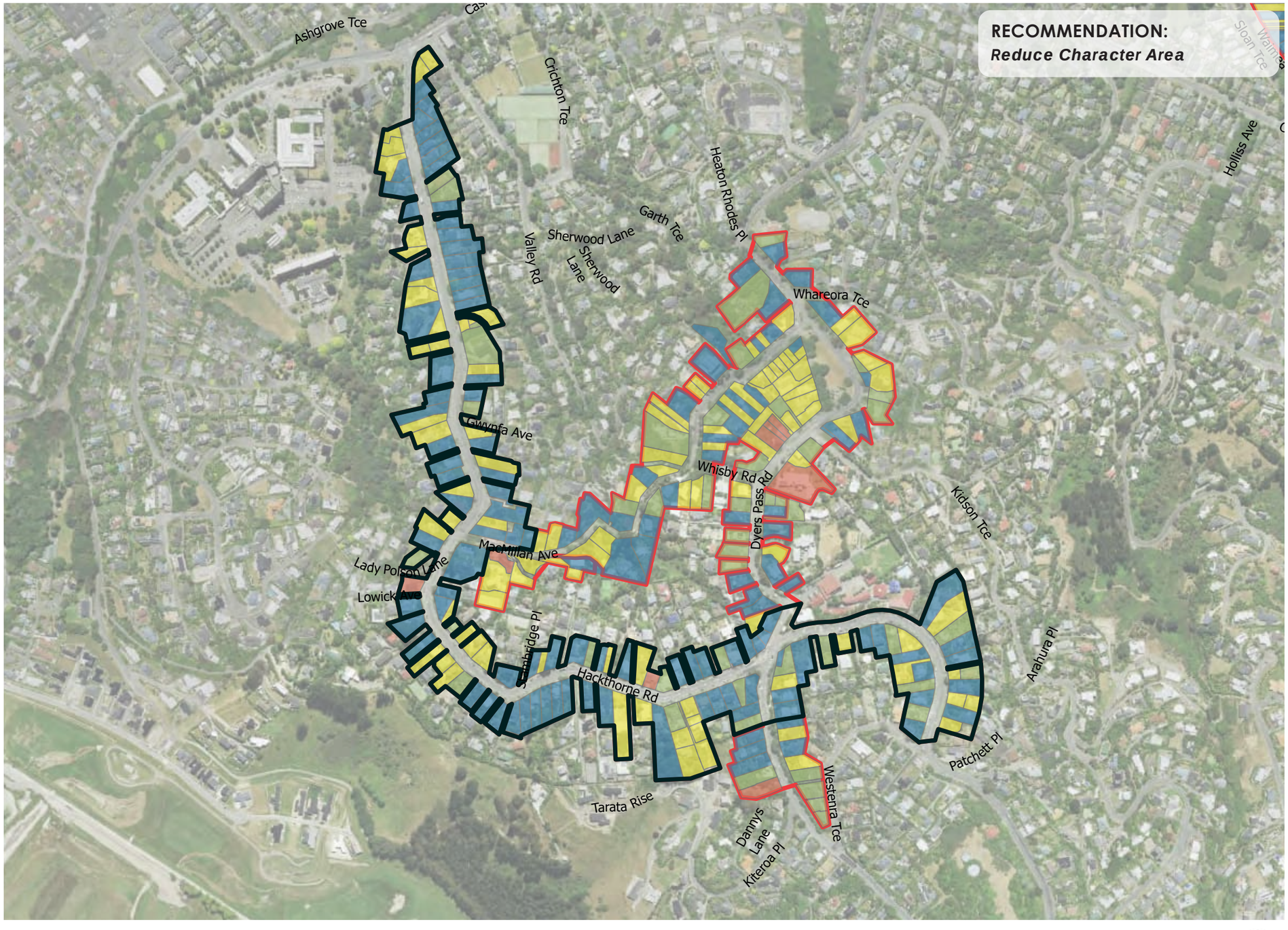
Scale: NTS

LEGEND

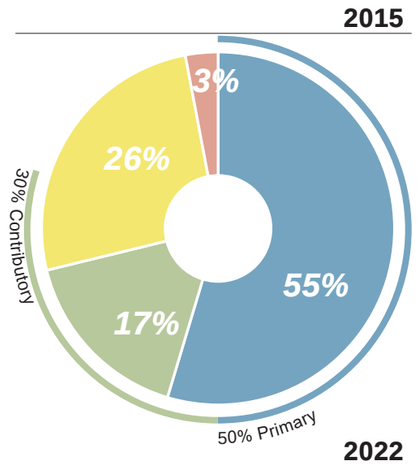
- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2015 CHARACTER AREA BOUNDARY
- 2022 CHARACTER AREA BOUNDARY

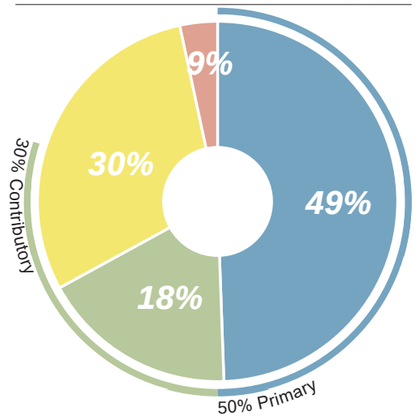
CHARACTER AREA 3 - CASHMERE *

2022 DESKTOP EVALUATION

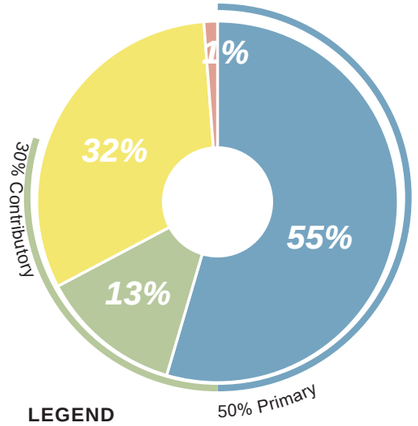


COMPARATIVE ANALYSIS





RECOMMENDED BOUNDARY 2022



LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2015 CHARACTER AREA BOUNDARY
- 2022 CHARACTER AREA BOUNDARY

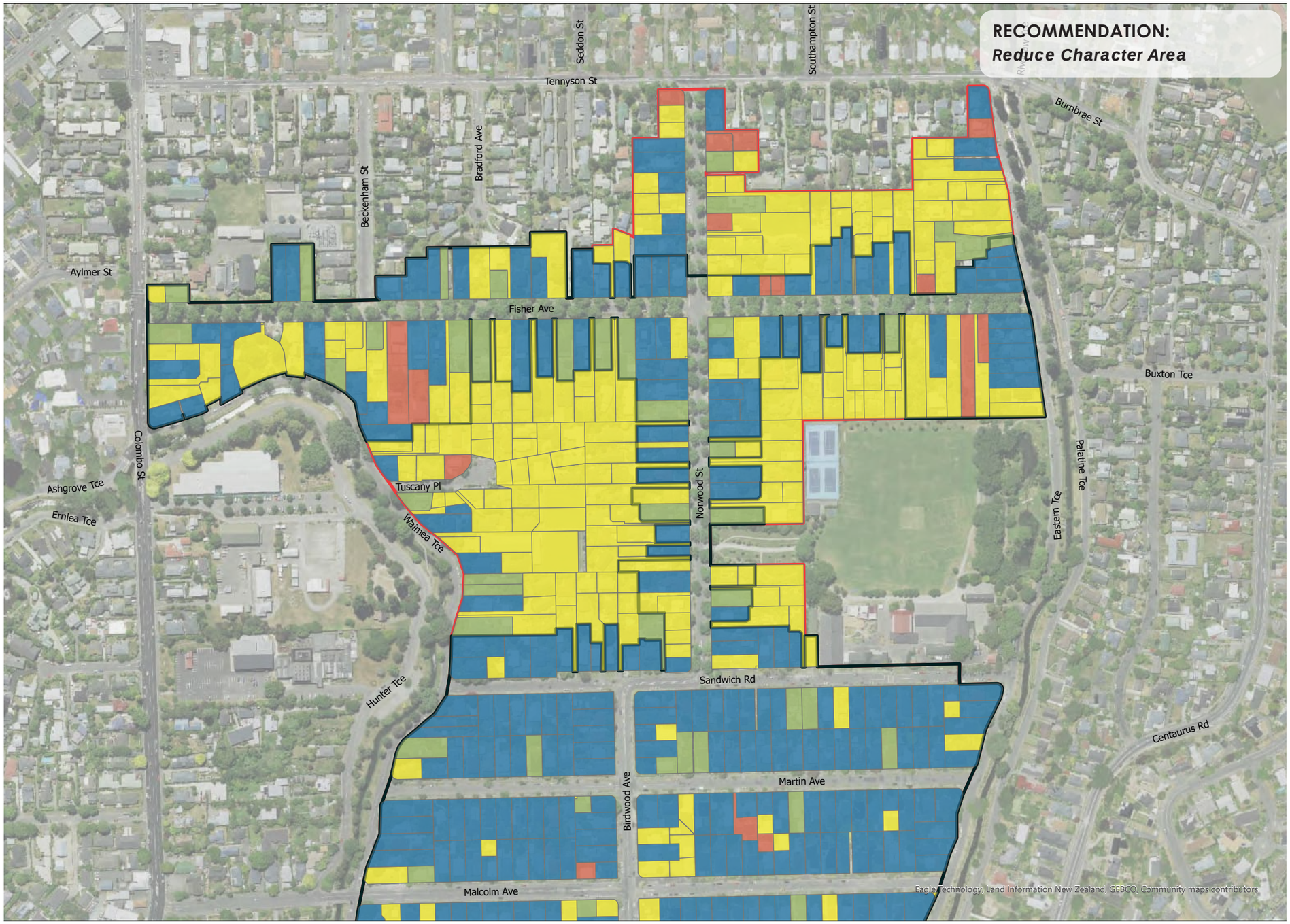
* This area does not meet the 80% requirement but does exceed the 50% Primary score. The boundary could be altered further to exclude “properties not visible from the street” to enhance the percentage scores overall and more accurately represent the Character Area.

Scale: NTS

DRAFT

CHARACTER AREA 4 - BECKENHAM LOOP * (NORTH)

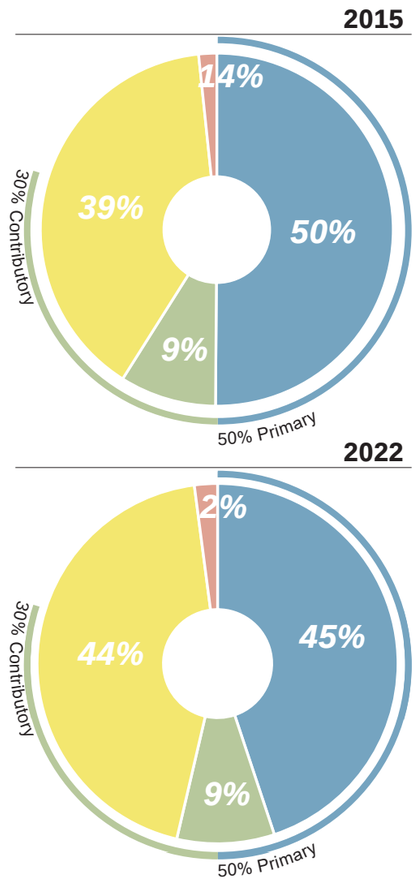
2022 DESKTOP EVALUATION



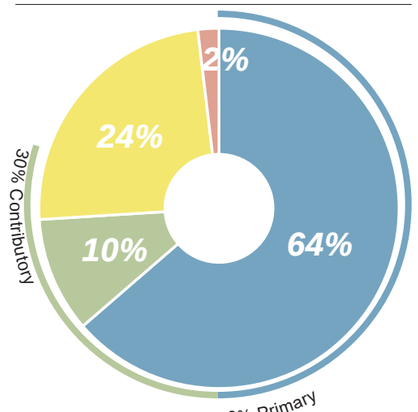
* This area does not meet the 80% requirement but does exceed the 50% Primary score. The boundary could be altered further to exclude "properties not visible from the street" to enhance the percentage scores overall and more accurately represent the Character Area.

Scale: NTS

COMPARATIVE ANALYSIS



RECOMMENDED BOUNDARY 2022



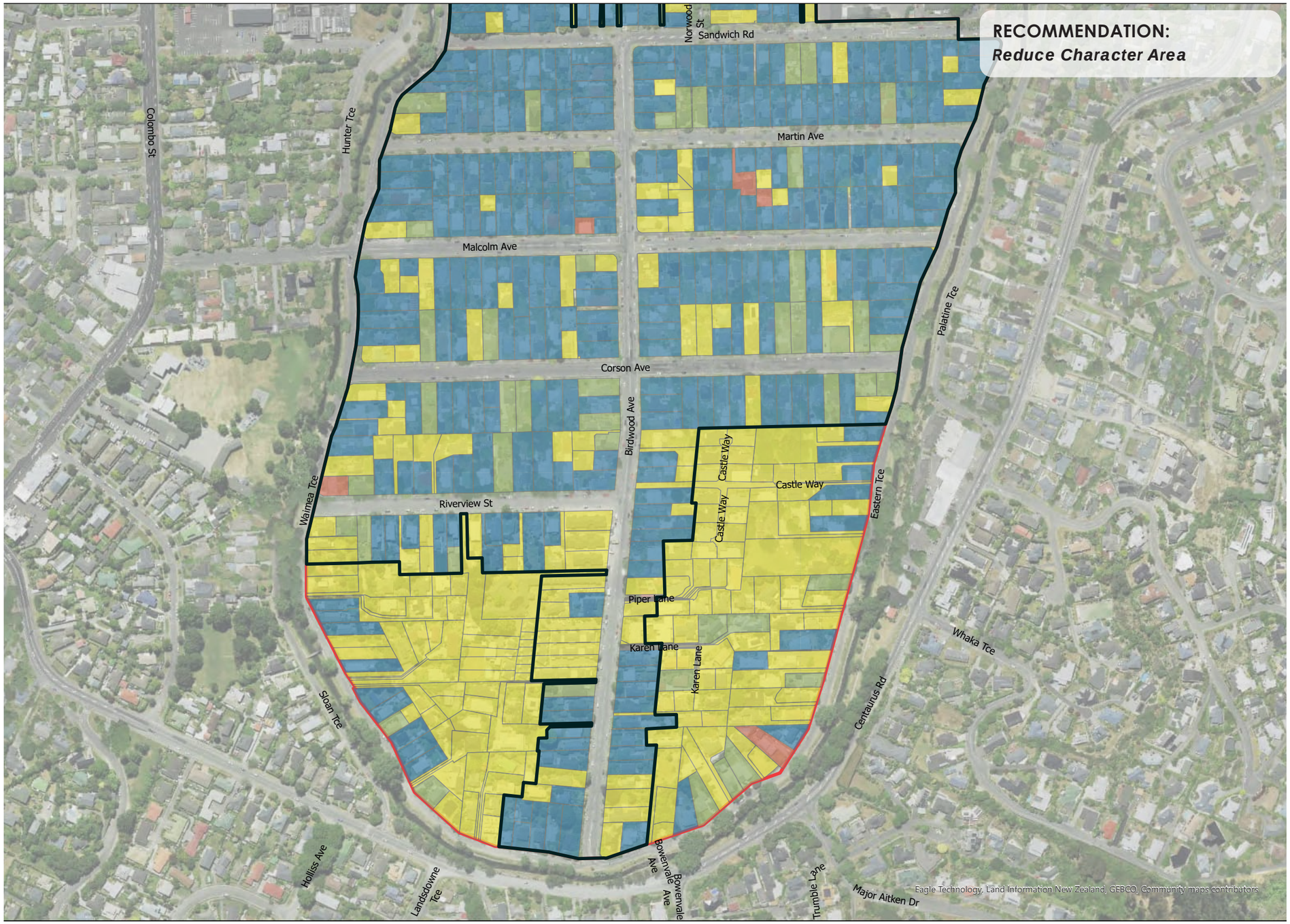
LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2015 CHARACTER AREA BOUNDARY
- 2022 CHARACTER AREA BOUNDARY

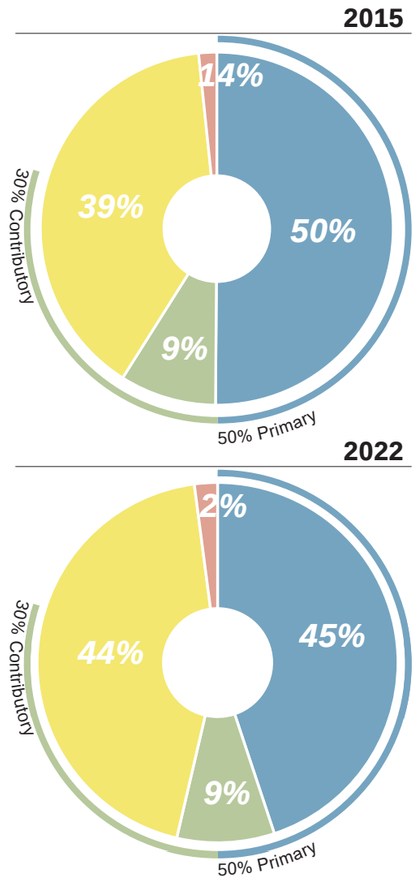
DRAFT

CHARACTER AREA 4 - BECKENHAM LOOP * (SOUTH)

2022 DESKTOP EVALUATION



COMPARATIVE ANALYSIS



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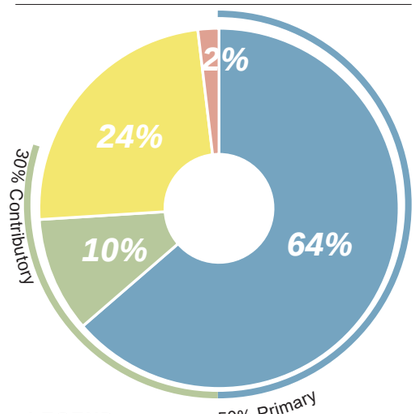


LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2015 CHARACTER AREA BOUNDARY
- 2022 CHARACTER AREA BOUNDARY

* This area does not meet the 80% requirement but does exceed the 50% Primary score. The boundary could be altered further to exclude “properties not visible from the street” to enhance the percentage scores overall and more accurately represent the Character Area.

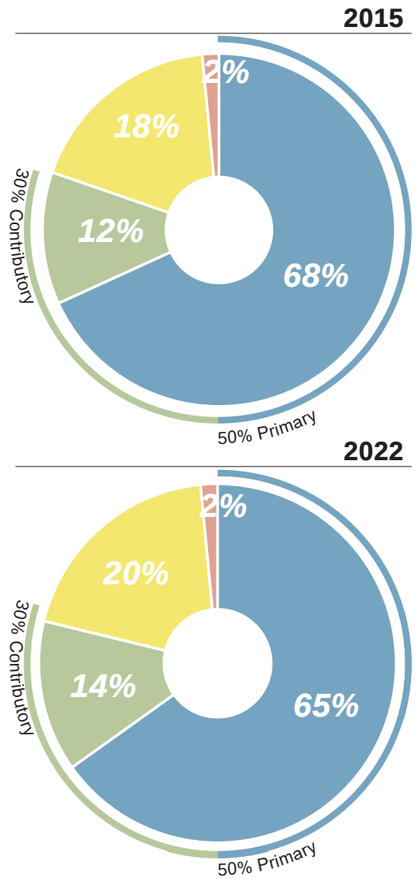
Scale: NTS

CHARACTER AREA 5 - TAINUI

2022 DESKTOP EVALUATION

Scale: NTS

COMPARATIVE ANALYSIS



LEGEND

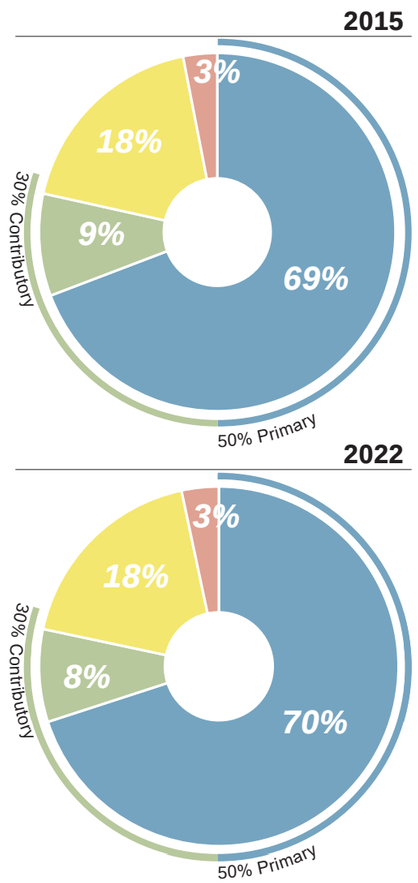
- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2015 CHARACTER AREA BOUNDARY
- 2022 CHARACTER AREA BOUNDARY

CHARACTER AREA 6 - PIKO

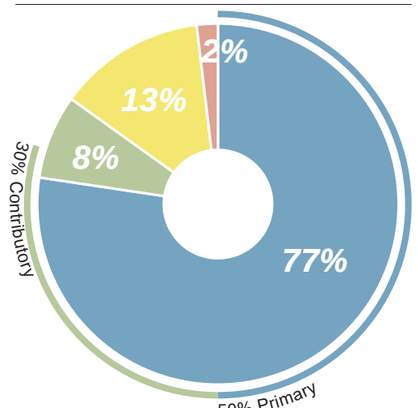
2022 DESKTOP EVALUATION

Scale: NTS

COMPARATIVE ANALYSIS



RECOMMENDED BOUNDARY 2022

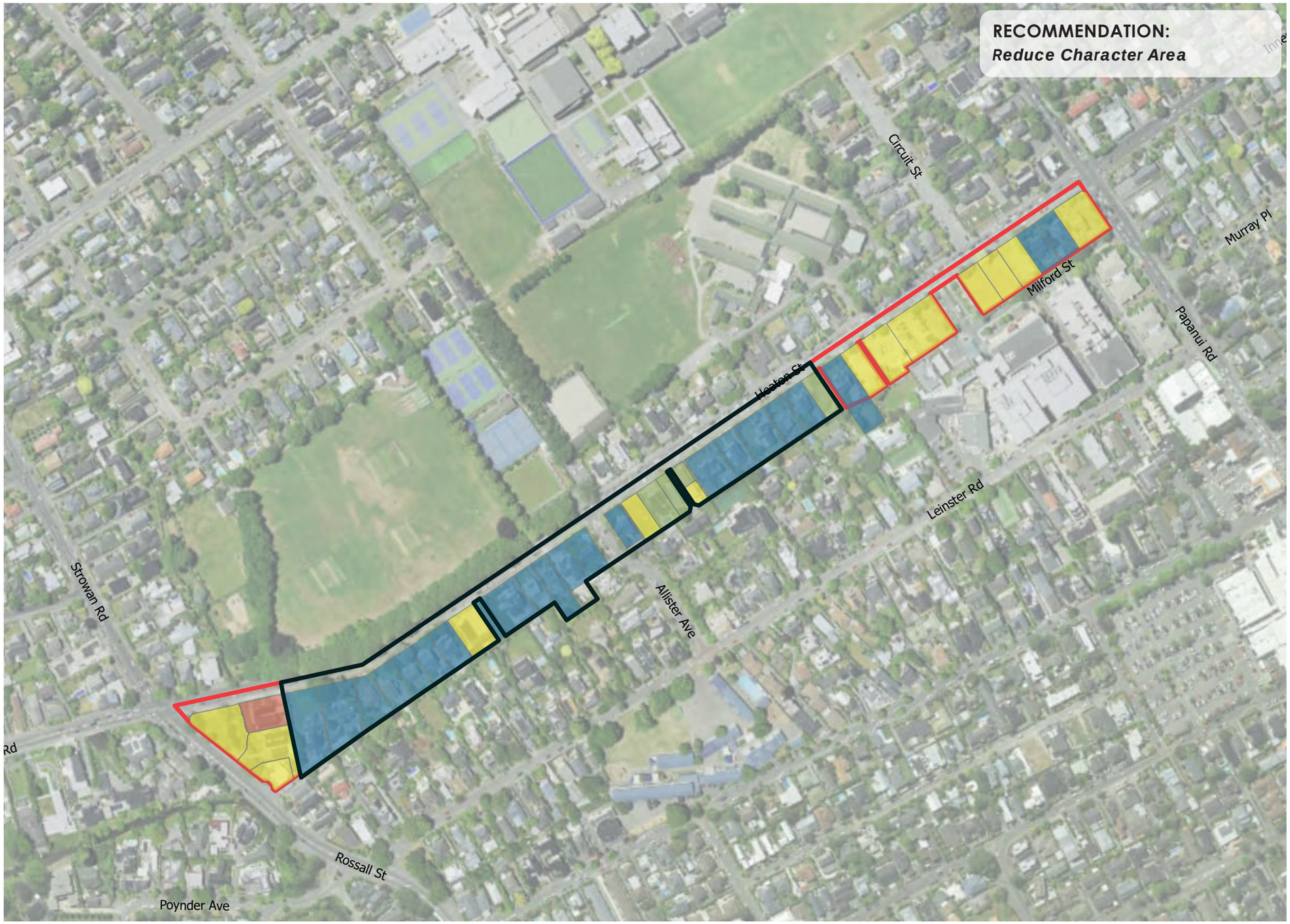


LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2015 CHARACTER AREA BOUNDARY
- 2022 CHARACTER AREA BOUNDARY

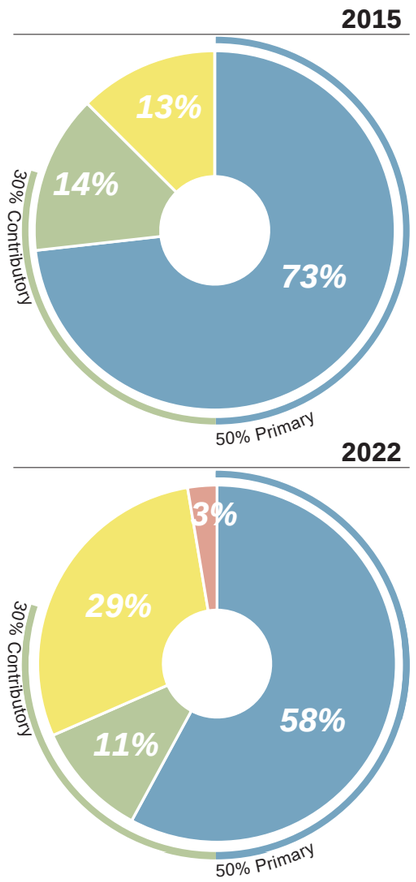
CHARACTER AREA 7 - HEATON

2022 DESKTOP EVALUATION

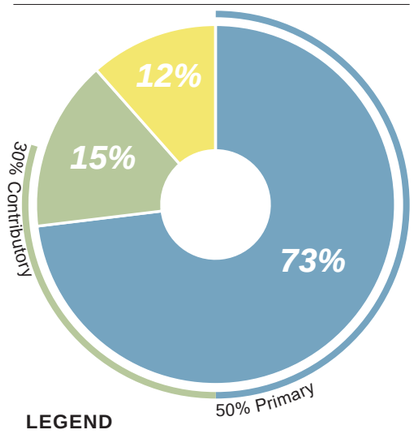


Scale: NTS

COMPARATIVE ANALYSIS



RECOMMENDED BOUNDARY 2022



LEGEND

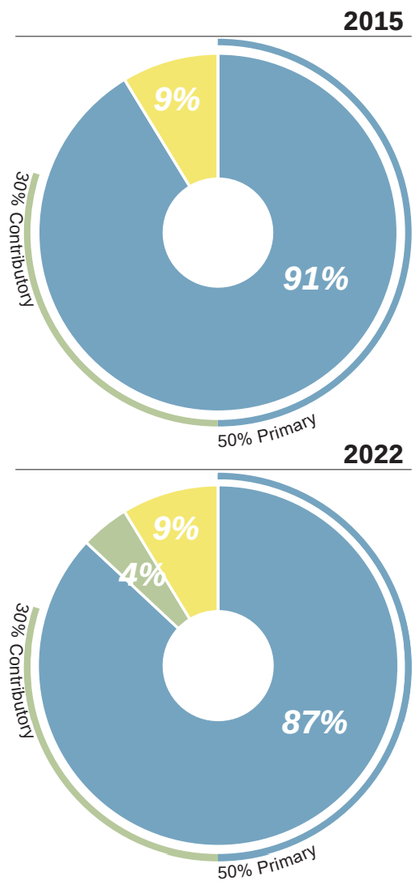
- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2015 CHARACTER AREA BOUNDARY
- 2022 CHARACTER AREA BOUNDARY

CHARACTER AREA 8 - BEVERLEY

2022 DESKTOP EVALUATION

Scale: NTS

COMPARATIVE ANALYSIS



LEGEND

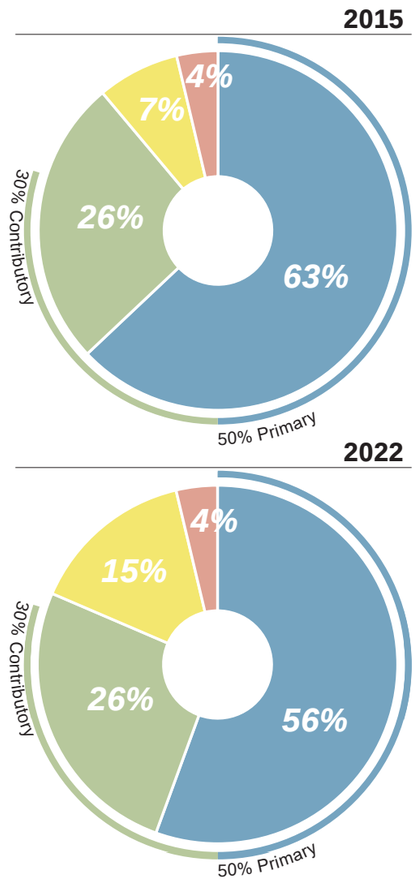
- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2015 CHARACTER AREA BOUNDARY
- 2022 CHARACTER AREA BOUNDARY

CHARACTER AREA 9 - RANFURLY

2022 DESKTOP EVALUATION

Scale: NTS

COMPARATIVE ANALYSIS



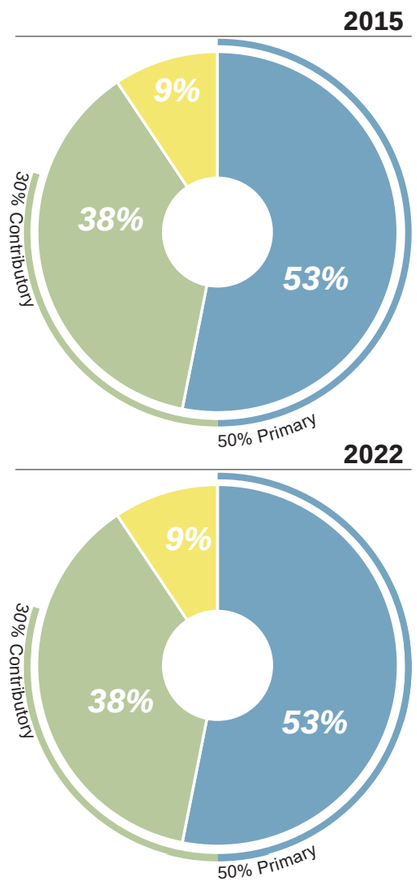
LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2015 CHARACTER AREA BOUNDARY
- 2022 CHARACTER AREA BOUNDARY

CHARACTER AREA 10 - MASSEY

2022 DESKTOP EVALUATION

COMPARATIVE ANALYSIS



Scale: NTS

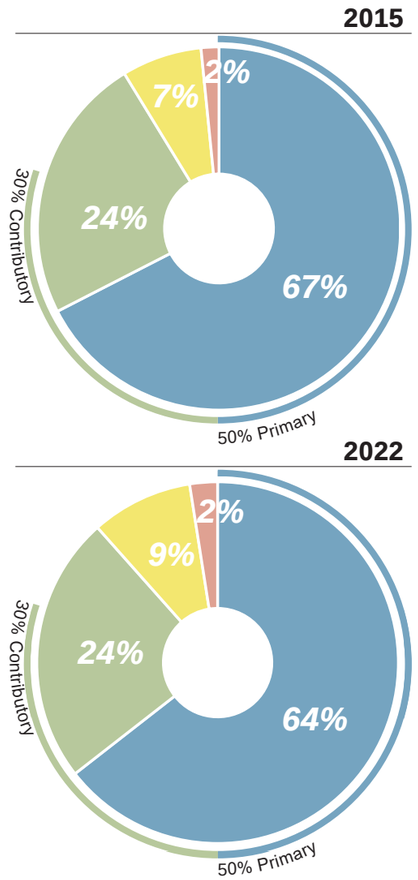
LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2015 CHARACTER AREA BOUNDARY
- 2022 CHARACTER AREA BOUNDARY

CHARACTER AREA 11 - MALVERN

2022 DESKTOP EVALUATION

COMPARATIVE ANALYSIS



Scale: NTS

LEGEND

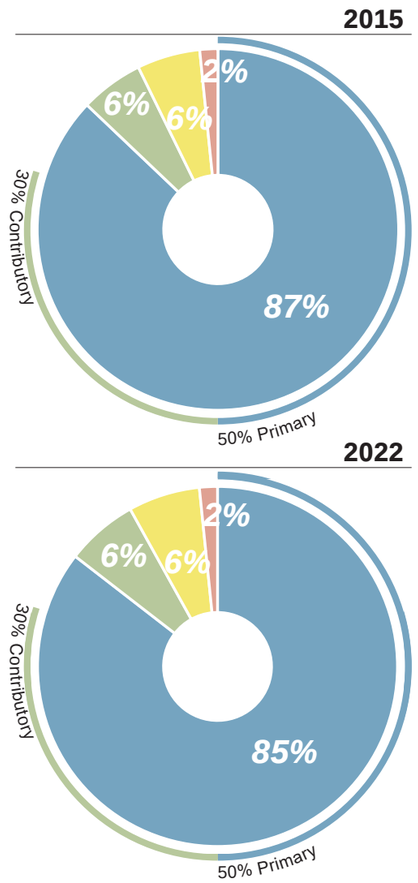
- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2015 CHARACTER AREA BOUNDARY
- 2022 CHARACTER AREA BOUNDARY

CHARACTER AREA 12 - SEVERN

2022 DESKTOP EVALUATION

Scale: NTS

COMPARATIVE ANALYSIS



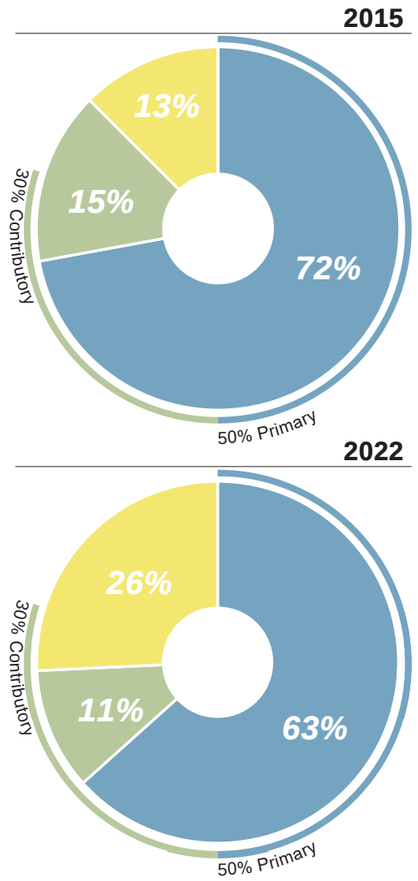
LEGEND

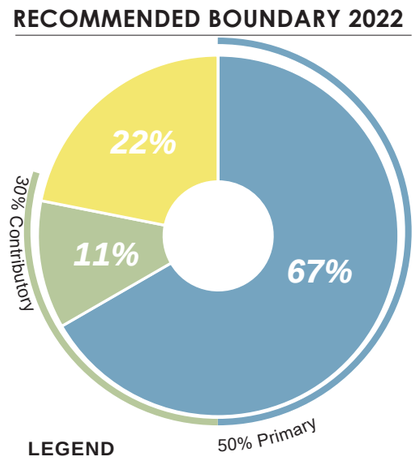
- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2015 CHARACTER AREA BOUNDARY
- 2022 CHARACTER AREA BOUNDARY

CHARACTER AREA 13 - FRANCIS*

2022 DESKTOP EVALUATION

COMPARATIVE ANALYSIS





LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2015 CHARACTER AREA BOUNDARY
- 2022 CHARACTER AREA BOUNDARY

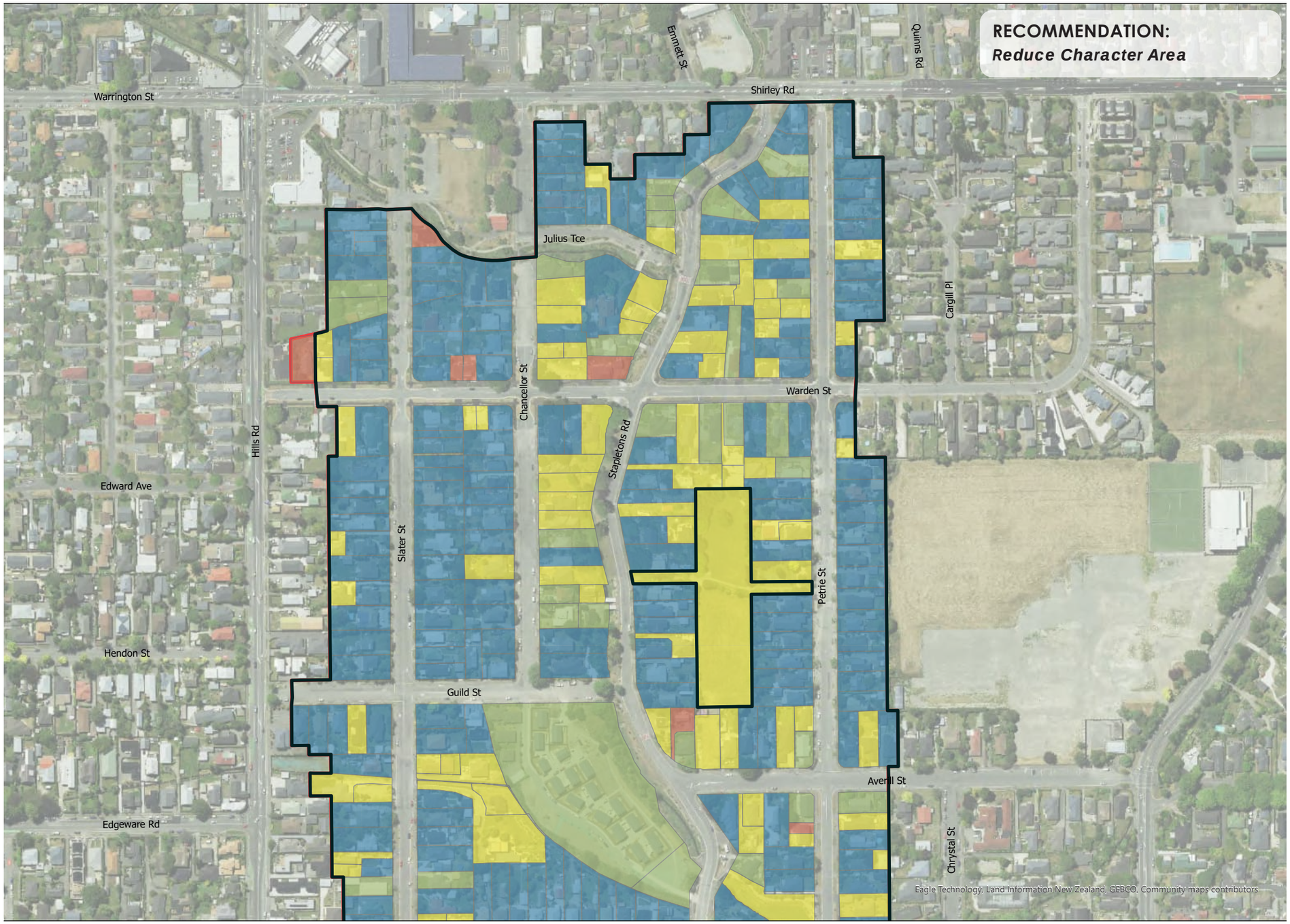
* This area does not meet the 80% requirement but does exceed the 50% Primary score. The boundary could be altered further to exclude “properties not visible from the street” to enhance the percentage scores overall and more accurately represent the Character Area.

Scale: NTS

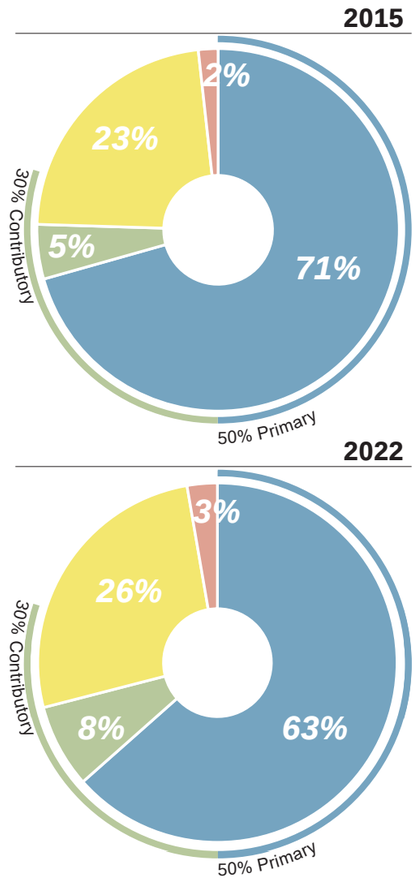
DRAFT

CHARACTER AREA 14 - DUDLEY* (NORTH)

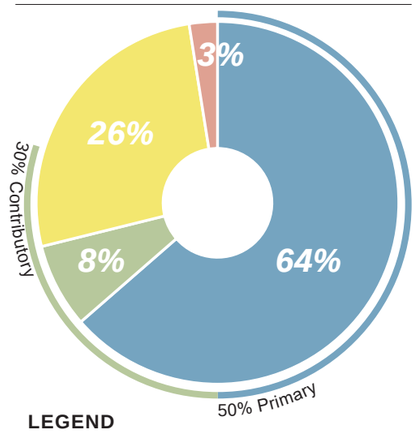
2022 DESKTOP EVALUATION



COMPARATIVE ANALYSIS



RECOMMENDED BOUNDARY 2022



LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2015 CHARACTER AREA BOUNDARY
- 2022 CHARACTER AREA BOUNDARY

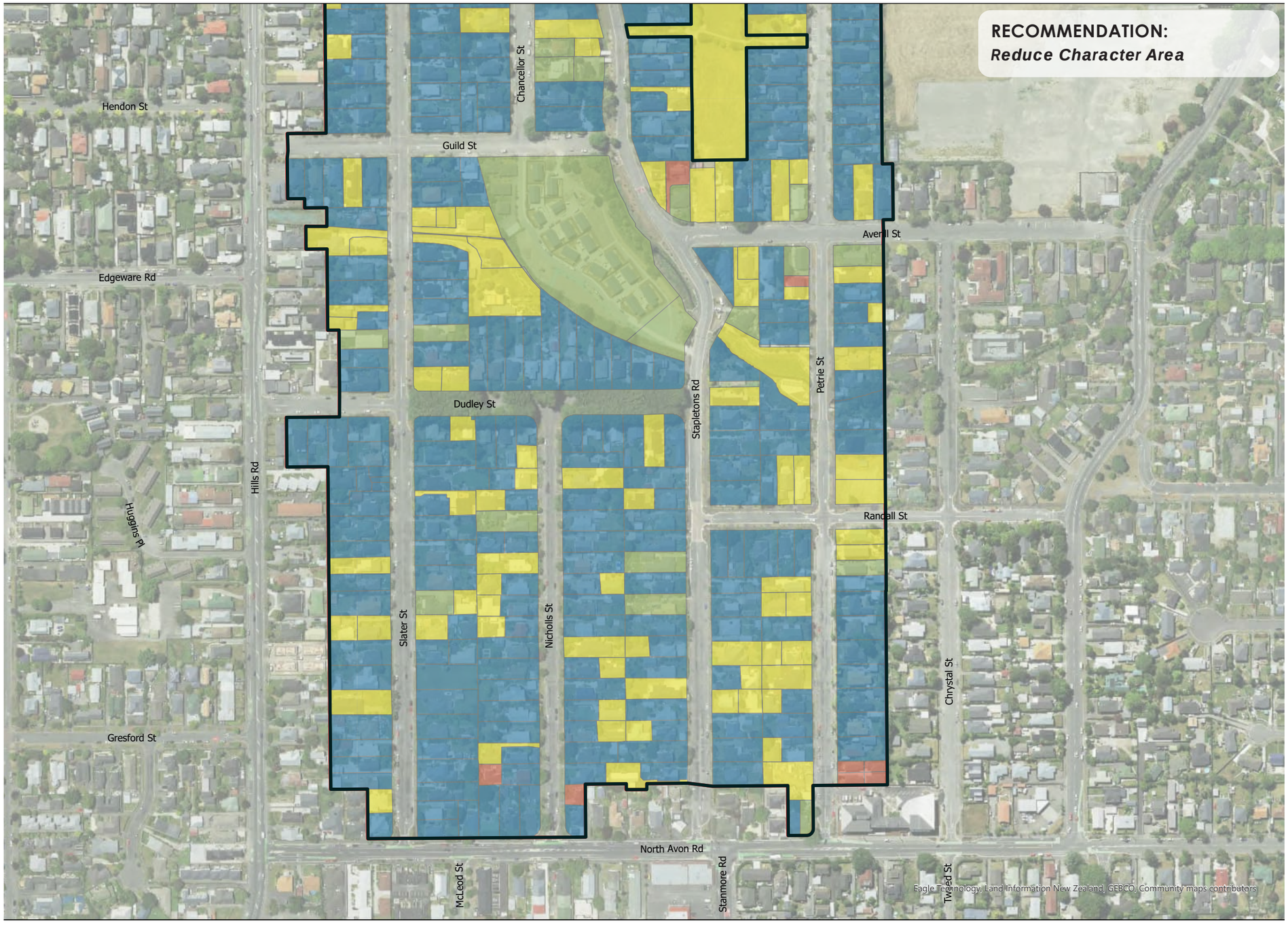
* This area does not meet the 80% requirement but does exceed the 50% Primary score. The boundary could be altered further to exclude “properties not visible from the street” to enhance the percentage scores overall and more accurately represent the Character Area.

*Petrie Park has been excluded from the revised character area boundary. Classified as neutral in 2015 assessment (as shown above).

Scale: NTS

CHARACTER AREA 14 - DUDLEY* (SOUTH)

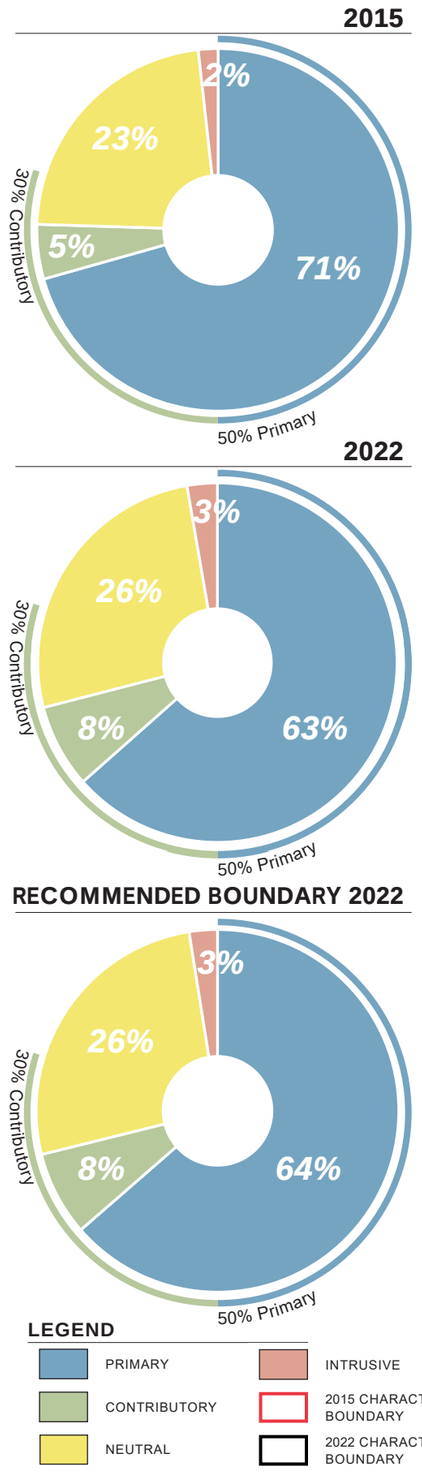
2022 DESKTOP EVALUATION



* This area does not meet the 80% requirement but does exceed the 50% Primary score. The boundary could be altered further to exclude “properties not visible from the street” to enhance the percentage scores overall and more accurately represent the Character Area.

Scale: NTS

COMPARATIVE ANALYSIS



CHARACTER AREA 15 - ENGLEFIELD*

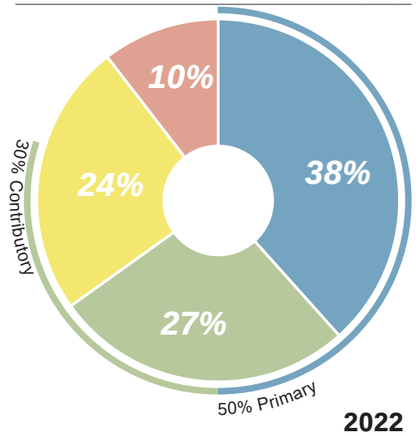
2022 DESKTOP EVALUATION

*Further refinement of the boundary would enable full compliance with the 80% Primary and Contributory threshold. In addition, 22 Elm Grove includes seven 'intrusive' address points which in this case has been manually changed to identify as one property.

Scale: NTS

COMPARATIVE ANALYSIS

2015



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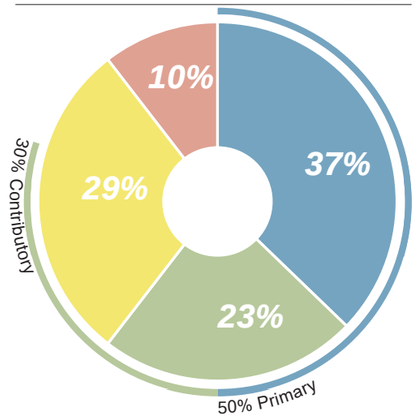
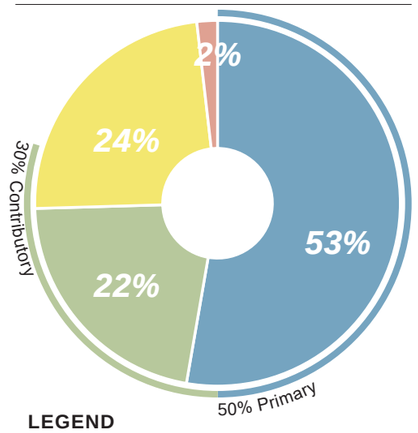


RECOMMENDED BOUNDARY 2022



LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2015 CHARACTER AREA BOUNDARY
- 2022 CHARACTER AREA BOUNDARY

Appendix 22

Investigation of Qualifying Matters Ōtautahi Christchurch Suburban Character Areas – Stage 2A Addendum Report - Boffa Miskell

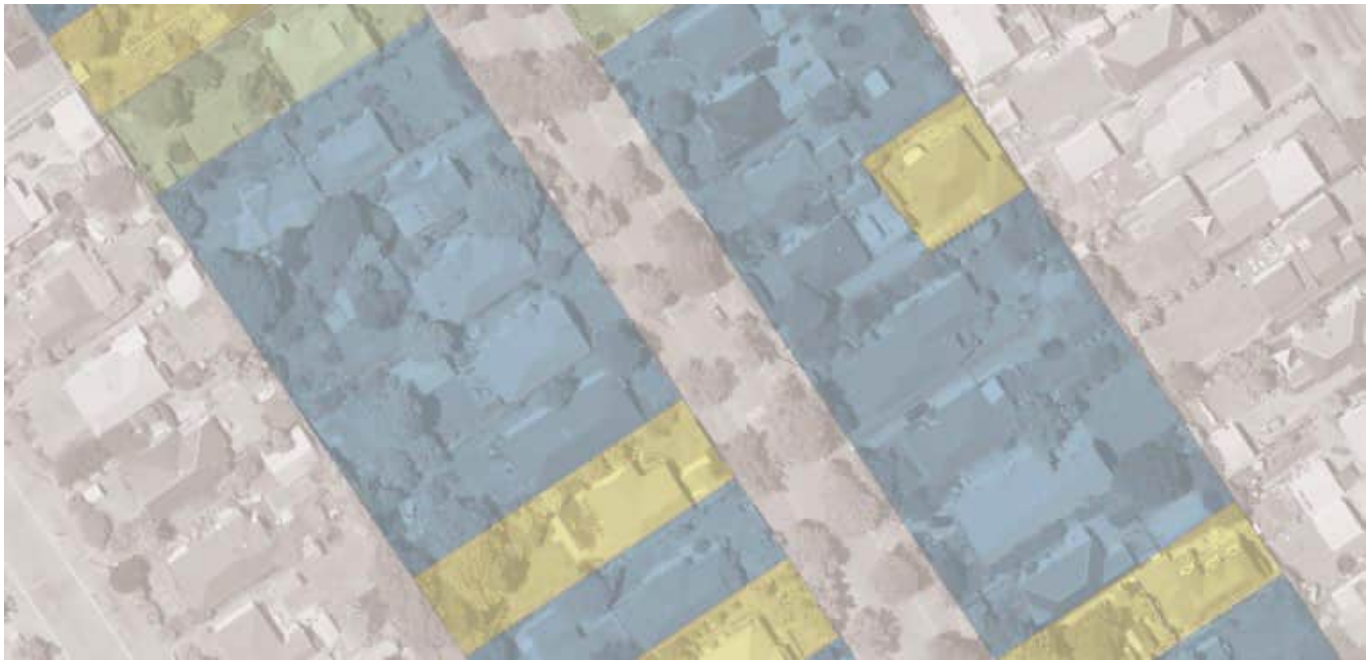
Boffa Miskell

Investigation of Qualifying Matters

Ōtautahi Christchurch Suburban Character Areas – Stage 2A Addendum Report

Prepared for Christchurch City Council

27 July 2022



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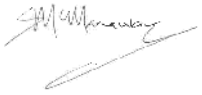
Document Quality Assurance

Bibliographic reference for citation: Boffa Miskell Limited 2022. *Investigation of Qualifying Matters: Ōtautahi Christchurch Suburban Character Areas – Stage 2A Addendum Report*. Report prepared by Boffa Miskell Limited for Christchurch City Council.		
Prepared by:	Sue McManaway Principal / Landscape Architect Boffa Miskell Limited	
	Bronte Linkhorn Senior Professional / Planner Boffa Miskell Limited	
	Olivia Johnstone Senior Professional / Urban Designer Boffa Miskell Limited	
Reviewed by:	Jane Rennie Associate Partner / Urban Designer Boffa Miskell Limited	
Status: Draft	Revision / version: [1]	Issue date: 27 July 2022

CONTENTS

1.0 Introduction

In line with the National Policy Statement – Urban Development (NPS-UD), Christchurch City Council (the Council) is reviewing and investigating potential Qualifying Matters, including Character Areas.

This report has been prepared on behalf of the Council as an addendum (referred to as Stage 2A) to the main report (Stages 1 and 2) which assessed the intactness of existing suburban Character Area Overlays and their capacity for intensification.

This Stage 2A assessment has been undertaken to ascertain the potential of additional proposed areas (that have not previously been identified), to be considered as Character Areas or as an addition to a Character Area.

For consistency, a similar methodology to that adopted in Stages 1 and 2 has been followed. Key aspects of the approach and assumptions made in this Stage 2A report are addressed below. For more details around the overall methodology and assumptions refer to the main report.

This report presents the findings of the assessment of the following four potential Character Areas:

- Ryan Street;
- Roker Street and Penrith Avenue;
- Evesham Crescent and Bewdley Street; and
- Tennyson Street (as an addition to the Beckenham Character Area).

2.0 Background

A range of areas, including individual streets and whole blocks, were put forward for consideration as Character Areas through the pre-notification engagement and technical review of heritage area assessments. Following high level analysis, the Council identified six areas as candidates for further investigation:

- Roker Street and Penrith Avenue;
- Ashgrove Terrace;
- Ryan Street;
- Bewdley Street/Evesham Crescent;
- Mountfort Street; and
- Tennyson Street (southern side between Norwood Street and Eastern Terrace).

3.0 Scope of Study

The scope of Stage 2A involved a more comprehensive desk-top analysis followed by a ground-truthing exercise for each of the above six candidate areas.

As a result of this process, four areas were identified as having sufficient integrity to be considered as Character Areas or to be added to an existing Character Area. The focus of this report is therefore to present the findings from the evaluation of the following four areas:

- Roker and Penrith Streets;
- Ryan Street;
- Bewdley Street/Evesham Crescent; and
- Tennyson Street, as part of the Beckenham Character Area.

4.0 Methodology

4.1 Methodology for Assessing Additional Potential Areas

The methodology for assessing these additional potential Character Areas followed a similar methodology as the Stage 1 and 2 assessments. In summary, the methodology involved:

1. Confirming draft boundaries for each area derived from the boundaries put forward by the Council.
2. Setting up the GIS tool for assessment.
3. Determining attributes (derived from those used in the previous Stages) for each potential Character Area to assist with evaluating the integrity of the area.
4. Undertaking a desktop review of each area and comprising a preliminary site-by-site assessment.
5. Carrying out a walk-by evaluation of each potential Area to determine its cohesion and strength and undertake a ground truthing exercise.
6. Undertake a preliminary application of the 80% and 50/30 (or 50%+) thresholds and exclude any Areas that do not meet these thresholds, from further consideration.
7. If Tennyson Street meets these thresholds, then consider:
    a) If it is able to stand alone as a Character Area; and if not,
    b) How Tennyson Street can be connected to the Beckenham Character Area in such a way that the integrity of Beckenham remains sufficiently cohesive and will form a sensible new boundary, i.e. via Norwood Street and/or Eastern Terrace.
8. Mapping the Character Areas and boundaries and producing pie charts used to communicate the comparative split between each of the classifications and demonstrate how the Area aligned with the 50/30% test.

4.2 Methodology for Identifying Development Potential

Following the above process, investigations turned to identifying where and what potential development opportunities within the four final Character Areas may be possible, using the following steps.

1. Group the Character Areas into 'types' (as developed in Stages 1 and 2 or develop new types as appropriate) based on shared characteristics.
2. Consider the likely development scenarios as developed in Stages 1 and 2.
3. Identify the potential impacts of intensification on the attributes of the Character Areas.
4. Identify a set of 'design parameters' that would provide increased development opportunity whilst minimising impacts and retaining Character Area values within the existing development framework.
5. It is noted that Tennyson Street is recommended to be included in the Beckenham Character Area so the same development potential and design parameters identified in the Stage 2 report would apply[1].

[1] Refer to *Investigation of Qualifying Matters, Ōtautahi Christchurch Suburban Character Areas*, Prepared for Christchurch City Council, (June 2022), p39

5.0 Evaluation of Character Areas and Recommended Design Parameters

5.1 Overview

Table 1 provides a summary of the recommendations in relation to each of the potential five new Character Areas.

	Primary	Contributory	Neutral	Intrusive	**Recommended Action**
Roker/Penrith	57%	23%	17%	3%	Consider as Character Area
Ryan	80%	17%	4%	-	Consider as Character Area
Bewdley/Evesham	67%	16%	11%	5%	Consider as Character Area
Ashgrove	33%	23%	40%	4%	Remove from consideration
Mountfort	44%	19%	32%	5%	Remove from consideration

Table 1: Recommended new Character Areas

Table 2 provides a summary of the recommendations in relation to the potential for Tennyson Street to be added to the Beckenham Character Area.

	Primary	Contributory	Neutral	Intrusive	**Recommended Action**
Tennyson Street (frontage only)	61%	17%	17%	5%	Add to Beckenham Character Area
Tennyson Street connection (via Eastern Terrace to Fisher Avenue)	52%	15%	30%	6%	Consider Eastern Terrace as a potential point of connection
Tennyson Street connection (via Norwood Street to Fisher Avenue)	35%	20%	32%	13%	Remove Norwood Street from consideration as a connection
Beckenham (Stage 2 boundary)	61%	11%	26%	2%	Consider extending the Stage 2 Beckenham boundary along Eastern Terrace to encompass Tennyson Street
Beckenham (including Tennyson Street via Eastern Terrace)	60%	11%	27%	2%	

Table 2: Recommended amalgamation with existing Character Area

The following section provides a summary of each of the additional four areas recommended for consideration as a Character Area.

The summaries include:

- An overview of the Character Area.
- A list of the key characteristics that make the area distinctive from their surroundings. This includes photographs of both representative dwellings and the streetscape.
- A map outlining the boundary of the Character Area, the categorisation of each property within it and a graph showing the percentage of Primary, Contributory, Neutral and Intrusive ranking of properties.
- Specific assumptions and analysis pertaining to the Character Area.
- Recommended design parameters to inform future development standards within the District Plan.

The key attributes for each Area were developed based on the attribute categories from the Stage 1 and 2 assessments. These attributes were also used as a basis to consider potential impacts on the special characteristics to be retained.

When evaluating the Character Areas, the following observations were made:

- High fences and new garages to the front or side can erode the character of otherwise Primary dwellings where they screen and/or dominate the visual relationship between the building and the street.
- Vegetation along the front boundary or within the front yard can also obstruct the visual connection, however since vegetation can be more easily trimmed to enable views, it was less common for this to solely affect the evaluation.
- Alterations to, or replacement of windows were among the most common changes observed to Primary dwellings. In some instances, the new windows were considered sufficiently prominent to affect the overall evaluation.
- Where two storey homes dating from the era were present but not typical of the overall character, they were generally considered Contributory.

5.2 Character Area: Roker Street/Penrith Avenue

5.2.1 Overview

The Roker Street/Penrith Avenue Character Area is located in Somerfield, south of the central city, in the block between Strickland and Selwyn Streets. The two streets comprise homes dating from the early to mid-20th century. While they form a consistent area in this regard, the two streets differ in that Penrith Avenue is more open, with a building era largely between the 1930s and 50s. In contrast, Roker Street features large scale, mature street trees and is predominantly characterised by earlier dwellings, dating between 1910 and the 1920s.

5.2.2 Key Characteristics of Roker Street and Penrith Avenue

It is the combination of the following key elements that contribute to the distinctiveness and sense of place of this Character Area:

- Consistent style and era of dwellings primarily dating from 1910 to 1930, and 1930 to 1950.
- Dwellings are typically single storey, with some exceptions, particularly in Roker Street, and are generally detached buildings of a moderate scale.
- Buildings and roofs are generally simple forms with projections, gable and hip roofs.
- Architectural detailing includes bay and bow windows, shingle gable ends and weatherboard cladding.
- Dwellings are generally setback between 6-9m from the street.
- Part of an area with a highly defined grid pattern.
- Fencing is generally low, concrete nib or timber in both streets with good visual connectivity. Low nib walls and a sense of openness are a particular feature of Penrith Avenue.
- The mature street trees and wide grassed berms of Roker Street, and well planted gardens and boundary vegetation within private properties of both streets, influence the visual quality of this Area's streetscapes.

Roker Street

Penrith Avenue

Roker Street streetscape

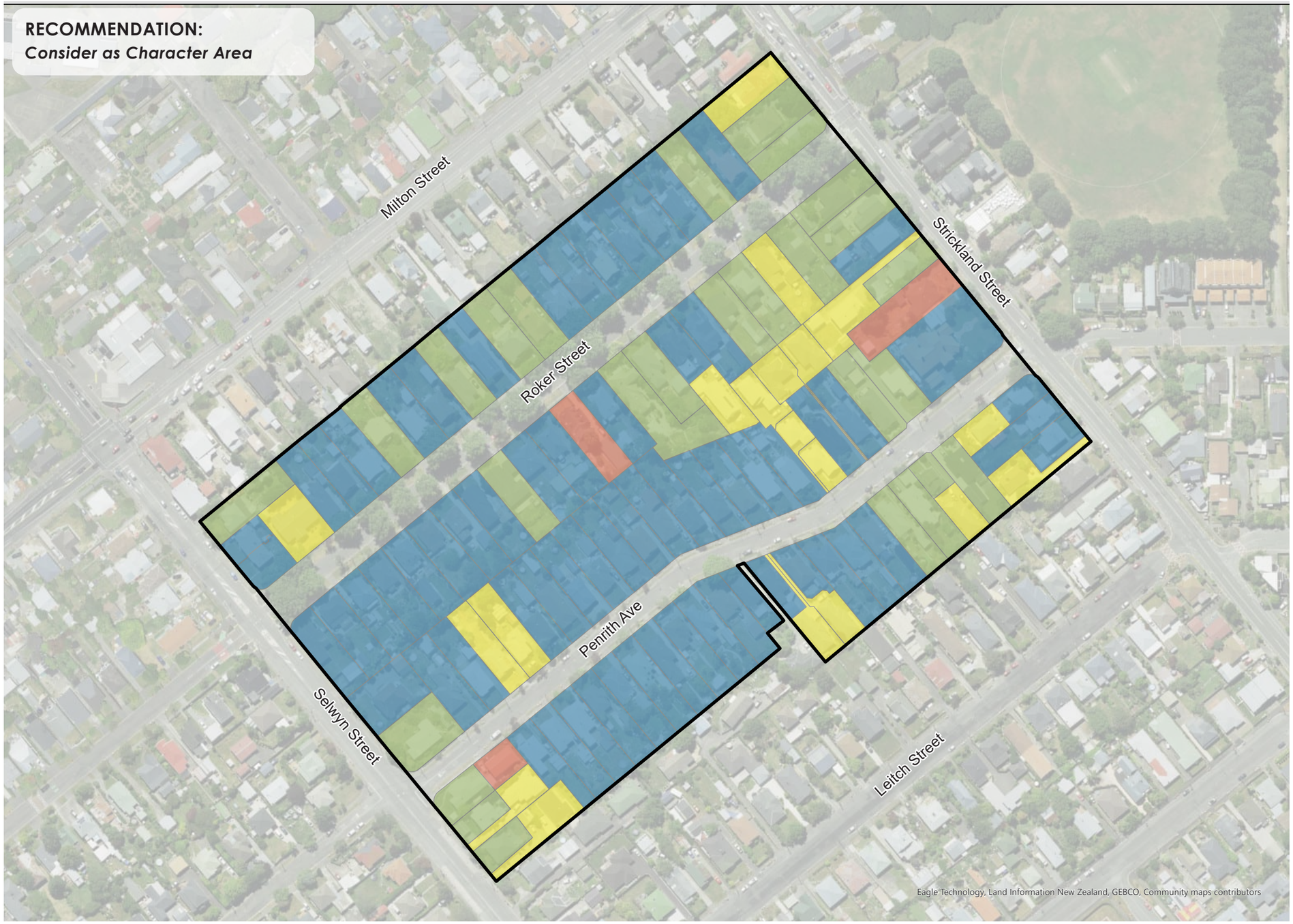
Penrith Avenue streetscape

5.2.3 Character Area Boundaries and Categorisation of Properties

The map below identifies the boundary of the Roker Street/Penrith Avenue Area along with the categorisation of each property within it. The graph identifies the percentage of each ranking category within the Character Area boundary.

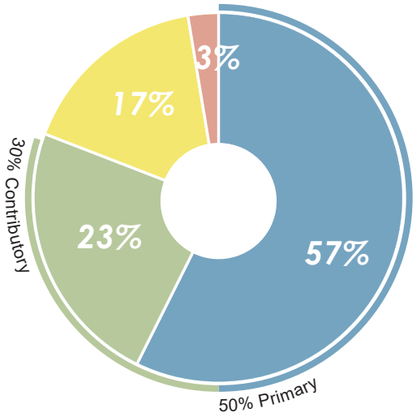
CHARACTER AREA A - ROKER/PENRITH

RECOMMENDATION:
Consider as Character Area



COMPARATIVE ANALYSIS

2022 CHARACTER ASSESSMENT



LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

Scale: NTS

5.2.4 Specific Assumptions and Analysis

- Properties on Penrith Avenue and Roker Street have a slightly different character however together they provide a highly coherent transition through early 20th century building ages. They also share a sense of openness between the street and private properties due in particular to low or no fencing. An increase in fence height erodes the quality of that relationship.
- While the character of this Area is predominantly single storey, there are a small number of two storey homes dating from the relevant era that have been considered Contributory.
- There is a small amount of infill development largely in the middle block at the deeper Strickland Street end (and is largely visually contained) however overall sections are predominantly intact.
- Two separate new townhouse developments are currently under construction within the proposed Character Area, off Strickland Street, and on Penrith Avenue which will begin to erode the character of the surrounding streetscape.

5.2.5 Roker Street and Penrith Avenue Character Area Recommended Design Parameters

Roker Street and Penrith Avenue are considered to share common attributes (particularly in terms of section size) with the 'Type 3' Character Areas identified in Stages 1 and 2. Therefore, it is recommended that the Area is best aligned with the recommended 'design parameters' for Type 3. These are set out in the main report and are not repeated here.

5.3 Character Area: Ryan Street

5.3.1 Overview

Ryan Street is a no-exit street located in Phillipstown, southeast of the central city, adjacent to the historic Edmonds Factory Gardens. The street is almost completely intact and a highly coherent area of 1930-1940s dwellings. Street setbacks are deep and front yards generally open with nib walls or low fencing, and hedges/planting at the property boundaries, all contributing to a sense of spaciousness. The character is further enhanced by the streetscape comprising grassed berms and street trees.

5.3.2 Key Characteristics of Ryan Street

It is the combination of the following key elements that contribute to the distinctiveness and sense of place of the Ryan Street Character Area:

- Consistent single storey, small to moderate-scale, individual buildings.
- A high proportion of original houses from the 1930s-40s on largely intact sections.
- Buildings and roofs are generally simple forms with projections, gable and hip roofs.
- Architectural details includes bay and bow windows; shingle gable ends and weatherboard cladding.

- Moderate street width and setbacks from the street are typically generous and between 6-10m.
- No fencing or low fencing with low nib or picket walls are a feature and contribute to a sense of openness and strong relationship with the street.
- Established hedges or garden plantings are a key feature in the front yard and/or along property boundaries.
- Attractive streetscape with mature street trees and grass berms.
- Garages excluded from the street frontage.

Ryan Street

Ryan Street

Ryan Street streetscape

5.3.3 Character Area Boundaries and Categorisation of Properties

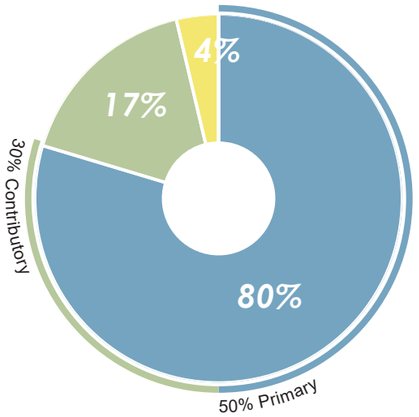
The map below identifies the boundary of the Ryan Street Area along with the categorisation of each property within it. The graph identifies the percentage of each ranking category within the Character Area boundary.

CHARACTER AREA B - RYAN

RECOMMENDATION:
Consider as Character Area

COMPARATIVE ANALYSIS

2022 CHARACTER ASSESSMENT



LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

Scale: NTS

5.3.4 Specific Assumptions and Analysis

- Some properties on Ryan Street have high or dense plantings in the front yard that limit the contribution of the dwelling to the streetscape. Only the densest screen of vegetation was considered to reduce the ranking of a Primary dwelling, and typically where in combination with another detracting element such as altered cladding.
- While consent has recently been approved for a new townhouse development across 32-36 Ryan Street, at the time of the site visit, the properties appeared intact and have therefore been assessed as such. Should these Primary dwellings be demolished and replaced with the proposed townhouses, they would detract from current highly intact character of the street, however it would continue to meet the required thresholds for a Character Area.

5.3.5 Ryan Street Character Area Recommended Design Parameters

Ryan Street is considered to share common attributes with the 'Type 3' Character Areas as identified in Stages 1 and 2. Therefore, it is recommended that it best aligns with the Type 3 'design parameters'. These are set out in the main report and are not repeated here.

5.4 Character Area: Bewdley Street/Evesham Crescent

5.4.1 Overview

The Bewdley Street/Evesham Crescent Character Area is located in Spreydon, southwest of the central city. In contrast to the grid pattern, the curving Evesham Crescent street pattern is a very typical 1950s development form. The age of housing is highly consistent and comprises single story masonry bungalows that strongly address the street, with matching low front boundary walls and open front yards. Bewdley Street appears to have the stronger character of the two streets, with less change in terms of additions to dwellings, high front fences and garaging impacting to some degree on the street scene.

5.4.2 Key Characteristics of Bewdley Street/Evesham Crescent

It is the combination of the following key elements that contribute to the distinctiveness and sense of place of Bewdley Street/Evesham Crescent:

- Consistent setbacks with open front yards.
- Subdivision pattern is largely intact.
- Consistent single storey, generally detached, dwellings on modest footprints.
- Architectural detailing which reflects a very specific period - consistently includes masonry bungalows dating from the 1950s – 1960s.
- Gardens/vegetation in front yard, including hedges.
- Garages/carports to rear and detached.
- Entrances at the side of the dwelling.
- Good visual connectivity between dwellings and the street through glazing to the street and low or no fencing.

Evesham Crescent

Bewdley Street

Evesham Crescent streetscape

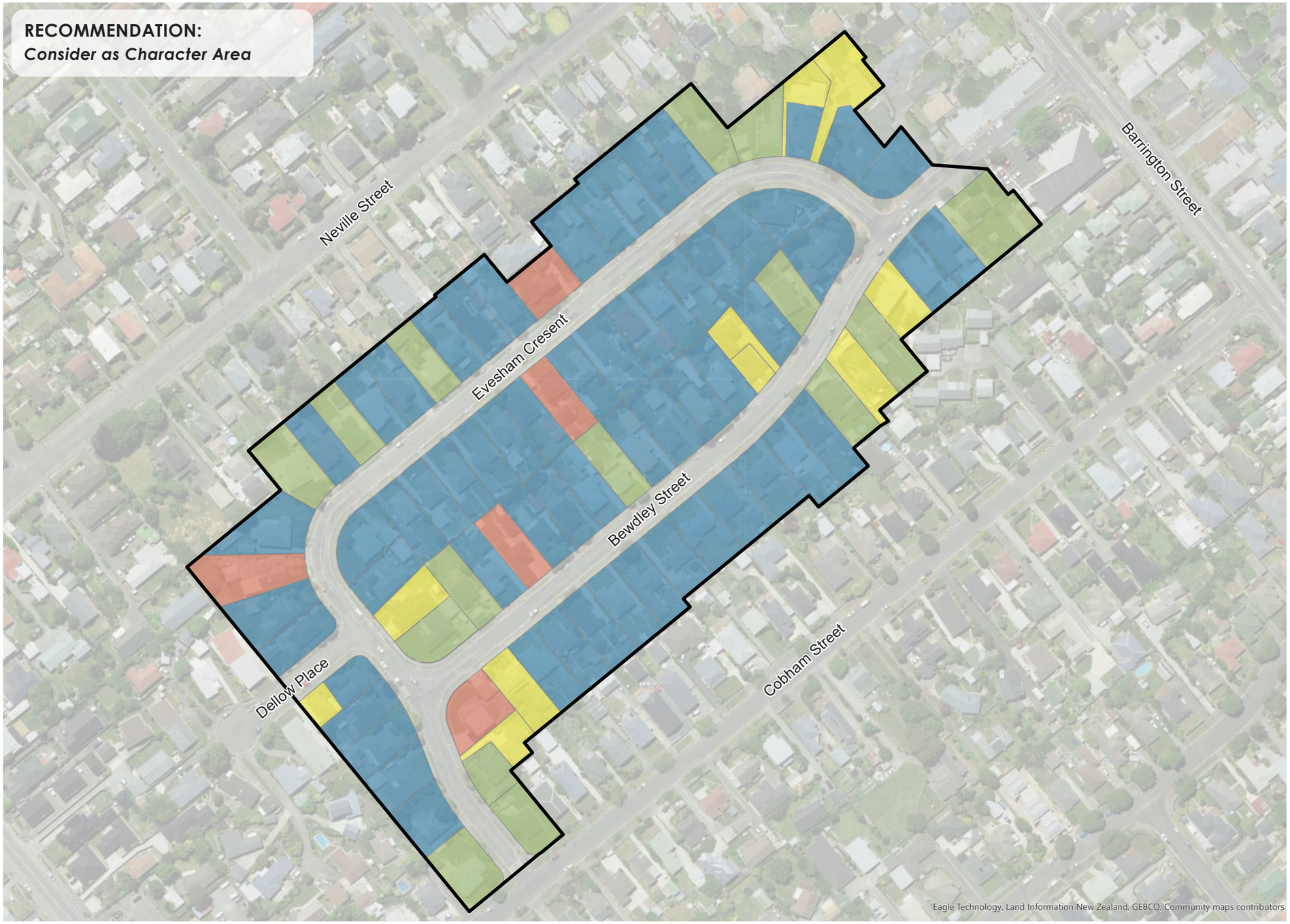
Bewdley Street streetscape

5.4.3 Character Area Boundaries and Categorisation of Properties

The map below identifies the boundary of the Bewdley Street/Evesham Crescent Area along with the categorisation of each property within it. The graph identifies the percentage of each ranking category within the Character Area boundary.

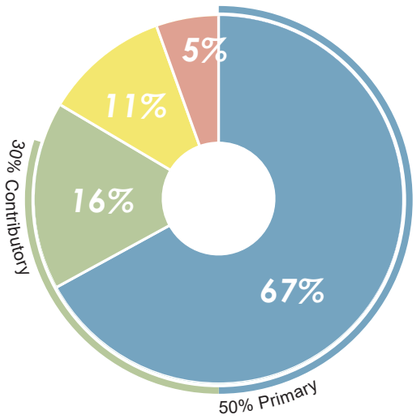
CHARACTER AREA C - BEWDLEY/EVESHAM

RECOMMENDATION:
Consider as Character Area



COMPARATIVE ANALYSIS

2022 CHARACTER ASSESSMENT



LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

Scale: NTS

5.4.4 Specific Assumptions and Analysis

- There is evidence of high fencing being erected in the area which reduces the connectivity between the dwellings and the street and in some instances dominates the contribution of an original dwelling.
- Similarly, new garages forward of the original dwelling can dominate the streetscape and reduce the contribution of the dwelling.
- Dallow Place, which extends off Evesham Crescent was excluded from the boundary due to the slightly later era and/or different built form.
- Where there are the occasional original dwellings dating from earlier periods these were considered to be Contributory.

5.4.5 Bewdley Street/Evesham Crescent Character Area Recommended Design Parameters

A new Character Area 'Type' is recommended for the Bewdley Street/Evesham Crescent Area given the era of development. This would include the following design parameters:

Landscape and Vegetation

Dwellings are typically setback 6-7m from the front boundary and to maintain consistency a similar setback is recommended. This setback allows for gardens and vegetation within the front yard. A minimum 3m landscape strip for the extent of the front boundary is recommended to enable a good level of boundary planting.

Streetscape and Connectivity

Dwellings have a strong relationship to the street, with large glazing fronting the street and this level of glazing should be maintained for consistency. Front doors are not necessarily facing the streetscape and may be located along the side elevation.

Traditional fencing remains very low, often under 1m in height, and usually complements the dwelling materials. Therefore, fencing of a similar height is recommended.

Garages and car ports should ideally be located at the rear and detached from the main dwelling. If they are to the side, these should be set back from the front face of the dwelling.

Built Form

Buildings in this Character Area are modest simple forms, typically single storey and a maximum height limit should reflect this.

The built form should be detached and a secondary dwelling on the same site should be separated by 5m to ensure this visually detached form is achieved.

As dwellings in this Area are modest it is recommended that site coverage should reflect 30-40% across the site.

Subdivision Pattern

The allotment sizes are generally consistent throughout the Character Area and should remain at a minimum of 600m^2 lot size.

5.5 Character Area: Tennyson Street (Beckenham)

5.5.1 Overview

Tennyson Street is east-west orientated, located at the northern edge of Beckenham and the Beckenham Loop. It marks a change in development pattern from a predominantly north-south grid pattern in the Loop to the south, to northwest-southeast angled grid pattern of the streets to the north.

The section of Tennyson Street that these investigations were concerned with is the south side of the block between Norwood Street and Eastern Terrace aligning with the Heathcote River.

This area predominantly comprises homes dating from the early to mid-20th century and particularly 1910-1920 and is characterised by street trees, a cycleway, low stone walls and well planted front gardens.

5.5.2 Key Characteristics of Tennyson Street

It is the combination of the following key elements that contribute to the distinctiveness and sense of place of Tennyson Street:

- Consistent style and era of dwellings (primarily single-storey detached, wooden dwellings of the early to mid-20th century, and particularly the1910s - 1920s).
- Consistent generous setbacks of 10m and more.
- Buildings and roofs which are generally simple in form comprising projections, gable and hip roofs.
- Architectural detailing which includes bay and bow windows, porches and weatherboard cladding.
- Established gardens, with dense plantings of trees and hedges as a key feature.
- Fencing which is predominantly low walls with planting or timber picket fences, up to approximately 1m, although some higher fences are eroding this consistency.
- Garages/carports to the rear of lots and detached.
- Good visual connectivity between dwellings and the street through glazing to the street and low or no fencing, however dense planting and the higher fencing is reducing this.

Tennyson Street

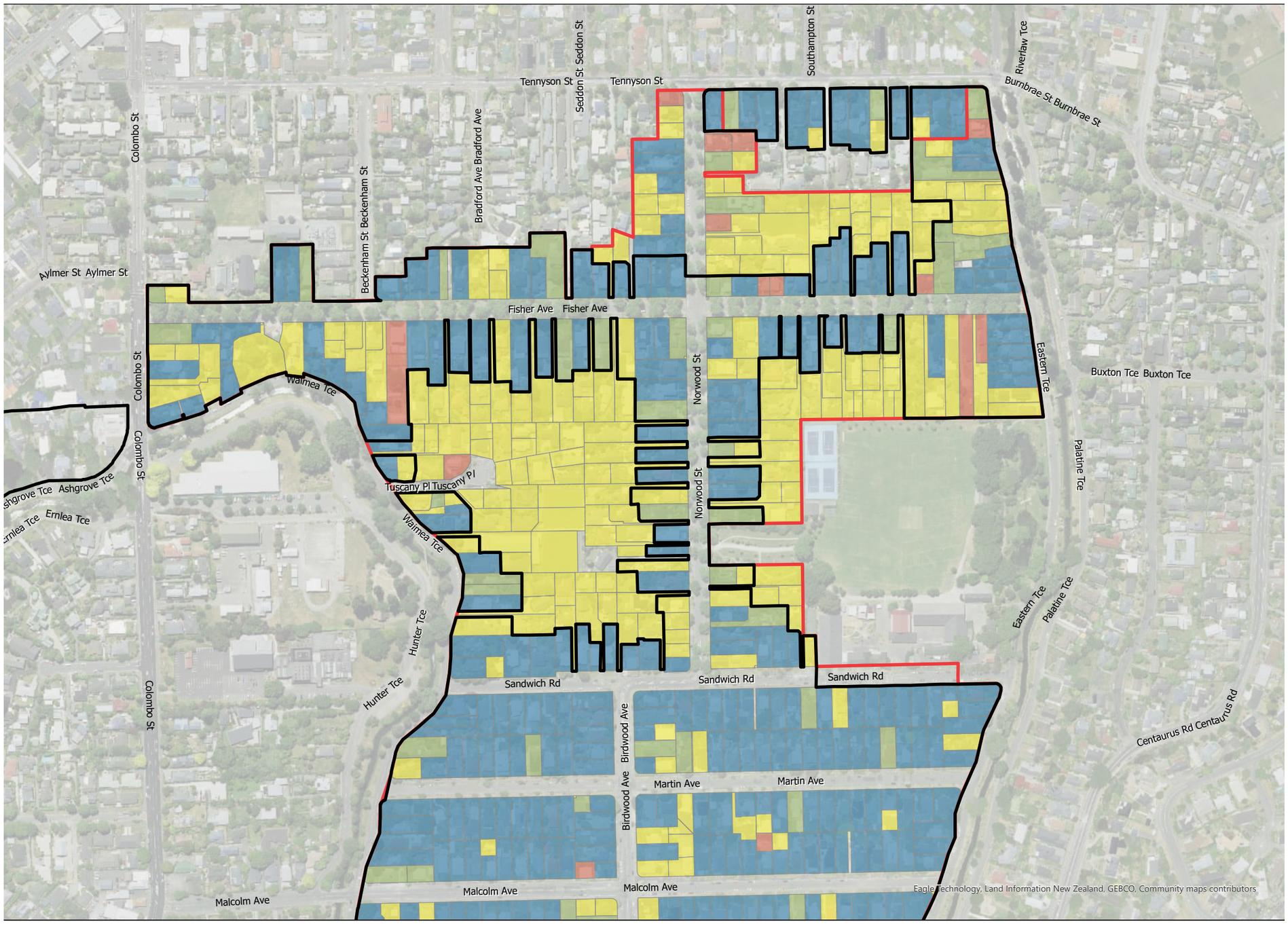
Tennyson Street

Tennyson Street streetscape

5.5.3 Character Area Boundaries and Categorisation of Properties

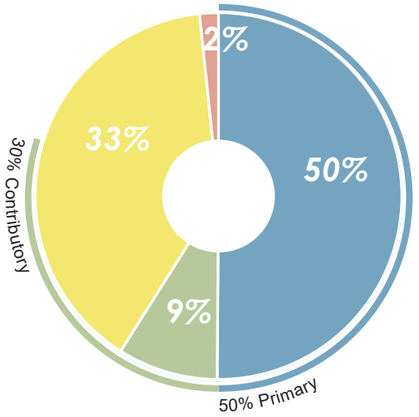
The map below identifies the updated boundary of the Beckenham Character Area, including Tennyson Street and the connection via Eastern Terrace. It also shows the categorisation of each property within the boundary. The graph identifies the percentage of each ranking category within the Character Area boundary.

CHARACTER AREA 4 - BECKENHAM LOOP * (NORTH)

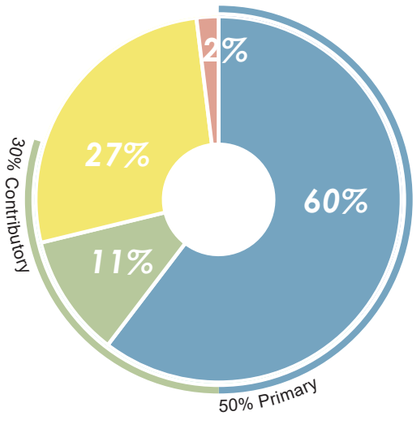


COMPARATIVE ANALYSIS

2015 CHARACTER ASSESSMENT



2022 CHARACTER ASSESSMENT



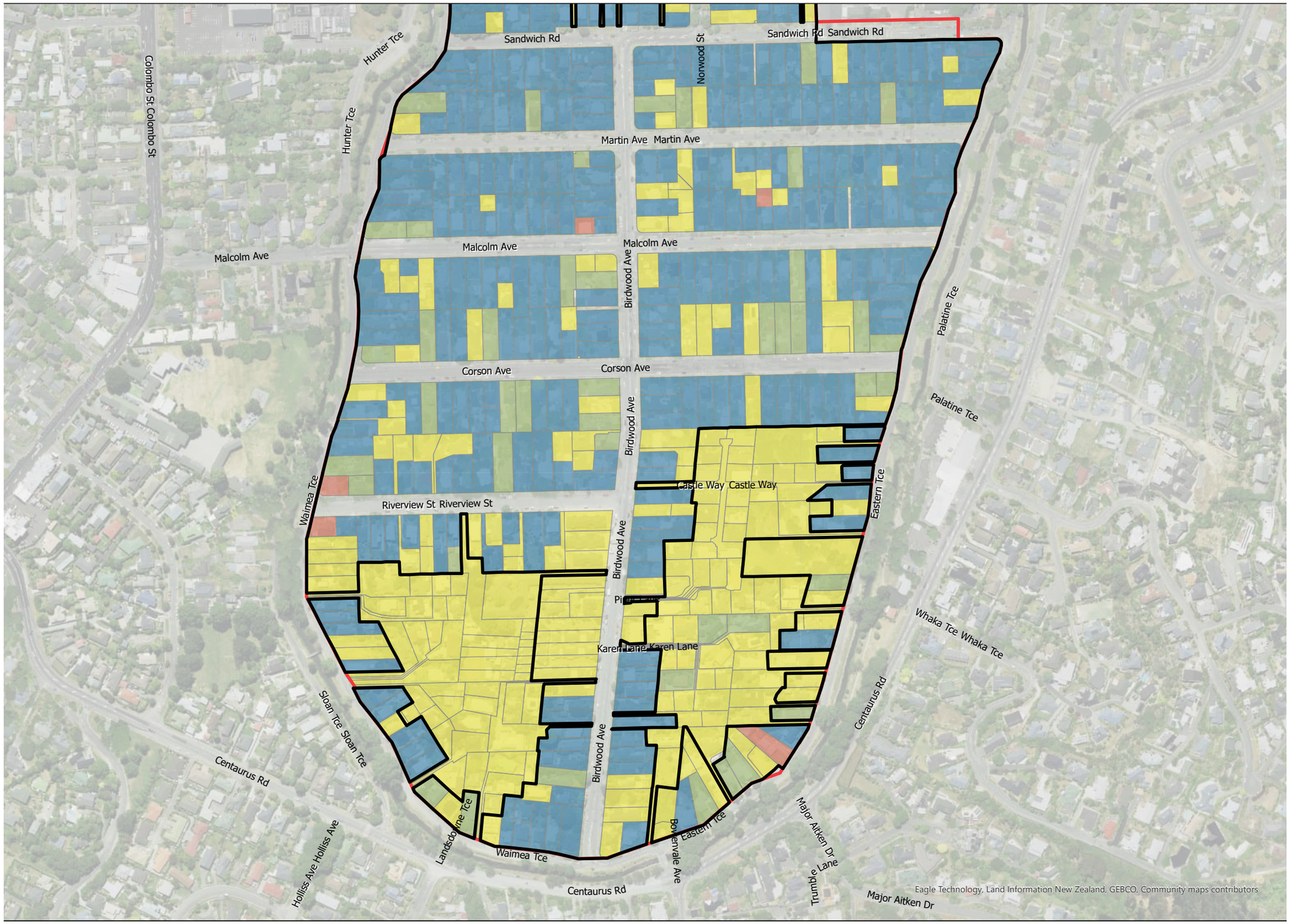
LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

* This area does not meet the 80% requirement but does exceed the 50% Primary score. The boundary could be altered further to exclude “properties not visible from the street” to enhance the percentage scores overall and more accurately represent the Character Area.

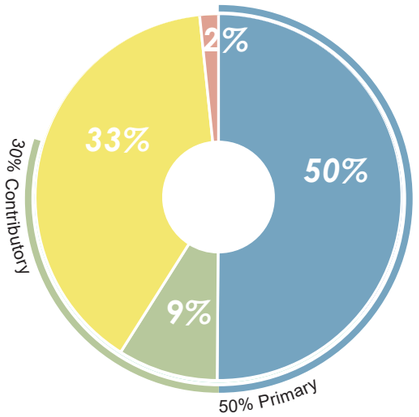
Scale: NTS

CHARACTER AREA 4 - BECKENHAM LOOP * (SOUTH)

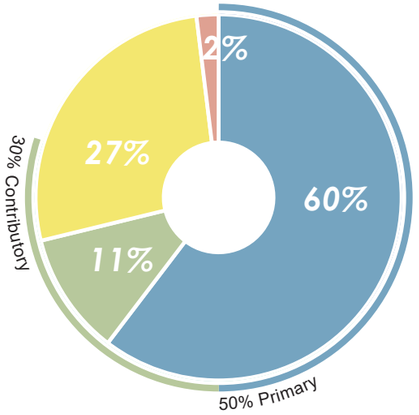


COMPARATIVE ANALYSIS

2015 CHARACTER ASSESSMENT



2022 CHARACTER ASSESSMENT



LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

* This area does not meet the 80% requirement but does exceed the 50% Primary score. The boundary could be altered further to exclude “properties not visible from the street” to enhance the percentage scores overall and more accurately represent the Character Area.

Scale: NTS

5.5.4 Specific Assumptions and Analysis

- The Tennyson Street section was not considered able to stand alone as a Character Area due to its small number of properties (it includes less than 20 dwellings which is the cut off assumption outlined in the Character Areas methodology) and representing only one side of the street and therefore not comprising a full legible street or block. Therefore, given the small number of properties and a contiguous block via Eastern Terrace is effective, it could only be considered if it was amalgamated with the Beckenham Character Area.
- As part of the Stage 1 and 2 analysis, it was recommended that the Beckenham Character Area boundary be reduced to exclude (among other areas) the Tennyson Street end of Norwood Street and Eastern Terrace.
- In reviewing this section of Norwood Street north of Fisher Avenue as part of this Stage 2A Tennyson Street assessment, it was not considered cohesive enough to connect with Tennyson Street.
- In reviewing the Eastern Terrace block between Fisher Avenue and Tennyson Street, it was considered that in reaching the 50%+ threshold, together with Tennyson Street, a sufficiently cohesive amalgamation could be made.
- While Tennyson Street properties share key characteristics with the Beckenham Character Area, they represent a slightly wider building age range, particularly from 1910. These were still considered to be Primary due to their architectural similarities.
- There is evidence of high, solid fencing and new garaging forward of the original dwelling being erected in the area which can dominate the streetscape and reduce the connectivity between the dwelling and street.
- Infill development is resulting in the increased presence of accessways which interrupt the consistency along the streetscape (particularly where two access-ways are adjoining each other) however, gravelled rather than sealed driveways reduce their visual dominance.

5.5.5 Tennyson Street Recommended Design Parameters

It is proposed that Tennyson Street be amalgamated with the Beckenham Character Area and therefore the same ‘Type 4’ design parameters apply – refer to *Investigation of Qualifying Matters, Ōtautahi Christchurch Suburban Character Areas*, prepared for Christchurch City Council, (June 2022).

Appendix 23

Investigation of Qualifying Matters Lyttelton Character Area - Boffa Miskell

Boffa Miskell

Investigation of Qualifying Matters

Lyttelton Character Area

Prepared for Christchurch City Council

26 July 2022

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Document Quality Assurance

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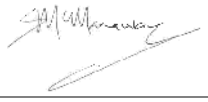
Prepared by:	Sue McManaway Principal / Landscape Architect Boffa Miskell Limited	
	Bronte Linkhorn Senior Professional / Planner Boffa Miskell Limited	
	Olivia Johnstone Senior Professional / Urban Designer Boffa Miskell Limited	
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Status: Final	Revision / version: [B]	Issue date: 26 July 2022

Template revision: 20210624 0000

CONTENTS

1.0 Introduction

In line with the National Policy Statement – Urban Development (NPS-UD), Christchurch City Council (the Council) is reviewing and investigating potential Qualifying Matters, including Character Areas, in the context of the mandated Medium Density Residential Standards (MDRS).

Character Area Overlays are specific areas in residential neighbourhoods that are distinctive from their wider surroundings and are considered to have a character, in the whole, worthy of retention. There are currently several provisions in the Christchurch District Plan (the District Plan) that apply to these Overlays in order to maintain and enhance their identified special character values.

Qualifying Matters are characteristics under which the building height and density requirements (the MDRS provisions) of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill may be modified.

This report (Stage 3 of a wider work programme) has been undertaken to ascertain the potential of the **Lyttelton Character Area** as a Qualifying Matter, including consideration of potential for future development opportunities in the context of the MDRS baseline.

The methodology for assessing Lyttelton involved confirming the attributes relevant to this Character Area, classifying the properties (approximately 450) through a desktop review, followed by a site visit ground truthing and evaluation exercise, and then final confirmation and mapping of the Character Area boundary. Following this, a set of design parameters to inform future District Plan provisions were recommended.

Relevant background and key aspects of the methodology including the assumptions made in the process of undertaking this review of Lyttelton are addressed below. For more information on the overall methodology and assumptions refer to the main report[1].

2.0 Background

2.1 Context

Inner residential areas of Lyttelton were first identified in the Banks Peninsula District Plan (BPDP) as a Residential Conservation Zone. A number of characteristics were identified for which the area was valued such as the wooden houses with steeply pitched roofs and the small scale and density of development. Design guidelines were established to assist home-owners and builders understand these distinctive qualities when making changes to existing dwellings or erecting new buildings.

Following the Christchurch District Plan Review in 2015, two residential areas in Lyttelton were identified in the Christchurch District Plan (District Plan) as Character Areas and the original residential conservation area guidelines, updated.

It is in the current context of the NPS-UD, that this report has been undertaken, to ascertain the potential of these Lyttelton Character Areas as a Qualifying Matter.

[1] Investigation of Qualifying Matters: Ōtautahi Christchurch Suburban Character Areas, prepared for CCC, 1 June 2022

2.2 Qualifying Matters

The NPS-UD outlines government policy directing councils to allow for more housing and businesses with greater height and density, in places close to jobs, services, public transport and infrastructure. Clause 3.32 of the NPS allows for 'qualifying matters', characteristics under which these building height and density requirements may be modified.

The Council considers Residential Heritage Areas (RHA's) and Character Areas are Qualifying Matters.

The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act sets out the specific requirements necessary to achieve Qualifying Matter status:

> *77L Further requirement about application of section 77I(j)*
>
> *A matter is not a qualifying matter under section 77I(j) in relation to an area unless the evaluation report referred to in section 32 also —*
>
> *(a) identifies the specific characteristic that makes the level of development provided by the MDRS (as specified in Schedule 3A or as provided for by policy 3) inappropriate in the area; and*
>
> *(b) justifies why that characteristic makes that level of development inappropriate in light of the national significance of urban development and the objectives of the NPS-UD; and*
>
> *(c) includes a site-specific analysis that —*
>
> *(i) identifies the site to which the matter relates; and*
>
> *(ii) evaluates the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter; and*
>
> *(iii) evaluates an appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.*

3.0 Scope of Study

The spatial scope of the investigation for this report was based on the existing District Plan Lyttelton Character Areas, currently consisting of two separate areas within Lyttelton.

Following a desktop review of these original Character Area boundaries by Council, additional blocks connecting the two areas were put forward for consideration, creating one larger combined study area comprising some 450 properties. Beyond this enlarged boundary, sites were generally not assessed, with a few exceptions which are detailed in the methodology outlined below.

4.0 Methodology and Assumptions

4.1 Overview

The methodology for assessing the Lyttelton Character Areas broadly followed the approach taken for the assessments of the other Christchurch Character Areas. It differs from the review of the 15 suburban character areas in that there was no existing assessment to form a baseline which meant that 'new' relevant attributes had to be identified. A similar assessment framework was utilised for consistency.

Therefore, the methodology for Lyttelton incorporates three key tasks:

- Identifying the key characteristics or attributes that represent the Lyttelton Character Areas;
- Evaluating the level to which those characteristics are represented at each property in the study area; and
- Identifying development potential.

As with all the Character Area investigations to date, the use of GIS was central to the process. Background to the GIS approach applied to the project is set out in the main report (Appendix 3)[2].

4.2 Assessment Methodology

A more detailed outline of the steps taken in the assessment is set out below:

1. Confirming the draft boundary for the area put forward by the Council.
2. Setting up the GIS tool for assessment, incorporating layers (building age, and resource consent data) provided by Council.
3. Determining attributes for the Character Area to assist with evaluating the integrity of the area. These were largely derived from characteristics outlined in the CCC Lyttelton Residential Character Area Design Guide and refined through background review of NZHPT reports[3] and field observations. These attributes were also used as a basis to consider potential impacts on the special characteristics to be retained. The attributes are detailed further in **section 5**.
4. Undertaking a desktop review comprising a preliminary site-by-site assessment utilising GIS and Google Street View.

   The following classification system was applied to the sites:

   - *Primary – Sites with buildings, structures, landscape, garden and other features that **define** the character of an area.*
   - *Contributory – Sites with buildings, structures, landscape, garden and other features that **support** the character of an area.*
   - *Neutral – Sites with buildings, structures, landscape, garden and other features that **neither defines, supports or detracts** from the character of an area.*

[2] Investigation of Qualifying Matters: Ōtautahi Christchurch Suburban Character Areas, prepared for CCC, 1 June 2022
[3] NZHPT (2009) Registration Report for Lyttelton Township Historic Area

- *Intrusive – Sites with buildings, structures, landscape, garden and other features that **conflict/ detract** from the character of an area.*[4]

5. Carrying out a drive-by and site-by-site pedestrian evaluation of the Character Area to determine the overall cohesion of the area and undertake a ground truthing exercise of the selected attributes and preliminary assessment findings.
6. Application of the 80% and 50/30 thresholds (or if less than 80% overall, Primary properties must be greater than 50%), as utilised in all previous Character Area investigations. This was undertaken to test whether the Area met these thresholds, and whether the boundary needed further consideration.
7. Mapping the Character Area and boundaries and producing pie charts used to communicate the comparative split between each of the classifications and demonstrate how the Area aligns with the threshold testing.

4.3 Methodology for Identifying Development Potential

Following the above process, investigations turned to identifying where and what potential development opportunities within the Character Area may be possible using the following iterative steps.

1. Identify a likely development scenario/s. The following assumptions were noted:
    - The level of development directed by Policy 3 of the NPS-UD would be inappropriate in the Character Area, but some level of development may be appropriate.
    - The special characteristics and values attributed to the Character Area are maintained or enhanced.
    - The value of the Character Area as a whole is retained.
    - Unit title arrangements could enable internal subdivision of existing large scale dwellings (hidden density).
    - The most practical development scenario is put forward, that will retain the character attributes of the Area.
    - There is limited capacity for additional development In the Lyttelton Character Area. A minor residential unit on a site already containing a primary dwelling may be appropriate. It is anticipated that any more development than this scenario is likely to adversely affect the attributes and qualities that have been identified through this study.
2. Identify the potential impacts of intensification on the attributes of the Character Areas, including (but not limited to) the following:
    - Loss of the original dwelling.
    - Scale/dominance of new/additional building or alterations.

[4] *Christchurch Suburban Character Areas Assessment, 2015, prepared for Christchurch City council, prepared by Beca, p4*

- Garage/manoeuvring area/parking dominating the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling, taking topographical requirements into consideration.
- Increase in site coverage, with an associated loss in space and vegetation, including a sense of openness and spaciousness, not just as experienced from street address but, in Lyttelton, from multiple wider views due to amphitheatre-like setting.
- Loss of large-scale vegetation.
- Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing.
- Where visual connection is maintained through use of modern 'pool fencing', the extent of fencing, particularly without vegetation to soften it, can appear a dominant feature that detracts from the character of the dwelling beyond and wider streetscape.
- Multiple vehicle accessways from the street impacting on the continuity of the streetscape.
- Use of materials inconsistent with the existing character of Lyttelton.

3. Identify a set of 'design parameters' that would provide increased development opportunity whilst minimising impacts and retaining Character Area values within the existing development framework. The following assumptions were noted:
    - Consideration of the MDRS provisions, and where possible these are incorporated into the parameters. The outcomes anticipated under the MDRS provisions are outlined in ***Appendix 1*****.**
    - Consideration of the existing District Plan provisions where relevant. To enable development some changes are anticipated to the existing District Plan provisions in order to maintain the attributes of the Character Area.
    - The design parameters will inform the suite of potential District Plan provisions to be included in the Plan Change proposal, with 3D modelling of the potential design outcomes being undertaken by the Council.
    - The Character Area is currently accompanied by a non-statutory Design Guide. The parameters have been recommended assuming development for alterations or new development would require a resource consent and would be considered based on assessment matters and an updated design guide.

4.4 Assumptions

The evaluation of the Character Area was based on the following methods and assumptions:

1. Even though some properties beyond the study area were visible from within the Character Area and appeared likely to represent Primary status, they were not generally included in the mapping exercise as they were outside the existing study area extent. A few exceptions were made where it was observed that properties adjoining the boundary obviously also represented a core block of 'primary' attributes and contributed to the cohesiveness of streetscape character. In these limited cases, a site-by-site

assessment was undertaken and where appropriate, the Character Area boundary was revised to include them where a sensible boundary could be made.

2. Lyttelton's steeply sloping amphitheatre- like topography means that many houses do not directly address the street in the way that homes in the flatter suburban Character Areas do. Therefore, the appearance of buildings in views from below was also considered important. For example, properties on steep slopes where the garage or parking bay dominated the street front, were not penalised if the garage was sympathetic and the main dwelling was still clearly contributing and visible – either from the street address or in views from the street/s below.
3. Poor maintenance of properties did not detract from the classification status.
4. Rear sites in flatter areas that were not visible from the street therefore defaulted to a Neutral status. If rear sites were visible, these were ranked accordingly.
5. Where vegetation was so dense that dwellings were not clearly visible from the street, they were typically rated as Neutral (unless the dwelling was known to be of Primary status, then it would be rated as Contributory).
6. The attributes were applied with a 'judgement call' on their weighting. For example, they were not applied in a numbers sense (i.e. 4 out of 8 attributes are met so it is Neutral). Rather, more weight was given to the dwelling being of the representative era, than the landscape attributes.
7. Due to the greater range of eras and diversity of characteristics in Lyttelton, properties where an original era dwelling had later alterations such as replacement windows or extensions, were not necessarily penalised if the alteration was considered sufficiently sympathetic.

5.0 Evaluation and Recommended Design Parameters

5.1 Overview

The following section provides a summary of the Lyttelton Character Area recommended to be considered as a Qualifying Matter and includes:

- A list of the key characteristics that make the area distinctive from their surroundings. This includes photographs of both representative dwellings and the streetscape.
- A map outlining the boundary of the Character Area, the categorisation of each property within it and a graph showing the percentage of Primary, Contributory, Neutral and Intrusive ranking of properties.
- Specific assumptions and analysis pertaining to the Character Area.
- Recommended design parameters to inform future development standards within the District Plan.

When evaluating the Character Area, the following observations were made:

- Dwellings of the original era made the strongest contribution to the streetscape and Character Area and should be encouraged to be retained. Provisions which allow the original dwelling to be moved to the front of a site (or to the 'front' when viewed from the amphitheatre catchment) could encourage the retention of original dwellings.
- The use of materials plays a critical role in influencing the character of a dwelling – particularly if it is a new development. Dwellings that had a similar material selection are much more sympathetic to the Character Area than others.
- Landscaping and vegetation are important contributing attributes of the Character Areas. Further development should encourage the retention or replacement of vegetation and the adoption of sympathetic fencing heights and materials.
- The sense of enclosure from multi-storey developments adjoining Character Areas may reduce the quality of the Area (i.e. creates visual dominance).

5.2 Key Characteristics

Lyttelton is an idiosyncratic port town of heritage importance with many of the dwellings recognised by Heritage New Zealand listings and the District Plan schedule. The natural amphitheatre-like setting is a unique feature which has helped shape the built form. Whakaraupō is also a cultural landscape with a long and rich history of Ngāi Tahu land use and occupancy, and strong tradition of mahinga kai.

It is the combination of the following key elements that contribute to the distinctiveness and sense of place of the Lyttelton Character Area and these were used as the basis for the evaluation (see examples in Table 1):

- Detached late 19th Century to early 20th Century dwellings that vary in size but are domestic in scale. Buildings represent a wide range of styles (often clustered in twos and threes) including Colonial 'But-and-Ben' and 'Saltbox' style, Gothic Revival, neo-Georgian, Italian Renaissance, Regency, Spindle Style, Victorian Villa style, Arts and Crafts, Art Deco, and Bungalow, '*articulated in a colonial vernacular mostly using locally*

available materials[5]*'*, and with a high proportion of Heritage listed dwellings and structures.

- Building form is usually simple in shape, either a steep symmetrically pitched roof or shallower pitch hipped roof. Smaller shapes like lean-to roofs, verandas, entry porches, dormer and bay windows are often added to these main shapes.
- Building materiality provides a very strong cohesion across the Character Area with horizontal timber weatherboards and corrugated metal roofs the most common construction materials. Other key features include medium size windows that are taller than they are wide, a variety of paint colours and a high degree of architectural detail.
- There is considerable variation in lot sizes and the distances that houses are set back from the street. Some sites are built right up to the street and others are well set back.
- The original town grid layout remains clearly legible. Split level streets (e.g. Exeter Street) and steep, narrow pedestrian pathways are a special feature. The subdivision pattern reflects mid-19th Century planning models[6] adapted to the realities of the steep terrain. Sites are mostly rectangular, with their side boundaries perpendicular to the street. Houses are aligned parallel to their side and front boundaries. The buildings are positioned in tiers following the contours.
- Low fencing of approximately 1m to 1.5m in height with stone walls (particularly the distinctive red volcanic stone), picket, wire or planted fencing.
- Properties on the lower slopes follow a perimeter block pattern, which provides for open space and gardens, including larger vegetation, within the centre of the block. Attractive front gardens provide interest and separation from the street. Due to the basin topography, gardens and vegetation can generally be easily seen between buildings.
- Good visual connectivity between dwellings and streets – not necessarily the street address but, due to the basin topography, often from streets below. Visual connectivity is also helped through low fencing, placement of windows and dwelling entrances and porches.
- Garages which are generally detached and single storey that do not block the visibility of the main dwelling.
- The combination of clustered architectural styles, legible grid layout and the steep basin topography and views provides a strong interconnection between the buildings, streetscape and wider landscape with a distinctive character.

[5] NZHPT (2009) Registration Report for Lyttelton Township Historic Area, p3
[6] Ibid

TABLE 1: KEY ATTRIBUTES

EXAMPLE 1: ***Steep gable roofs, variety of paint colours,with horizontal weatherboards and medium-sized vertical windows.***

EXAMPLE 2: ***Late 19th-early 20th Century, two storey but domestic in scale, similar styles often inclusters of twos and threes.***

EXAMPLE 3: ***Use of low picket fencing and dormer windows in steeply pitched roof.***

EXAMPLE 4: ***Variation in setback including some houses built right up to the street.***

EXAMPLE 5: ***Use of verandas and bay windows, good visual connectivity from street.***

EXAMPLE 6: ***Use of red volcanic rock walls and low front hedging.***

EXAMPLE 7: ***Elements combine to form a sympathetic example of new built form e.g. scale, roof, cladding, windows, vegtation and visual connectivity.***

EXAMPLE 8: ***Corrugated iron is used as the primary or sole cladding material. This material is not considered representative of a 'Primary' attribute.***

EXAMPLE 9: ***Topographical constraints mean car parking decks and garages are typically hard up against the street with the dwelling orientated towards the harbour views below, e.g. particularly on Reserve Terrace. Detached, single storey garages allow for better visual connectivity.***

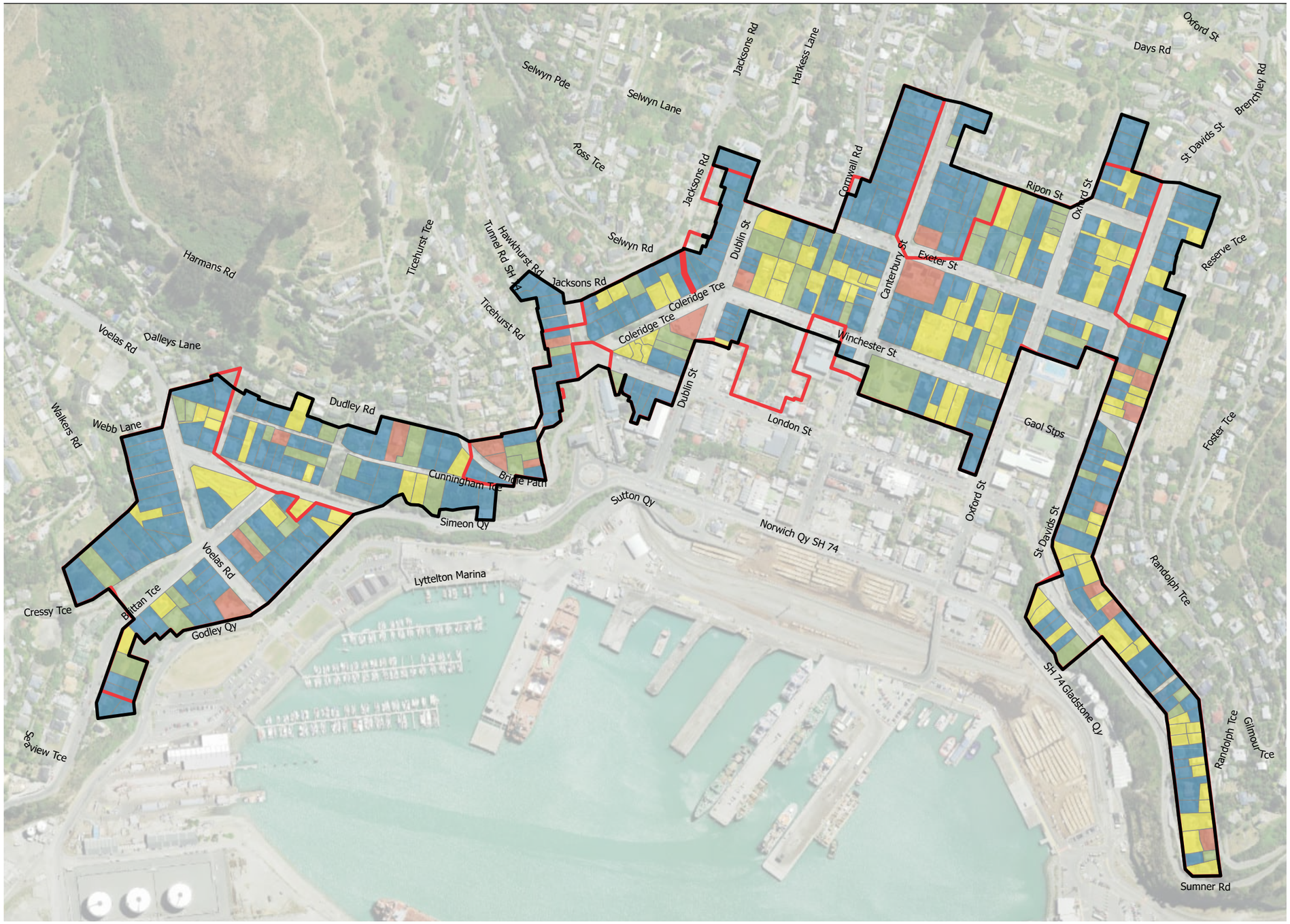
EXAMPLE 10: ***The natural basin topography means gardens and vegetation can be easily seen layered between buildings, increasing the sense of separation between and modest scale of built form.***

EXAMPLE 10: ***The District Plan Character Area boundary was revised in a number of places where a site-by-site assessment indicated a sensible new boundary could incorporate both sides of the street.***

5.3 Character Area Boundaries and Categorisation of Properties

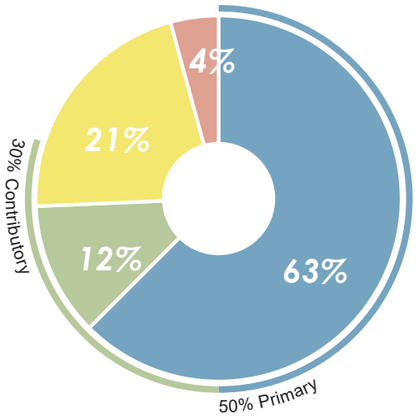
Map 1 identifies the boundary of the Lyttelton Character Area along with the categorisation of each property within it. The graph identifies the percentage of each ranking category within the Character Area boundary.

CHARACTER AREA - LYTTELTON*



ANALYSIS

2022 CHARACTER ASSESSMENT



LEGEND

- PRIMARY
- CONTRIBUTORY
- NEUTRAL
- INTRUSIVE
- DISTRICT PLAN CHARACTER AREA BOUNDARY
- 2022 RECOMMENDED CHARACTER AREA BOUNDARY

* This area does not meet the 80% requirement but does exceed the 50% Primary score.

Scale: NTS

5.4 Specific Assumptions and Analysis

The District Plan Character Area has been revised in six key areas:

- To include a large central block on Cunningham Terrace between Simeon Quay and Bridle Path which links the previously separate District Plan areas. It incorporates Joyce Street, one of the steep pedestrian walkways that are a distinct feature of Lyttelton. The properties within this block are predominantly ranked Primary (60%+).
- To extend the boundary on the western side of Hawkhurst Road to align with the existing boundary at the Jacksons Road intersection. These properties are all ranked Primary (100%).
- To include a number of sites between Exeter Street, Canterbury Street and Ripon Street to complete the block and unify these streetscapes. The properties within this extension are predominantly ranked Primary (80+%).
- To extend the boundary by an additional four properties at the upper end of Oxford Street to make a sensible boundary at the end of the street. These properties are all ranked Primary (100%).
- To include the eastern side of upper St David's Street to unify this part of the streetscape. Properties within this extended area are predominantly ranked Primary (78%).
- To exclude most of the block between Dublin, London, Canterbury and Winchester Streets. While there are 3 identified heritage properties fronting London Street which are ranked Primary (25%), the balance of the block is largely Neutral (67%) or non-residential and therefore are already excluded from the District Plan Character Area.

The Reserve Terrace streetscape has a distinctive character within the wider Character Area given:

- It includes one of the later narrow roads that was built as the township expanded and follows the contours of the hill rather than the strict grid pattern.
- The location of car parking decks and garages are hard up against the street. This is as a result of the steep topography and is a particularly noticeable feature on Reserve Terrace. Dwellings are commonly positioned below the street, orientated towards the views below. Contemporary buildings are typically split level (up to three storeys) which can increase the sense of their scale while most Primary ranked sites are not.

Other key assumptions and analysis includes:

- Houses with historic significance have a Primary contribution.
- There is evidence of successful minor residential units or artist's studio type infill throughout the Character Area. This is successful where it has been done sympathetically to the original dwellings architecture and materially or it is completely screened from view by the principal dwelling.
- Corrugated iron is used increasingly as the main cladding on contemporary homes. This is inconsistent with the materiality of the original dwellings from the 19th and early 20th Century, where corrugated iron is used as a secondary, or hidden, cladding material (i.e. on side elevations that are not visible). Therefore, when used as the dominant or

sole material, even when in horizontal form, it was not considered representative of a 'Primary' attribute.

- Buildings represent a wide range of architectural styles and new buildings can contribute positively to this when done sympathetically.

5.5 Character Area Recommended Design Parameters

In order to maintain the attributes of the Lyttelton Character Area and mitigate the potential impacts resulting from intensification, design parameters are recommended and these are set out below. These should inform the suite of potential District Plan provisions to be prepared as part of a Plan Change.

The Character Area is currently accompanied by a non-statutory Design Guide. This is administered via a restricted discretionary activity (RDA) status rule. Considering that some infill may be appropriate, the parameters for this might be addressed through consideration of associated assessment matters and within updated design guidance.

Landscape and Vegetation

The variation in setback distances with some dwellings built right up to the street, the typical alignment parallel to the site boundaries, as well as the presence of gardens and open space, whether in the front or rear, are key features of Lyttelton. To maintain consistency with these characteristics:

- No minimum setback to the front is required however houses should consider being aligned with the dominant setbacks of existing adjacent houses.
- To maintain a sense of space, with room for the softening appearance of vegetation between buildings in views, while accommodating the realities of building on narrower lots, minimum setbacks on the side boundaries are recommended of at least 1.5m on one side and 3m on the other, and a 2m setback at the rear.
- To further ensure a sense of spaciousness and maintain a balance between the size of house and gardens, setting a minimum *total* outdoor living space is recommended and should be at least 90m^2 with a minimum dimension of around 5m.

Streetscape and Connectivity

Lyttelton is located in a natural volcanic basin so the properties within the Character Area are predominantly on sloping land and easy to see. Houses may have a street frontage but be mainly orientated towards the harbour views and more visual connected to the streets below.

Good visual connectivity occurs through low fencing, placement of windows, dwelling entrances and porches and small scale garages and parking areas generally not obscuring or dominating the 'front' of the house. Therefore, where the elevation allows, dwellings which are visible from the street should include a high level of glazing and a clear entrance facing the street. Ideally, garages (or other accessory building) should be detached and (parking included) located so as not to dominate the dwelling's front façade and entrance, with a maximum height of 5m. It is noted that the realities of building on steep topography can be challenging and limit off-street parking options.

Fencing is an obvious visual feature of a property and can have a strong influence on its character. Therefore, as the low height of fencing in Lyttelton contributes to the character of the area, fencing along street frontages should be limited to a maximum height of 1m (retaining

walls may be an exemption if required due to changes in level) and the use of typical materials such as red volcanic stone walls, picket, or planted fencing is recommended.

Built Form

Lyttelton is characterised by clustered building styles from the late 19th Century to the early 20th Century on a wide range of lot sizes. It retains a small-scale human dimension, where the properties are easy to see and have a high degree of interconnection.

Therefore, alterations or new dwellings should use materials and an architectural style sympathetic to houses from this era. In particular, the built form should take into consideration the style or any heritage values of adjacent Primary sites and reflect those forms and scale.

It is therefore recommended that due to the variety in lot size, including a high proportion of small lots, a high site coverage could be accommodated. New dwellings should have a maximum height of approximately 7m. Some additional height may be permitted where this allows a two storey form with pitched gable roofs.

Subdivision Pattern

The rectangular lots with their side boundaries perpendicular to the street and houses aligned parallel to their side and front boundaries, are a key feature of the Lyttelton Character Area. Sections vary in size, (generally from some 300m^2 to 1000m^2 and an average of 490m^2) and remain relatively undeveloped. The Lyttelton basin topography and predominantly modest scale of built form means that houses are generally visible and not obscured by later development or infill.

Therefore, a subdivision minimum rule of 450m^2 with no additional residential units other than a minor residential unit, is recommended

Vehicle crossing access widths should be kept as narrow as possible to allow for safe access, without dominating the streetscape of the Character Area. Double-access widths, where adjacent access points adjoin each other, should be avoided.

Appendix 1 – MDRS Provisions

Schedule 3A

MDRS to be incorporated by specified territorial authorities

Part 1 General

1 Interpretation

(1) In this schedule, unless the context otherwise requires,—

construction includes construction and conversion, and additions and alterations to an existing building

density standard means a standard setting out requirements relating to building height, height in relation to boundary, building setbacks, building coverage, outdoor living space, outlook space, windows to streets, or landscaped area for the construction of a building

subdivision means the subdivision of land, as defined in section 218(1).

(2) Terms used in this schedule that are defined in section 77F have the same meaning in this schedule as they do in that section.

(3) Terms used in this schedule that are defined in the national planning standards have the same meaning in this schedule as they do in those standards.

2 Permitted activities

(1) It is a permitted activity to construct or use a building if it complies with the density standards in the district plan (once incorporated as required by section 77G).

(2) There must be no other density standards included in a district plan additional to those set out in Part 2 of this schedule relating to a permitted activity for a residential unit or building.

3 Subdivision as controlled activity

Subdivision requirements must (subject to section 106) provide for as a controlled activity the subdivision of land for the purpose of the construction and use of residential units in accordance with clauses 2 and 4.

4 Restricted discretionary activities

A relevant residential zone must provide for as a restricted discretionary activity the construction and use of 1 or more residential units on a site if they do not comply with the building density standards in the district plan (once incorporated as required by section 77G).

5 Certain notification requirements precluded

(1) Public notification of an application for resource consent is precluded if the application is for the construction and use of 1, 2, or 3 residential units that do not comply with 1 or more of the density standards (except for the standard in clause 10) in the district plan (once incorporated as required by section 77G).

(2) Public and limited notification of an application for resource consent is precluded if the application is for the construction and use of 4 or more residential units that comply with the density standards (except for the standard in clause 10) in the district plan (once incorporated as required by section 77G).

(3) Public and limited notification of an application for a subdivision resource consent is precluded if the subdivision is associated with an application for the construction and use of residential units described in subclause (1) or (2).

6 Objectives and policies

(1) A territorial authority must include the following objectives in its district plan:

Objective 1

(a) a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future:

Objective 2

(b) a relevant residential zone provides for a variety of housing types and sizes that respond to—

(i) housing needs and demand; and

(ii) the neighbourhood's planned urban built character, including 3-storey buildings.

(2) A territorial authority must include the following policies in its district plan:

Policy 1

(a) enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments:

Policy 2

(b) apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga):

Policy 3

(c) encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance:

Policy 4

(d) enable housing to be designed to meet the day-to-day needs of residents:

Policy 5

(e) provide for developments not meeting permitted activity status, while encouraging high-quality developments.

Subdivision requirements

7 General subdivision requirements

Any subdivision provisions (including rules and standards) must be consistent with the level of development permitted under the other clauses of this schedule and provide for subdivision applications as a controlled activity.

8 Further rules about subdivision requirements

Without limiting clause 7, there must be no minimum lot size, shape size, or other size-related subdivision requirements for the following:

(a) any allotment with an existing residential unit, if—

(i) either the subdivision does not increase the degree of any non-compliance with the density standards in the district plan (once incorporated as required by section 77G) or land use consent has been granted; and

(ii) no vacant allotments are created:

(b) any allotment with no existing residential unit, where a subdivision application is accompanied by a land use application that will be determined concurrently if the applicant for the resource consent can demonstrate that—

(i) it is practicable to construct on every allotment within the proposed subdivision, as a permitted activity, a residential unit; and

(ii) each residential unit complies with the density standards in the district plan (once incorporated as required by section 77G); and

(iii) no vacant allotments are created.

9 Rules about common walls

For the purposes of clause 8(a)(i), if a subdivision is proposed between residential units that share a common wall, the requirements as to height in relation to boundary in the district plan (once incorporated as required in section 77G) do not apply along the length of the common wall.

Part 2

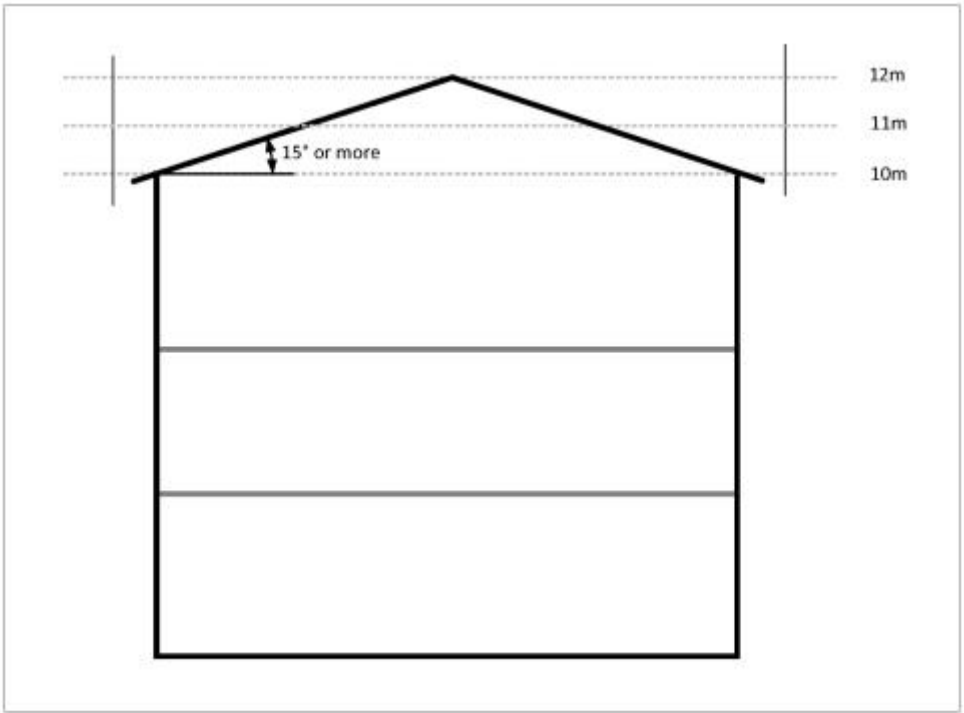
Density standards

10 Number of residential units per site

There must be no more than 3 residential units per site.

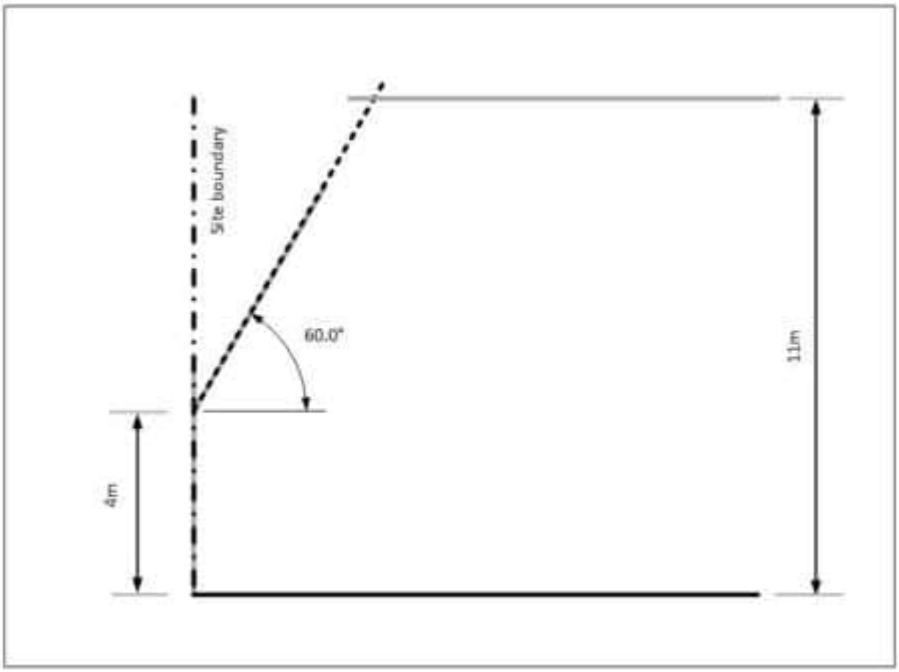
11 Building height

Buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:



12 Height in relation to boundary

(1) Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.



(2) This standard does not apply to—

(a) a boundary with a road:

(b) existing or proposed internal boundaries within a site:

(c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

13 Setbacks

(1) Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:

Yard	Minimum depth
Front	1.5 metres
Side	1 metre
Rear	1 metre (excluded on corner sites)

(2) This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

14 Building coverage

The maximum building coverage must not exceed 50% of the net site area.

15 Outdoor living space (per unit)

(1) A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that,—

(a) where located at ground level, has no dimension less than 3 metres; and

(b) where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and

(c) is accessible from the residential unit; and

(d) may be—

(i) grouped cumulatively by area in 1 communally accessible location; or

(ii) located directly adjacent to the unit; and

(e) is free of buildings, parking spaces, and servicing and manoeuvring areas.

(2) A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—

(a) is at least 8 square metres and has a minimum dimension of 1.8 metres; and

(b) is accessible from the residential unit; and

(c) may be—

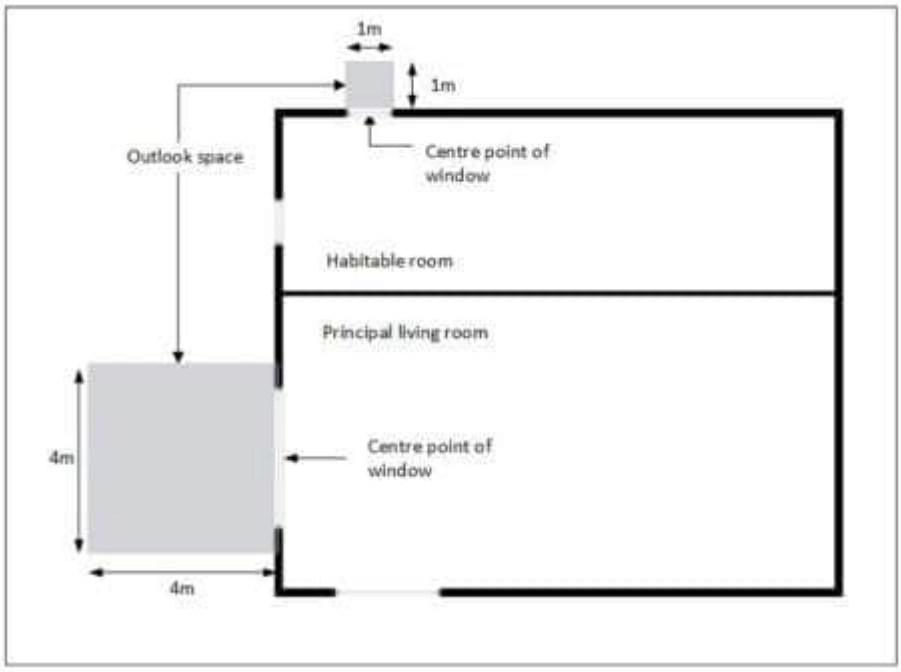
(i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or

(ii) located directly adjacent to the unit.

16 Outlook space (per unit)

(1) An outlook space must be provided for each residential unit as specified in this clause.

(2) An outlook space must be provided from habitable room windows as shown in the diagram below:



(3) The minimum dimensions for a required outlook space are as follows:

(a) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and

(b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.

(4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.

(5) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.

(6) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.

(7) Outlook spaces may be under or over a balcony.

(8) Outlook spaces required from different rooms within the same building may overlap.

(9) Outlook spaces must—

(a) be clear and unobstructed by buildings; and

(b) not extend over an outlook space or outdoor living space required by another dwelling.

17 Windows to street

Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.

18 Landscaped area

(1) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants and can include the canopy of trees regardless of the ground treatment below them.

(2) The landscaped area may be located on any part of the development site and does not need to be associated with each residential unit.

Appendix 24

Significant Trees Qualifying Matters Technical Report - Cchristchurch City Council

Plan Change 14

Section 32: Appendix 24

Significant Trees Qualifying Matters Technical Report

Christchurch City Council

Technical Report

Date: ***30 June 2022***
Version: Final
Author: Hilary Riordan (Resource & Landscape Planner) & Toby Chapman (City Arborist)

Peer reviewed: Jennifer Dray (Team Leader - Parks and Landscape Team)

DISCLAIMER:

Christchurch City Council has taken every care to ensure the correctness of all the information contained in this report. All information has been obtained by what are considered to be reliable sources, and Christchurch City Council has no reason to doubt its accuracy. It is however the responsibility of all parties acting on information contained in this report to make their own enquiries to verify correctness.

1 Introduction and Purpose

1. Christchurch City Council (The Council) is in the process of implementing the National Policy Statement – Urban Development (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Act 2021 (the Act) which will enable higher density developments across the city as a permitted activity. The Council is proposing a plan change to its District Plan to address the amendments.

2. The Christchurch District Plan's Appendix 9.47.1 Schedule of Significant Trees currently protects these privately owned trees under the Resource Management Act. However, the Resource Management (Enabling Housing Supply and Other Matters) Act 2021 introduces new thresholds on where the Council can limit the implementation of Medium Density Residential Standards (MDRS). Thresholds for Historic Heritage and Qualifying Matters have been considered in this report.

3. This report is a combined report undertaken in collaboration with Hilary Riordan (CCC Resource and Landscape Planner) and Toby Chapman (CCC City Arborist). Additional contributions were provided by John Thornton (CCC Arborist Environmental Consents), Jennifer Dray (CCC Team Leader - Parks and Landscape Team), and independent Arborists; Liz Warner, Chris Loughborough, Martin Andrews, and Craig Taylor.

4. The purpose of this report is to provide advice on Christchurch District Plan's Appendix 9.47.1 Schedule of Significant Trees in relation the MDRS. The report covers:

- The Act as it is relevant to protecting Significant Trees within the Christchurch District;
- A description of the importance of Significant Trees on private land within Christchurch's Urban Landscapes;
- Methodology used for the assessment of Scheduled Trees, in particular those that meet Historic Heritage status in relation the MDRS Plan Change;
- Justification for the thresholds for inclusion/exclusion of Significant Trees as Qualifying Matters in relation the MDRS Plan Change. This includes consideration of:
    - Arborists technical assessment, CTEM methodology, (established in 2015 for assessing individual trees and tree groups);
    - Landscape contributions assessment

1.1 Resource Management (Enabling Housing Supply and Other Matters) Act 2021

5. 77J Requirements in relation to evaluation report

(1) This section applies if a territorial authority is amending its district plan (as provided for in section 77G).
(2) The evaluation report from the specified territorial authority referred to in section 32 must, in addition to the matters in that section, consider the matters in subsections (3) and (4).
(3) The evaluation report must, in relation to the proposed amendment to accommodate a qualifying matter,—
(a) demonstrate why the territorial authority considers—
(i) that the area is subject to a qualifying matter; and
(ii) that the qualifying matter is incompatible with the level of development permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 for that area; and
(b) assess the impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity; and
(c) assess the costs and broader impacts of imposing those limits.
(4) The evaluation report must include, in relation to the provisions implementing the MDRS,—
(a) a description of how the provisions of the district plan allow the same or a greater level of development than the MDRS:

(b) a description of how modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays, precincts, specific controls, and development areas, including—

(i) any operative district plan spatial layers; and

(ii) any new spatial layers proposed for the district plan.

(5) The requirements set out in subsection (3)(a) apply only in the area for which the territorial authority is proposing to make an allowance for a qualifying matter.

(6) The evaluation report may for the purposes of subsection (4) describe any modifications to the requirements of section 32 necessary to achieve the development objectives of the MDRS.

6. 77I Qualifying matters in applying Medium Density Residential standards and Policy 3 to relevant residential zones

A specified territorial authority may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development in relation to an area within a relevant residential zone only to the extent necessary to accommodate 1 or more of the following qualifying matters that are present:

(a) a matter of national importance that decision makers are required to recognise and provide for under section 6:

(j) any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate in an area, but only if section 77L is satisfied.

7. 77L Further requirement about application of section 77I(j).

A matter is not a qualifying matter under section 77I(j) in relation to an area unless the evaluation report referred to in section 32 also—

(a) identifies the specific characteristic that makes the level of development provided by the MDRS (as specified in Schedule 3A or as provided for by policy 3) inappropriate in the area; and

(b) justifies why that characteristic makes that level of development inappropriate in light of the national significance of urban development and the objectives of the NPS-UD; and

(c) includes a site-specific analysis that—

(i) identifies the site to which the matter relates; and

(ii) evaluates the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter; and

(iii) evaluates an appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.

1.2 Resource Management Act 1991

8. Section 6 "Matters of National Importance" enables the protection of "Historic Heritage". Trees that exceed 100 years in age have been determined to be included within "Historic Heritage", therefore, meeting Section 6 of the RMA and Section 77I(a) of the Resource Management (Enabling Housing Supply and Other Matters) Act 2021.

6. Matters of national importance. In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

9. Trees that are not a Section 6 matter under the RMA provisions, to enable the protection of trees on an individual or group level, are contained under Section 76 of the RMA.

10. Sections 76(4A) and 76(4B) of the RMA were inserted by the Resource Management (Simplifying and Streamlining) Amendment Act 2009 (RMAA09). They came into force on 1 January 2012.

11. Section 76(4A) was amended under the Resource Management Amendments Act 2013 (RMAA13) to align with its original policy intent – the prohibition of blanket tree protection rules in urban areas. Sections 76(4A), (4B), (4C), and (4D) now state:

> *(4A) A rule may prohibit or restrict the felling, trimming, damaging, or removal of a tree or trees on a single urban environment allotment only if, in a schedule to the plan,—*
> *(a) the tree or trees are described; and*
> *(b) the allotment is specifically identified by street address or legal description of the land, or both.*
> *(4B) A rule may prohibit or restrict the felling, trimming, damaging, or removal of trees on 2 or more urban environment allotments only if—*
> *(a) the allotments are adjacent to each other; and*
> *(b) the trees on the allotments together form a group of trees; and*
> *(c) in a schedule to the plan,*
> *(i) the group of trees is described; and*
> *(ii) the allotments are specifically identified by street address or legal description of the land, or both.*
> *(4C) In subsections (4A) and (4B),—*
> *group of trees means a cluster, grove, or line of trees*
> *urban environment allotment or allotment means an allotment within the meaning of section 218—*
> *(a) that is no greater than 4000m^2; and*
> *(b) that is connected to a reticulated water supply system and a reticulated sewerage system; and*
> *(c) on which there is a building used for industrial or commercial purposes or as a dwelling/house; and*
> *(d) that is not reserve (within the meaning of section 2(1) of the Reserves Act 1977) or subject to a conservation management plan or conservation/management strategy prepared in accordance with the Conservation Act 1987 or the Reserves Act 1977.*
> *(4D) To avoid doubt, subsections (4A) and (4B) apply—*
> *(a) regardless of whether the tree, trees, or group of trees is, or the allotment or allotments are, also identified on a map in the plan; and*
> *(b) regardless of whether the allotment or allotments are also clad with bush or other vegetation.*

12. Sections 76(4A)–76(4D) do not remove Councils' ability to protect trees on urban allotments, do not place any restrictions on the types of trees to be protected, and do not limit the methods a Council may use to assess the quality of a tree or group of trees. Rather, the Sections' require urban tree protection rules in District Plans to be applied in ways that provide certainty for landowners and District Plan users about what, if any, tree protection rules affect their properties.

13. This is achieved by requiring the trees to be protected to be described, and the allotment or allotments specifically identified by street address and/or legal description in a Schedule to the plan. Where a group of trees are to be protected, sections 76(4A)–76(4D) do not require every tree in a group to be individually described. Rather, the trees within that group can be described collectively, provided the description provides sufficient clarity to landowners and District Plan users about which trees are part of that group, and on which allotments they are located.

1.3 Importance of Significant Trees

14. Trees that are listed in the Schedule of Significant Trees have the highest legal protection afforded to trees in Christchurch. "Significant" as defined in the 2015 Significant Tree Technical Report, trees should be:

- *large enough to be noticed or have an effect : very important : having a special or hidden meaning* (Webster Miriam);
- *sufficiently great or important to be worthy of attention, noteworthy* (Oxford).

15. Large trees can provide substantial canopies[1] with a noticeable physical and visual impact to the landscape, while small trees with little to no canopy have a lesser impact. Existing large mature trees provide immediate mitigation effects to the surrounding urban development, compared with the planting of new trees. The scheduled significant trees should include Christchurch's most notable trees, which have positive impacts on their surrounding landscape and will be valuable landscape assets to retain and protect for the future urban landscape.

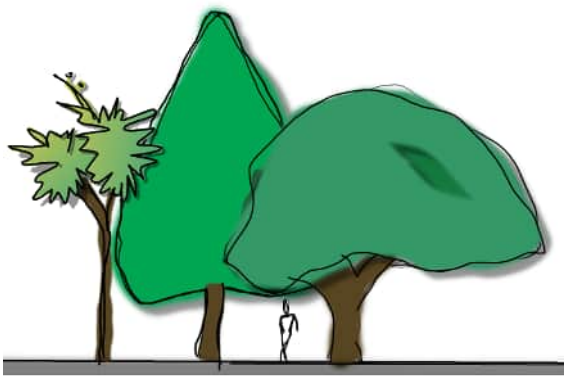


Figure 1: Large trees which exceed 5m in height in reference to human scale

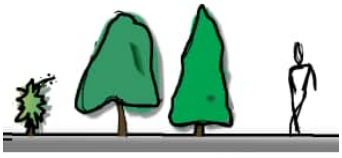


Figure 2: Small trees, approximately 1.5m-2m, in reference to human scale

16. Trees with the varying textures, colours and silhouettes[2] can impact positively on physical activities and be more visually appealing, providing interest and variety through time and seasons. Trees that provide a transition between private and public land encourages people to move through landscapes, enjoying the journey not just the destination. Trees associated with the streetscape, both street trees and private trees located on the street boundaries/front yard, provide shade and greenery to users. Street trees have been shown to encourage physical activity. The same studies have shown that lifestyles that are more active, combat obesity, improve cardiovascular health, and increase longevity (Dixon & Wolf, 2007). Streets with denser tree canopies are associated with road calming as they provide a sense of enclosure and road narrowing, thus reducing the speed of moving traffic (Harthoorn, 2017).

17. Varying forms, shapes and textures of trees contributes to the amenity values[3] of a place. By providing specific landmarks within an urban landscape, the physical feature of a tree can help identify a specific location. Through physical responses to the environment, trees can add micro-changes to an urban landscape, such as responses to the wind and shading effects. Through their own growth and seasonal change, trees allow people to mark change over time. Urban structures, in comparison, can be erected within months and then remain unchanging, providing only a very limited sense of change over time.

18. Trees are also valued as they connect with people's historical associations and memories. In addition, trees within the urban landscapes are easily accessible on a daily basis as they are located in proximity to where people live. In comparison, trees within the rural landscape are further afield and less accessible on a daily

[1] Canopy means the uppermost branches of the trees in a forest, forming a more or less continuous layer of foliage (Oxford Dictionary).
[2] Silhouette means the dark shape and outline of someone or something visible in restricted light against a brighter background (Oxford Dictionary).
[3] Amenity Values means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes (RMA).

basis. Trees are often planted for sentimental or cultural reasons. For Maori and many other cultures, it is cultural practice to bury the placenta to symbolise a baby's link to the earth. The location is often marked with a tree that is watched over and grows with the child. Public and private trees are also planted as markers, as physical links to sister Cities, or as records of notable events and memorials such as the Memorial Oak tree and plaque[4] in the Park of Remembrance, Christchurch. Over time, these trees become even more valuable to the community and provide a human connection with history.

2 Scheduled Trees Assessment Methodology

19. A review of the Christchurch District Plans Appendix 9.4.7.1 Schedules of Significant Trees (Christchurch City and Banks Peninsula) was undertaken between 11 April and 10 June 2022 in response to the implementing of the National Policy Statement – Urban Development (NPS-UD), and the Resource Management (Enabling Housing Supply and Other Matters) Act 2021 (the Act).

20. The existing Schedule of Significant Trees within the District Plan that are located on private land effected by the MDRS was assessed. Significant Trees within Public Open Spaces, and Private rural areas and the Banks Peninsula were excluded, as the MDRS will not apply to these areas.

21. Appendix 9.4.7.1 and the associated applicable District Plan rules will remain in effect for non-MDRS activities. The assessment of this Appendix has been made to bring forward, where appropriate, Significant Trees within Appendix 9.4.7.1, giving them protection during MDRS development.

22. Trees in Appendix 9.4.7.1 that were identified as being at or over 100 years in age have been determined to meet the criteria under s77I(a) as a RMA Section 6 matter.

23. Where trees were deemed to be less than 100 years in age, to be considered a Qualifying Matter they must be assessed on a site by site basis to ensure compliance with s77I(j) "other matters" meeting requirement of s77l.

24. To ensure that these trees were assessed on a site-by-site basis, the trees were evaluated by qualified Arborists using the Council's tree evaluation method, CTEM. In addition, where the trees passed the CTEM Evaluation, a Landscape Architect assessed them in terms of their landscape characteristics and contributions to the surrounding landscape.

25. Due to the limited time available to undertake the assessments, and difficulties accessing some properties, a number of trees (61) were not able to be assessed. Where possible, trees that were able to be viewed from the roadside were assessed without accessing the land owner's property. The remaining trees were assessed by appointment with the relevant land owner.

2.1 Historic Heritage Trees Assessment

26. Trees in Appendix 9.4.7.1 were reviewed by CCC's Arborist (Environmental Consents), John Thornton, with support from CCC City Arborist, Toby Chapman. Trees that were identified as being at or over 100 years in age have been determined to meet the criteria under s77I(a) as a RMA Section 6 Heritage matter.

[4] The oak was planted in 1924 and grew from an acorn sent back from Gallipoli in 1918 by Lieutenant Douglas Deans.

27. Mr Thornton has been working with the Council's significant trees for close to 25 years and has an in-depth understanding of the history of many of these trees. Mr Thornton was primarily responsible for assessing the list of trees within the Appendix9.4.7.1 to determine whether they were over 100 years of age.

28. The identification of trees that were over 100 years was determined through the use of the following material:

- 1994 evaluation data using the City Plan Matrix (commonly referred to as 'Walters Method'). In many cases the time period of 28 years since the 1994 evaluation was carried out provided staff with the assurance that the tree was over 100 years of age.
- 2014-2015 evaluation date using CTEM for the now operative District Plan
- Historic Aerial imagery going back in many cases to 1925 or 1940. The use of historic aerial imagery was used to determine whether or not a tree was present and how well established it was during that time period. This, with the evaluation data was used to confirm whether a tree was over 100 years of age.

29. Where it was not possible to accurately confirm whether the tree is over 100 years of age the tree was assessed by our Arborist surveyors to determine whether it should be carried through as a qualifying matter.

3 CTEM - Arborist Assessment

30. Christchurch City Council developed the CTEM assessment methodology, during the development of the now operative District Plan in 2015. The methodology was based on the Standard Tree Evaluation Method (STEM) which is the nationally recognised tree evaluation method endorsed by both the New Zealand Arboriculture Association and the Royal New Zealand Institute of Horticulture.

31. The evaluation method was originally named STEM+ to reflect is alignment with STEM before being changed to CTEM during the hearings process in 2015/16.

32. CTEM methodology was used for the first time to assess Scheduled Trees as part of the 2015 Christchurch District Plan Review and has been used again to re-assess the Schedule Trees to ensure they meet the CTEM standards.

33. During an Independent Hearings Panel review of the proposed changes in 2015/2016 a revised threshold was agreed for thee categories in CTEM. This was due to submissions from various groups and individuals objecting to the original CTEM thresholds. The categories involved were Shape, Structure and Health. The revised thresholds have been carried through for the purpose of this evaluation.

3.1 CTEM Criteria for Individual Trees

34. Exotic trees

- estimated service life in excess of 20 years (longevity in the landscape); and
- structure, health, to be assessed as either fair, good or very good; and
- shape to be assessed as poor or better; and
- not be causing a "safety" nuisance where there is no mitigation available; and
- a minimum of 15 metres height or an average of 10 metres width; and
- score a minimum total number of 770 evaluation points (including any points awarded under the "Exceptional" evaluation).

770 evaluation points was the lowest score for an exotic tree when the criteria in the first 4 bullet points were applied.

35. New Zealand native trees

- estimated service life in excess of 20 years (longevity in the landscape); and
- structure, health, to be assessed as either fair, good or very good; and
- shape to be assessed as poor or better; and
- not be causing a "safety" nuisance where there is no mitigation available; and
- a minimum of 10 metres height or an average of 8 metres width; and
- score a minimum total number of 690 evaluation points (including any points awarded under the "Exceptional" evaluation).

690 evaluation points was the lowest score for a native tree when the criteria in the first 4 bullet points were applied.

3.2 CTEM Criteria for Group Trees

36. Group of Trees means a cluster, grove, or line of trees (including the root systems) that may be the same or variable species, either planted or naturally occurring that:

- are located in close geographic proximity to each other and meet at least one of the following criteria:
- canopies are touching; or
- canopies are overlapping; or
- there is the potential to form a closed canopy; or
- are environmentally dependent upon each other where the loss of one or more of the trees would have a detrimental effect on all or part of the remaining trees; or
- have an obvious level of visual connectivity through having a similar or complimentary sense of scale or form or age or colour or texture; and
- must not be dispersed, dissected, interrupted, or traversed by a road (including unformed roads) or an empty allotment (that is, an allotment with no notable trees that form part of that group).

37. Similar criteria as those used for individual trees can be used for groups of trees, however the threshold for inclusion/exclusion will be higher than the threshold for individual trees as groups of trees are a larger entity than an individual tree and will therefore score higher overall. A group of trees can consist of two or more trees.

38. Exotic, or a mix of native and exotic trees

- structure and health to be assessed as either good or very good; and
- structure, health, to be assessed as either fair, good or very good; and
- shape to be assessed as poor or better; and
- not be causing a "safety" nuisance where there is no mitigation available; and
- a minimum of 15 metres height or an average of 10 metres width; and
- score a minimum total number of 910 evaluation points (including any points awarded under the "Exceptional" evaluation).

910 evaluation points was the lowest score for a group of trees when the criteria in the first 4 bullet points were applied.

39. New Zealand native trees

- estimated service life in excess of 20 years (longevity in the landscape); and

- structure, health, to be assessed as either fair, good or very good; and
- shape to be assessed as poor or better; and
- not be causing a "safety" nuisance where there is no mitigation available; and
- a minimum of 10 metres height or an average of 8 metres width; and
- score a minimum total number of 870 evaluation points (including any points awarded under the "Exceptional" evaluation).

870 evaluation points was the lowest score for a group of native trees when the criteria in the first four bullet points were applied.

3.3 Condition Evaluation

40. The "Condition Evaluation" in CTEM assesses tree health and tree safety and has separate criteria for the structural condition (safety) and health condition of the tree. There are quantifiable ranges for scoring.

41. Condition evaluation was assessed by an appropriately qualified and experienced arborist.

42. This assessment is to justify the inclusion of the tree(s) in the District Plan as significant trees or groups of trees and also to satisfy the requirement under Part 2 of the RMA that allows for consideration of the health and safety of the owners and occupiers of the properties affected by the scheduling of a tree(s).

43. The assessment was undertaken by visual means only and therefore did not apply scientific calculations or tests or other means when determining the scores for structure and health.

44. The details under "Description" (see tables in "Structure" and "Health") are an established process and currently used by the Council's arborists, including the tree services contractor, when assessing the condition of Council owned trees for the Council's asset management system. The percentages for health are to be marked conservatively. These details have been used by the Council since 2008 and were reviewed by the Council arborists and tree services contractor in 2012.

45. Groups of trees were averaged and not individually assessed.

Table 1: Condition Evaluation CTEM Score

Points	10	30	50	70	90	Score
Structure	Very Poor	Poor	Fair	Good	Very Good	
Health	Very Poor	Poor	Fair	Good	Very Good	

3.3.1 Structure

46. This is an assessment of the structural integrity of a tree's branches, trunk and roots. It considers defects such as cavities, cracks, presence of decay, bleeding/sap flow, wounding and previous failure (e.g. storm damage, mower damage), ground cracking, root plate slumping or heaving, girdling roots, included unions (e.g. branch bark ridges that are included (concave) are considerably weaker than those with a prominent ridge line (convex), trunk taper, excessive end weight, dead branches, loose/cracked bark.

Table 2: Structure Criteria

Points	Condition Rating	Description
10	Very poor	Tree dead or state of severe decline. Total loss of structural integrity of tree. Tree maintenance cannot improve the framework or the continued well-being of tree. Defects (including roots and trunk taper) result in loss of structural integrity, and cannot be rectified.
30	Poor	Tree maintenance unlikely to improve the framework or the continued well-being of tree. Defects (including roots and trunk taper) result in loss of structural integrity, and unlikely to be rectified.
50	Fair	Defects (including roots and trunk taper) present, but can be rectified in order to maintain the structural integrity and continued well-being of tree.
70	Good	Defects (including roots and trunk taper) do not affect structural integrity or continued well-being of tree.
90	Very Good	No structural defects or abnormalities.

3.3.2 Health

47. Tree health assesses both vigour and vitality.

48. Vigour is described as growth efficiency. Trees with higher growth efficiency are more likely to effectively resist strain from, and respond to, biotic and abiotic factors.

49. Vitality is described as the tree's ability to grow and survive in the position that it occupies.

50. When assessing a tree's health the following are assessed:

- leaf colour;
- leaf necrosis;
- shoot growth;
- fruit set;
- live crown ratio;
- foliage density;
- leaf size;
- wound wood;
- absence/presence of lichens on small diameter branching;
- dieback;
- pests and diseases.

Table 3: Health Criteria

Points	Condition Rating	Description
10	Very poor	Tree in more than approximately 70% state of decline.
30	Poor	Tree in approximately 31-70% state of decline.
50	Fair	Below average for species. Tree in approximately 21-30% state of decline.
70	Good	Representative of the species. Tree in approximately 6-20% state of decline.
90	Very Good	Above average for species. Tree in no more than approximately 5% state of decline.

3.4 4.3 Landscape Evaluation

51. "Landscape Evaluation" under the CTEM evaluation requires analysis of trees in relation to the following matters:

- assessment of a tree's shape;
- assessment of the tree's stature i.e. the height or width, whichever is the greater;
- assessment against criteria for the tree's canopy dimension (m^2);
- assessment of the tree's trunk diameter (DBH);
- assessment of the tree's age;
- assessment of the tree's service life (longevity in the landscape);
- assessment against criteria for the tree's visibility (how far it can be seen from);
- assessment against criteria for the tree's location (how many people can see the tree and how often the tree can be seen);
- assessment against criteria for the tree's role;
- assessment against criteria for the tree's suitability in the landscape.

52. The attributes for a Group of Trees will be assessed as a single entity and not for each individual tree itself, however the individual measurements for height, crown spread and DBH will be recorded for each tree.

Table 4: Landscape Evaluation CTEM Scoring

Points		10	30	50	70	90	Score
Shape		Very Poor	Poor	Fair	Good	Very Good	
Stature (m)		3 to 8	9 to 14	15 to 20	21 to 26	27+	
Canopy area (m^2)	Broad spreading	≤10	11 to 25	26 to 57	58 to 100	101+	
	Pyramidal	≤12	13 to 33	34 to64	65 to 100	100+	
	Rectangle	≤36	37 to 72	73 to 120	121 to 280	280 +	
Trunk Diameter (cm)		≤50	51 to 75	76 to 100	101 to 125	126+	
Age (yr)		≤10	10 to 20	21 to 35	35 to 50	50+	
Estimated Service Life		0 – 5	5 – 10	11 – 20	21 – 30	30 +	
Visibility (km)		Obscured	≤ 1	1 > ≤ 2	2 > ≤ 4	4 >	
Location		Location 1	Location 2	Location 3	Location 4	Location 5	
Role		20	40	60	80	100	
Suitability		Very Poor	Poor	Fair	Good	Very Good	

3.4.1 Shape

53. Shape is a measure of how the tree would naturally grow (i.e. "true to form"), undamaged by either natural or un-natural forces. With the exception of very large open spaces, there will be very few trees that grow "true to form" in an urbanised area as pressures from pedestrian and vehicular traffic, overhead services, presence of close by buildings, affect the ability of the tree to co-exist in an unaltered state.

54. "Missing, Modified or Misshapen" means both natural occurrences (e.g. storm damage, windswept, growth extending beyond the main canopy, shedding of branches through natural processes) as well as pruning (including clipping in to a particular shape) and mechanical damage.

55. Groups of trees with a mixture of species were not assessed for being "misshapen" as there is no natural shape for a group of trees and therefore true canopy shape is difficult to assess. Groups of trees with a mixture of species were only assessed for the percentage of canopy missing or modified.

Table 5: Shape Criteria

Points	Condition Rating	Description
10	Very poor	More than approximately 70% of canopy shape missing, modified or misshapen.
30	Poor	Approximately 31-70% of canopy shape missing, modified or misshapen.
50	Fair	Approximately 21-30% of canopy shape missing, modified or misshapen.
70	Good	Approximately 6-20% of canopy shape missing, modified or misshapen.
90	Very Good	No more than approximately 5% of overall canopy shape missing, modified or misshapen.

3.4.2 Stature

56. This criterion assesses either the height or width of the tree, whichever is the greater.

57. Where the entire crown of the tree was not accessible the accessible part was measured and the remainder estimated.

58. Groups of trees were assessed at their highest and widest points, not averaged.

3.4.3 Canopy Area

59. Canopy dimension is a measure of a tree's size as a visual feature in the landscape. It is measured in m^2 and is based on the following calculations[5] obtained from Council's transport and road engineers:

- Half circle –$1/2\pi r^2$;
- triangle – 1/2wh;
- rectangle - wh.

60. Tree shapes can broadly fit into three mathematical formulae:

- Broad spreading as a half circle;
- Conifers as a triangle;
- Palms and cabbage trees as a rectangle.

61. The measurement for the tree's canopy is the width or radius of the drip line plus the height of the canopy (i.e. from the bottom of the canopy to the top of the canopy, NOT the base of the trunk to the top of the canopy unless the canopy extends to the ground level).

62. Trees are dynamic beings, changing regularly through growth and shedding or pruning of limbs, as well as responding to environmental stimuli which also affect their shape. Where a tree does not neatly fall in to any particular formulae (i.e. how the species would naturally grow), the nearest formula to the tree's shape was used.

63. Where a tree has been severely disfigured so as to not fit within any of the shapes it may have been precluded from marking under this section. A digital photograph of the tree was taken to show the canopy disfiguration.

64. Groups of trees were assessed as an entity, with the dimension for width being the average of the north/south and east/west measurements and the dimension for height being the average of the collective heights.

3.4.4 Trunk Diameter

65. Trunk diameter is an internationally recognised measurement for indicating the size of the tree.

66. Trunk Diameter is measured at 1.4 metres from the ground level (Diameter at Breast Height or DBH).

[5] w = width, h = height, r = radius

67. For trees with multiple trunks, such as Pohutukawa, the diameter measurement is the collective measurement of all trunks with a diameter of 100mm or more.

68. For trees on slopes the measurement is taken at the highest point on the ground touching the trunk.

69. Where the entire trunk of the tree was not accessible the accessible part was measured and the remainder estimated.

70. Diameter measurements for Groups of Trees are an average of all trees within the group. Where a tree with multiple trunks is in a Group of Trees, the diameter measurement is the collective measurement of all trunks with a diameter of 100mm or more.

3.4.5 Age

71. The loss of mature trees leaves a gap in the environmental and amenity services that those trees provide to the community; therefore age is an important part of assessing a tree's merits.

72. Development and intensification are placing pressure on the ability to retain large mature trees on private land and it is becoming increasingly uncommon to see trees in excess of 50 years old in urbanised areas that are not on public land.

73. Points are awarded after the tree has been assessed by a qualified arborist who has working knowledge of trees and their respective growth rates in Canterbury.

74. Groups of trees were averaged.

3.4.6 Service Life

75. Service life is a measure of the tree's longevity in the landscape and means the tree's estimated remaining life span that the tree continues to provide environmental, economic, social and cultural services to the community with an acceptable level of tree safety.

76. As this is a subjective evaluation it:

- was undertaken by an appropriately qualified arborist; and
- is based on the tree's condition at the time of assessment; and
- is a conservative estimate.

77. This evaluation does not consider future unforeseen effects on the tree e.g. changing conditions, storm damage, inappropriate pruning, mechanical or other damage that causes internal decay.

Table 6: Estimated Service Life Criteria

Points	Estimated Service Life (Yrs)
10	0 - 5
30	5 - 10
50	11 - 20
70	21 - 30
90	30+

3.4.7 Visibility

78. Visibility is a measure of the prominence of the tree in the wider landscape (i.e. commercial, industrial, urban or rural areas). It is a measure of how far the tree can be seen from, and is different from "Location", which is a measure as to the frequency of viewing.

79. Distances were taken using a naked eye unassisted (with the exception of prescription glasses or contact lenses) and can be from vantage points on the flat (including a ship at sea) but cannot be viewed from an aircraft or balloon.

80. The tree may be viewed from a building or hill where it is reasonable to expect that people would ascend the building or hill in the normal course of business or leisure activities (i.e. you cannot climb the building or hill just to see the tree).

Table 7: Visibility Criteria

Points	Condition Rating	Description (km)
10	Very poor	Totally obscured by other trees or structures
30	Poor	≤ 1
50	Fair	1 > ≤ 2
70	Good	2 > ≤ 4
90	Very Good	4 >

3.4.8 Location

81. Location is a measure of how many people see the tree(s) and is based on site profile (e.g. road hierarchy or major sports stadium versus rural road or rural park).

82. The tree is assessed based on where it is located. e.g. if the tree is located in an urban park that borders an urban arterial road the location is that of urban park - Location 4. Where a tree is located in a private residence (or commercial property that is not listed below) the location is the road hierarchy that the private residence or commercial property is located on i.e. local rural road, local urban road etc. It is not assessed on how far the tree can be seen from as this is assessed under "Visibility".

- Educational facilities means universities, polytechnics, colleges, schools (not including pre-schools)
- Health facilities means public or private hospitals
- Cultural facilities means Maraes and community centres on private land
- Urban Park means Sports Park, Neighbourhood Park, Cemetery, Garden and Heritage Park, Regional Park.

Table 8: Location Criteria

Points	Location	Description
10	Location 1	Local rural road; or Urban private ROW;
30	Location 2	Local urban road; or Rural collector road; or
50	Location 3	Rural industrial estate; or Rural arterial road; or Urban collector road;
70	Location 4	Urban park; or Suburban centre; or Urban industrial estate; or Cultural facilities; or Places of religious worship;
90	Location 5	Urban arterial road or State Highway; or Public mall; or Educational facilities; or Health facilities; or Major sports stadium e.g. Eden Park, AMI Stadium, Westpac Trust Stadium; or Botanic Gardens; or City central business district;

3.4.9 Role

83. The visual and amenity contribution made by a tree in a location and assesses the following:

- Traffic calming;
- Visually screening (includes privacy as well as unsightly views/objects);
- Contribute to property values[6];
- Visually soften hard surfaces;
- Source of food for, or medicinal use by, humans.

84. "Association with tradition" and "reviving cultural images or serving commemorative purposes" are assessed under the "Exceptional" category. "Attractive to fauna" is assessed under the "Environmental and Ecological" category.

85. Role is scored out of a possible 100 points – i.e. each role is worth 20 points.

[6] **Dixon, K. K., and K. L. Wolf. 2007. Benefits and Risks of Urban Roadside Landscape: Finding a Livable, Balanced Response. Proceedings of the 3rd Urban Street Symposium (June 24-27, 2007; Seattle, WA). Washington D.C.: Transportation Research Board of the National Academies of Science.**
Anderson, L. M., & H. K. Cordell. 1988. Residential Property Values Improve by Landscaping With Trees. Southern Journal of Applied Forestry 9: pp. 162-166
Wolf, K. L. 2004. Trees, Parking and Green Law: Strategies for Sustainability. Stone Mountain, GA: Georgia Forestry Commission, Urban and Community Forestry
Ohio Dept of Natural Resources, Division of Forestry http://forestry.ohiodnr.gov/urban
South Carolina Forestry Commission, http://www.state.sc.us/forest/urbben.htm
University of Washington, http://depts.washington.edu/hhwb/Thm_Economics.html

Table 9: Role Criteria

Role	Points
Traffic Calming	20
Visual Screening	20
Contribute to Property Values	20
Visually Soften Hard Landscapes	20
Food Source or Medicinal Use by Humans	20
Total	100

3.4.10 Suitability in the Landscape

86. Suitability in the landscape is based on a tree's health and structural integrity as well as its visual appeal.

87. Visual appeal is measured by its shape, as shape of the tree is a direct correlation to its visual aesthetics.

88. It is also based on whether or not the tree is causing damage to buildings, property or infrastructure and the likelihood of effective mitigation measures.

89. Infrastructure means underground or overhead services (including ancillary equipment such as electrical connection boxes), kerb and channel, road and footpath surfaces.

90. Buildings means residential buildings or structures (including garages, swimming pools, tennis courts but excluding garden sheds, glass houses, pergolas etc) or places of business, education, social gathering, recreation (e.g. community halls, schools, churches, sports club rooms).

91. Property means private paths, driveways, fences, garden sheds, glass houses, pergolas etc.

92. Unhealthy or structurally unsound trees, badly misshapen trees or trees that are causing damage to buildings, property or infrastructure (where there is no likelihood of effective mitigation) are not considered as suitable in the landscape.

93. The lowest scoring descriptor is the defining attribute when scoring this section i.e. if a tree scores 50 for shape (i.e. "Fair) but the tree is causing damage to infrastructure or buildings where there is no possibility of an engineered, arboriculture or property maintenance solution, the tree defaults to a score of 10 and is rated as "Very Poor".

Table 10: Suitability in the Landscape Criteria

Points	Location	Description
10	Very Poor	Tree scores ≤50 for Condition; or Tree scores 10 for Structure, irrespective of any other score; or Tree scores 10 for Shape, irrespective of any other score; or Tree is currently causing damage to infrastructure or buildings where there is no possibility of an engineered, arboriculture or property maintenance solution, irrespective of any other score
30	Poor	Tree scores 50>≤110 for Condition, irrespective of score for Shape; or Tree scores 30 for Shape, irrespective of total score for Condition ; or Tree currently causing damage to infrastructure or buildings which can be rectified or mitigated through an engineered, arboriculture or property maintenance solution; or Trees listed in the Inappropriate Trees and Plants list in the Christchurch City Council's Infrastructure Design Standards for debris problems; or Sheds fruit that is fragrantly objectionable e.g. Female Gingko biloba;
50	Fair	Tree scores 50 for Shape; or Tree likely to cause damage to infrastructure or buildings which could not be rectified or mitigated an engineered, arboriculture or property maintenance solution; or Tree currently causing damage to property which could not be rectified or mitigated through an engineered, arboriculture or property maintenance solution; or Trees listed in the Inappropriate Trees and Plants list in the Christchurch City Council's Infrastructure Design Standards for pest and disease problems; or Sheds debris that hinders grounds maintenance e.g. mowing
70	Good	Tree scores 70 for Shape; or Tree currently causing damage to property which can be rectified or mitigated through an engineered, arboriculture or property maintenance solution; and Tree does not meet any of the other criteria for very poor, poor or fair.
90	Very Good	Tree scores 90 for Shape; and Tree does not meet any of the other criteria for very poor, poor, fair or good.

3.5 Environmental and Ecological

94. "Environmental and Ecological" under the CTEM evaluation is designed to evaluate a tree's environmental and ecological contribution and requires analysis of trees in relation to the following matters:

- assessment of the environmental and ecological services that the tree provides to the community;
- assessment against criteria for the tree's canopy volume (m^3);
- assessment against the occurrence of the tree species.

95. Groups of trees were scored as an entity.

Table 11: Environmental and Ecological CTEM Points

Points		10	30	50	70	90	Score
Services		10 to 19	20 to 39	40 to 59	60-79	80-100	
Stature (m)		3 to 8	9 to 14	15 to 20	21 to 26	27+	
Canopy Volume (m^3)	Broad spreading	≤133	134 to 448	449 to 1061	1062 to 2072	2073+	
	Pyramidal	<93	93 to 231	232 to 521	522 to 894	895+	
	Rectangle	<50	50 to 125	126 to 283	284 to 652	653 +	
Occurrence		Predominant	Common	Infrequent	Rare	Very Rare	

3.5.1 Services

96. Trees are multi functioning green infrastructure assets that provide essential environmental and ecological services which increase in quantity and quality as the tree(s) grows and decrease in quantity and quality as tree health declines.

97. "Services" is a measure of the number of Environmental and Ecological Services that the tree provides and is based on the environmental and ecological services that trees in general provide.

98. Overseas research has shown that the following are a broad range of Environmental and Ecological Services that trees provide:

- oxygen;
- improve air quality (carbon sequestration and removal of other gaseous and particulate pollution);
- manage and improve storm water run-off and quality (improving quality relates to removing phosphorous, nitrogen and some metals in trace amounts, filtering and buffering for waterways);
- recycling of mineral nutrients;
- soil stabilisation and erosion protection;
- wildlife corridor, refuge, shelter or food source;
- critical habitat for indigenous or endemic flora and fauna;
- noise amelioration;
- shade (includes climate change amelioration such as urban heat reduction by cooling hot surfaces, pedestrian and cyclist comfort and UV protection, shading of waterways, buildings, playgrounds etc);
- shelter (from wind, rain, also rain interception).

99. Without the appropriate software programmes it can be difficult to quantify how effective a tree is at delivering those services as effectiveness is directly related to tree health (e.g. Tree is a state-of-the-art software suite from the United States Department of Agriculture Forest Service that provides urban forestry analysis and benefits assessment tools that quantify the environmental services that trees provide).

100. It is, however, possible to quantify the number of services that each individual tree or group of trees is likely to be performing. All trees will provide basic services (e.g. providing oxygen) however not all trees will be providing services such as soil stabilisation and erosion protection, or be critical habitats for indigenous/endemic flora and fauna.

101. While it is also possible to rank each service in importance to each other and have a scoring system based on the importance of those services to the environment and community, attempts to do this identified that this, in itself, is an extremely subjective process. It was felt that a simpler, less subjective method of identifying and scoring tree services would be required.

102. "Services" is scored out of a possible 100 points – i.e. each service is worth 10 points.

Table 12: Environmental Services Criteria

Services	Points
Provide Oxygen	10
Improve Air Quality	10
Improve Water Quality	10
Recycling of Nutrients	10
Soil Stabilisation and Erosion Protection	10
Wildlife Corridor or Refuge/Shelter or Food Source for Wildlife	10
Critical Habitat for Indigenous/Endemic Flora and Fauna	10
Noise Amelioration	10
Shade	10
Shelter	10
Total	100

103. Once the total number of services is quantified (i.e. total out of a maximum of 100 points), they can then be directly linked to the health assessment score under the "Condition Evaluation" to indicate how effective the tree is at delivering those Environmental and Ecological Services i.e. the healthier the tree the more effective it will be at delivering environmental and ecological services to the environment and community.

104. Once assessed the tree can then be linked to the score received in Health as follows:

- Say the same fictitious tree that scored 60 points for "Services" also scored 70 points for Health;
- 70 points is the equivalent of 70%;
- 70% (the points score for Health when turned in to a percentage) of 60 (the points the fictitious tree scored for "Services") is 42.

Table 13: Environmental Services linked with Health Calculation Example

Service	Points	Factor	Score	Health	Total Score
Provide Oxygen	10	1	10		
Improve Air Quality	10	1	10		
Improve Water Quality	10	1	10		
Recycling of Nutrients	10	0			
Soil Stabilisation and Erosion Protection	10	0			
Wildlife Corridor or Refuge/Shelter or Food Source for Wildlife	10	1	10		
Critical Habitat for Indigenous/Endemic Flora and Fauna	10	0			
Noise Amelioration	10	0			
Shade	10	1	10		
Shelter	10	1	10		
Total	100		60	70%	42

Table 14: Environmental and Ecological Evaluation

Points	10	30	50	70	90	Score
Services	10 to 19	20 to 39	40 to 59	60 to 79	80 to 100	

105. In the assessment form 42 points is in the range for awarding 50 points, therefore the fictitious tree would be awarded 50 points for its overall contribution of Environmental and Ecological Services.

3.5.2 Canopy Volume

106. "The use of tree volume, as a measure of tree size, gives a realistic appraisal of the tree in the landscape."[7]

107. Canopy Volume (measured in m^3) measures a tree's bulk and indicates the extent of Environmental Services that it is likely to provide i.e. the larger the bulk of the canopy the greater extent of environmental services the tree provides.

108. Canopy Volume is based on the following calculations (from the CTEM manual):

- Broad spreading trees – $\frac{2}{3}\pi r^3$
- Pyramidal trees - $\frac{1}{3}\pi r^2 h$
- Palms - $\pi r^2 h$

109. Tree shapes can broadly fit into three mathematical formulae:

- Broad spreading as a hemisphere
- Conifers as cones
- Palms and cabbage trees as cylinders

110. The measurement for the tree's canopy is the width or radius of the drip line plus the height, measured from the bottom of the canopy to the top of the canopy. It is too difficult to estimate the size of the root plate as individual trees can be different to each other and trees planted in urban areas are not often given the opportunity to develop 360˚ root systems. This means that the actual size of the tree (canopy and roots) will not be measured, resulting in the full extent of environmental services provided by the tree being underestimated.

111. Trees are dynamic beings and change regularly through growth and shedding or pruning of limbs as well as responding to environmental stimuli which also affect their shape. Where a tree does not neatly fall in to any particular formulae (i.e. how the species would naturally grow), the nearest formulae to the tree's shape will be used. Groups of trees were assessed as an entity, with the dimension for width being the average of the north/south and east/west measurements and the dimension for height being the average of the collective heights.

3.5.3 Occurrence

112. Trees that can be considered as infrequent, rare or very rare have botanical significance. This criterion allows a greater recognition of native species due to their under representation in urban landscapes.

[7] McGarry P.J. and Moore G.M.Dr. The Burnley Method of Amenity Tree Evaluation. Victorian College of Agriculture and Horticulture. Australian Journal of Arboriculture. June 1987.

113. The range is based on the number of trees (or groups of trees of a particular species) within Christchurch and should be completed by experienced arborists with knowledge of Christchurch trees. As one of the largest land owners in Christchurch, a good guide to species occurrence may be found using the Council's asset data base.

3.6 Exceptional Evaluation

114. Due to the time restraints of the assessments; trees identified as Exceptional for Heritage and Botanical values in Appendix 9.4.7.1 Schedules of Significant Trees (Christchurch City and Banks Peninsula) have been proposed to have their status automatically carried forward. Where a tree available to be reviewed and was identified for Exceptional Landscape it was additionally reviewed by the Landscape Architect to ensure it still meet this exceptional status.

115. Trees that receive marks under this category are considered to have a higher level of significance (exceptional significance) by virtue of their landscape, historic, cultural or botanical qualities.

116. Where an individual or group of trees was considered for listing with "Exceptional Evaluation" criteria, specialists were used to verify the listing in terms of its contribution to matters such as landscape setting, historical association etc.

Table 15: Exceptional Evaluation CTEM Score

Recognition	Local	City	Regional	National	International	Score
Points	10	30	50	70	90	
Landscape						
Feature						
Shape						
Contributions to Heritage Setting						
Heritage						
Age 100+						
Association						
Cultural Significance						
Commemoration						
Relict						
Botanical						
Source						
Remnant						
Threatened						
Sub Total						

3.6.1 Landscape

117. Exceptional Landscape under the CTEM evaluation requires analysis of trees in relation to the following matters:

- **Feature;** Trees that have exceptionally large proportions (i.e. special visual interest due to their height, spread, trunk dimensions), unusual or sculptured form (i.e. either a manufactured shape or one caused by natural causes e.g. windswept) as assessed by a qualified landscape architect.

- **Shape;** Trees that are outstanding examples of the natural shape of the species when compared to others at a regional, national or international level as assessed by either a qualified arborist or qualified landscape architect.

- **Contribute to Heritage Setting;** Trees that are on sites currently listed in Appendix 9.3.7.2 Schedule of Significant Historic Heritage of the Christchurch District Plan.

3.6.2 Heritage

118. Exceptional Heritage under the CTEM evaluation requires analysis of trees in relation to the following matters:

- **Age**; Trees with either an authoritative (e.g. assessed by an appropriately qualified and experienced arborist with knowledge of Christchurch trees) or well documented age of 100 years (e.g. dated photograph, written planting records).

- **Association;** There is a recorded association with a major natural or planned event, or an eminent person (e.g. Riccarton House trees and the Deans family) by the presence of a plaque or other written record.

- **Cultural Significance;** Any tree, or species of tree, revered for traditional or cultural significance (including specific food or medicinal use e.g. native trees used by Maori, Gingko fruit by Chinese, cabbage trees as markers for early Maori). In 2015, Native trees were awarded points for regional significance in accordance with the Ngai Tahu Taonga Plant Species list[8] which were confirmed through input from Mahaanui Kurataiao Ltd.

- **Commemoration;** Well documented planting to commemorate an occasion or occasions of importance in New Zealand's history such as battles or treaties.

- **Relict;** A tree is considered as a relict when it is an individual tree that is the last of its kind in the setting.

3.6.3 Botanical

119. Exceptional "Botanical" under the CTEM evaluation requires analysis of trees in relation to the following matters:

- **Source;** Trees with exceptional species qualities or generic derivation and are being, or could be used as, a seed source because of these qualities.

- **Remnant;** Applies to a group of trees that was once wide spread and common but which is now the last of its kind in the setting.

    - native forest (e.g. Deans Bush); or
    - previous land use or activity (e.g. exotic tree plantations, shelter belts etc)
    - small leafed kowhais at Templeton golf course

[8] www.doc.govt.nz

- **Threatened:** This criterion was developed with the assistance of the Council's Botanist. Trees listed as threatened under the criteria developed by the International Union for the Conservation of Nature (IUCN) as:

    - CR - critical
    - EN - endangered
    - VU - vulnerable
    - Nt - near threatened

    Or as a threatened plant of New Zealand as:

    - Nationally critical;
    - Nationally endangered;
    - Nationally vulnerable;
    - Declining;
    - Locally uncommon.
    - Extinct (cannot have rating for extinct);
    - threatened;
    - at risk.

Table 16: Exceptional Botanical Criteria

Points	Description
10	Locally Uncommon, native plants at risk
30	IUCN Nt, Declining, native plants at risk
50	IUCN VU, Nationally vulnerable, native plants threatened
70	IUCN EN Nationally endangered, native plants threatened
90	IUCN CR, Nationally critical, native plants threatened

120. Trees that are on the IUCN list due to their status in their natural environment but are common in New Zealand have not received any marks e.g. *Pinus radiata,* Norfolk Island pine.

4 Landscape Contributions – Landscape Architect Assessment

121. For the purposes of this review, additional landscape contributions assessment have been undertaken to meet the following s77I requirements:

- justifies why that characteristic makes that level of development inappropriate in light of the national significance of urban development and the objectives of the NPS-UD; and
- includes a site-specific analysis that-
    - identifies the site to which the matter relates; and
    - evaluates the specific characteristic on a site-specific basis

122. With consideration as to the characteristics and contributions that Significant trees provide within the landscape, a landscape assessment has been made in relation to the site context, the tree's unique characteristics and its contributions within an urban landscape.

123. Google Streetview and Canterbury Maps were used along with the Arborist's photographs taken on site. The trees were then assessed using the Arborist CTEM "Landscape Evaluation" system.

124. The total "Landscape Evaluation" score under this CTEM assessment could result in a top score of 900 and an average score of 500. Trees or groups of trees that have a Landscape Evaluation score that exceeds 500 are above average and have been considered to generally have a good ideal shape, height and presence within the landscape, when applying the CTEM methodology.

Table 17: CTEM Landscape Evaluation Scoring

Points		10	30	50	70	90
Shape		Very Poor	Poor	Fair	Good	Very Good
Stature (m)		3 to 8	9 to 14	15 to 20	21 to 26	27+
Canopy Dimension (m^2)	**Broad spreading**	≤10	11 to 25	26 to 57	58 to 100	101+
	Pyramidal	≤12	13 to 33	34 to64	65 to 100	100+
	Rectangle	≤36	37 to 72	73 to 120	121 to 280	280 +
Trunk Diameter (cm)		≤50	51 to 75	76 to 100	101 to 125	126+
Age (yr)		≤10	10 to 20	21 to 35	35 to 50	50+
Estimated Service Life		0 – 5	5 – 10	11 – 20	21 – 30	30 +
Visibility (km)		Obscured	≤ 1	1 > ≤ 2	2 > ≤ 4	4 >
Location		Location 1	Location 2	Location 3	Location 4	Location 5
Role		20	40	60	80	100
Suitability		Very Poor	Poor	Fair	Good	Very Good

125. For the purposes of this review, the CTEM Landscape Evaluations scores were additionally rated as follows:

Table 18: Landscapes Contributions CTEM Landscape Evaluation Points Ranking

CTEM Landscape Evaluation Points	Rating
0 to 299	Very Poor
300 to 450	Poor
450 to 500	Poor to Fair
500 to 599	Fair
600 to 699	Fair-Good
700 to 799	Good
800 to 899	Good-Very Good
900	Very Good

126. Plan Change 14 has the purpose to intensify urban development which will result in changes the existing landscape the Significant Trees are located within. The existing context has been described, along with highlighting the Characteristics and Contributions of each tree or tree group, which has been assessed for the benefits it lends to an urban landscape. Again, for the purposes of this review, the Characteristics and Contributions of a tree or tree group were assessed on the following matters;

- **All year greenery;** Evergreen trees retain all or the majority of their foliage throughout the year. Evergreen trees supply an urban landscape with all year greenery as they do not have a significant seasonal loss of leaves. They provide consistency in the landscape and only result in physical change incrementally as they grow. Evergreen trees produce flowers or cones (e.g. Kahikatea, *Dacrycarpus dacrydioides*) as part of their reproductive cycles. These changes may sometimes be hardly noticeable, such as Totara (*Podocarpus totara*); or significantly noticeable, such as Pōhutukawa (*Metrosideros excelsa*) with its red flowers, small-leaved Kowhai (*Sophora microphylla*) with its yellow flowers and Southern Magnolia (*Magnolia grandiflora*) which holds most of its leaves and produces large cream flowers.

- **Seasonal Changes;** Tree species with deciduous growth habit tend to lose their foliage in autumn and winter. Deciduous trees change through the seasons (Figure 3). In autumn, they typically will change from green, to yellow (e.g. Maidenhair Tree, *Ginkgo biloba*), oranges (e.g. Oriental Plane, *Platanus orientalis*) or reds (e.g. Dawn Redwood, *Metasequoia glyptostroboides*). In winter, they will be bare of leaves; the branch formation is visible, creating an architectural form. In the spring, they produce flowers and new leaves. These trees encourage walking in the neighbourhood as walkers are able to experience a different sight. They often draw specific attention in the fall for their colour displays and fallen leaves (e.g. English Oak, *Quercus robur*) and in the spring for their flower displays (e.g. cherry blossoms).

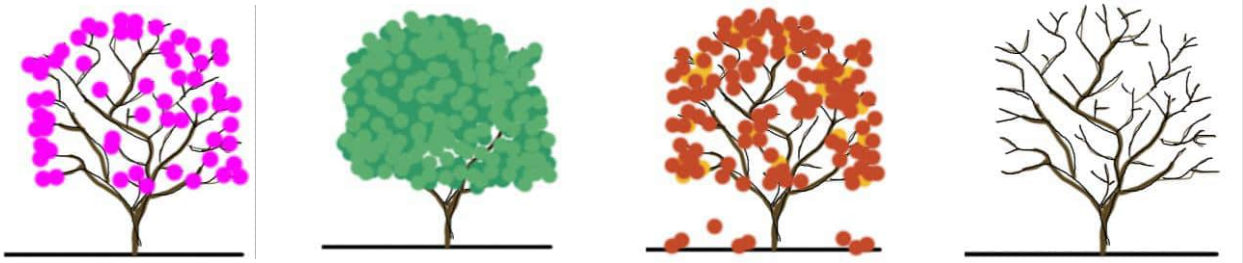


Figure 3: Seasonal changes of a typical deciduous tree from spring to winter

- **Visually soften hard surfaces**; Trees have a varying range of texture and habit, but are generally considered visually soft, fluid and flexible, in contrast to the built form. The texture and characteristics of a tree provide positive contributions to an urban landscape, which typical have solely solid, flat and bold textures.

  The texture of a tree refers to how coarse or fine the overall surface and individual leaves of the plant feel or look (perceived visual texture). Texture can be found in the foliage, flowers, blades, and bark of the plant, as well as in the plant's overall branching pattern. A tree can generally be described as having a coarse, medium, or fine texture. Like form, a variety of textures provides interest and contrast in the landscape.

  - Coarse (Figure 4); texture that is bold and is highly visible from a distance. Typically with large foliage, thick branches and ridged growth patterns. With their high contrast, coarse-textured plants attract the eye and tend to hold it because the light and dark contrasts of the shadows provide more interest. Each leaf of a coarse-textured plant breaks up the outline, giving the plant a looser form. Examples include Cabbage trees (*Cordyline australis*), Puka (*Meryta sinclairii*), and Kawakawa (*Marcopiper excelsum*).
  - Medium (Figure 5); have a mixture of both hard and soft textures within the trees form. They have foliage and branches that are neither overly large nor small and delicate; most plants fall in this category. The average-sized branches are not densely spaced nor widely spaced, and the overall form is typically rounded or mounding. They are characterized by medium-sized leaves with simple shapes and smooth edges. Medium-textured plants act as a background to link and unify

the coarse and fine-textured plants. They may have coarse branches with small leaves, such as Kowhai (*Sophora microphylla*) and Pohutakawa (*Metrosideros excelsa*).

- Fine (Figure 6); typically have a light or flowing form with soft small leaves. Characteristics that create fine texture include small, delicate foliage; thin, strappy leaves (grasses); tall, thin stems; small, fragile twigs with many branches; narrow trunks; long stems (vines); and small, delicate flowers. Fine-textured plants can sometimes have a stronger form because the small individual leaves are densely packed. Examples include, Black Matipo (*Pittosporum tenuifolium*) and Bhutan Cypress (*Cupressus torulosa*).

Figure 4: Coarse Texture

Figure 5: Medium Texture

Figure 6: Fine Texture

The way a tree grows is considered as its habit. Trees have a growth habit that can be grouped into three key habits. A tree is able to have a combination of these habits, where their branches may be vertical but their leaves have a weeping habit.

- Vertical (Figure 7); Where branches grow in an upwards direction. Examples include, Common Lime (*Tilia x europaea*) and Horse Chestnut (*Aesculus hippocastanum*).
- Lateral (Figure 8); Where main branches grow horizontal to the ground. This growth habit is typical of conifers and most trees that have a pyramidal shape. Examples include, Silver Fir (*Abies alba*) and Deodar Cedar (*Cedrus deodara*)
- Weeping (Figure 9); Where branches or leaves have a significant droop growing back towards the ground. Examples include, Camperdown Elm (*Ulmus glabra 'Camperdownii'*) and Japanese Maple (*Acer palmatum*).

Figure 7: Vertical Habit

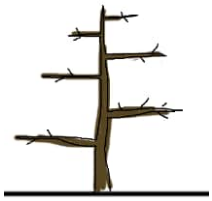


Figure 8: Lateral Habit

Figure 9: Weeping Habit

- **Visually screening**; trees are a vertical element and are able to provide varying levels of screening. Trees can be used to reduce visual pollution, screening unsightly and undesirable views. Trees contribute to providing privacy, and as well as being able to screen or break up unsightly views or urban forms. Screening can be solid with a dense canopy, and it can be partial with a loose canopy. The leafless branches of a tree bare of vegetation can also provide a filtered screening effect. Trees with wider diameter canopies provide a larger surface area of screening. Tall trees become even more important as urban environments become taller, as they are able to provide screening of these taller elements. Trees with raised canopies can provide screening of windows and overhead utilities and break up solid walls, while enabling the elements such as doors and fences to remain visible. Trees that have low canopies can additionally provide screening for lower items such as utility cabinets and doors, or ground floor windows. In an urban environment, mature trees with low canopies reaching the ground occur only infrequently.

Figure 10: Example urban street with trees providing a range of screening

- **Streetscape;** Where trees overhang the private property boundary into the public streetscape. Trees that overhang into public space contribute shade, shelter, landscape character and provide human scale. Streets with denser tree canopies are associated with road/traffic calming, as they provide a sense of enclosure and road narrowing, thus reducing the speed of moving traffic (Harthoorn, 2017). Where significant Trees or Significant Tree Groups are located on a single road side, but where their canopy is expansive and stretches across part or the whole road reserve, they also may contribute to the streetscape and have a traffic calming effect.

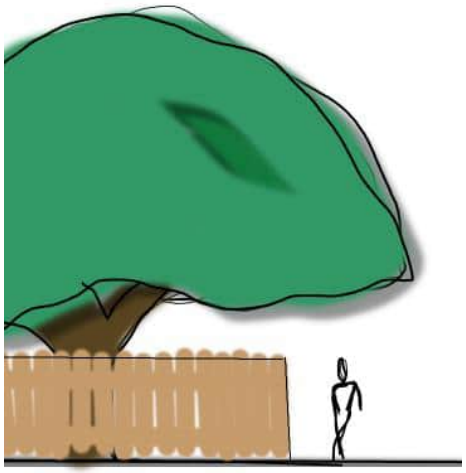


Figure 11: Example of a tree that contributes to the streetscape

Figure 12: Example of a tree that contributes to the streetscape and also contributes to traffic calming

- **Visual perspective:** Trees that are fully within private lots contribute to perceived visual amenity, visually breaking up building bulk. Large trees have the ability to easily extend above 2-3 storied urban development and can be visible to the public when looking through urban blocks. The trees create visual perspective and depth, breaking up and a softening urban form. Where private development exceeds the heights of adjacent trees, these trees still contribute to the local amenity by providing internal breaks to the built form, and by providing screening of the built form.

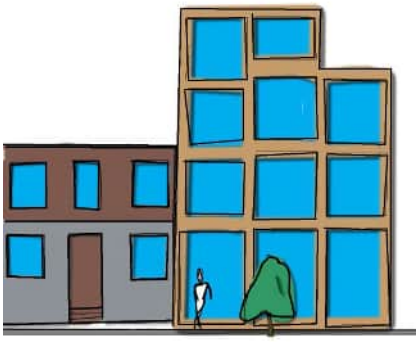


Figure 13: Example of properties with front yard

Figure 14: Example of a tree on private land in the backyard

- **Wayfinding marker;** is a visual point or object within a landscape that can help to guide people through a physical environment. They encompass all of the ways in which people (and animals) orient themselves in physical space and navigate from place to place. Wayfinding is particularly important in complex built environments. Trees, which are visible to the wider community can assist with public navigation through an urban landscape. For example, cabbage trees were traditionally used by Ngai Tahu to navigate Christchurch. Significant Trees have been considered a wayfinding marker where the tree may stand alone, or be located on or very close to an intersection corner, or where the tree marks a vehicle entrance or pedestrian entranceway.

- **Architectural Form;** Where a tree has unique qualities that often resemble a structure, typically these are strongly formed trees with a pyramidal shape. This can also be trees that have been modified in response to, or influenced by the urban landscape, and they have formed or been formed into a unique shape. The unique shapes of these trees can enhance features of the urban landscape. For example, heavily clipped trees or columnar trees are used to complement or create architectural features or to enhance and define features like doorways or riverbanks.

- **Heritage Setting;** Where a tree, or group of trees are located within a current Heritage Setting as per Appendix 9.3.7.2 of the Christchurch District Plan. Description or additional context information of the Heritage Setting was collected from the existing District Plan Heritage Statement associated with the Heritage Item.

127. Trees are also valued as they connect with people's historical associations and memories. In addition, trees within the urban landscapes are easily accessible on a daily basis as they are located in proximity to where people live. In comparison, trees within the rural landscape are further afield and less accessible on a daily basis. Trees are often planted for sentimental or cultural reasons. For Maori and many other cultures, it is cultural practice to bury the placenta to symbolise a baby's link to the earth. The location is often marked with a tree that is watched over and grows with the child. Public and private trees are also planted as markers, as physical links to sister Cities, or as records of notable events and memorials such as the Memorial Oak tree and plaque[9] in the Park of Remembrance, Christchurch. Over time, these trees become even more valuable to the community and provide a human connection with history, though they may not be yet listed as Heritage under the District Plan.

128. Recording these historical human connections becomes more important through time. These connections have been included, where known, for the purposes of this review, as they provide both context and rationale for the scoring methodology. Historical associations were also noted where the tree may be a

[9] The oak was planted in 1924 and grew from an acorn sent back from Gallipoli in 1918 by Lieutenant Douglas Deans.

remnant of a past heritage setting that has been since removed. In addition, records of conversations between the arborist and the landowner on their origins of the tree, or evidence of a plaque or other evidence of note was also included within this review.

4.1 CTEM Exceptional Landscape Evaluation

129. For the purposes of this review, where a Significant Tree is currently listed within the District Plan as Exceptional Landscape Feature, Shape or Contributions to Heritage Setting that tree was reviewed to verify that the tree retained good health and structure, to confirm that it should remain listed as Exceptional.

Table 19: Exceptional Evaluation CTEM Score

Recognition	Local	City	Regional	National	International	Score
Points	10	30	50	70	90	
Landscape						
Feature						
Shape						
Contributions to Heritage Setting						

130. Exceptional Landscape under the CTEM evaluation requires analysis of trees in relation to the following matters:

- **Feature;** Trees that have exceptionally large proportions (i.e. special visual interest due to their height, spread, trunk dimensions), unusual or sculptured form (i.e. either a manufactured shape or one caused by natural causes e.g. windswept) as assessed by a qualified landscape architect.
- **Shape;** Trees that are outstanding examples of the natural shape of the species when compared to others at a regional, national or international level as assessed by either a qualified arborist or qualified landscape architect.
- **Contribute to Heritage Setting;** Trees that are on sites currently listed in Appendix 9.3.7.2 Schedule of Significant Historic Heritage of the Christchurch District Plan.

5 Findings

131. Assessments were made between the 15th April till the 10th of June 2022 by:

- **Heritage Trees**: John Thornton, and Arborists listed below.
- **CTEM:** Liz Warner, Chris Loughborough, Martin Andrews, Craig Taylor, and Toby Chapman
- **Landscape Contributions:** Hilary Riordan and Jennifer Dray

132. Findings of trees and group trees listed in Appendix 9.4.7.1 is located in Attachment A.

133. Trees proposed to be a Qualifying Matter under MDRS, the Landscape Contribution Assessments are attached in Attachment B (Individual Trees) & Attachment C (Tree Groups).

134. In summary:

Table 20: Significant Trees Summary of Outcomes

	Out of scope*	≥100years	Inspection not undertaken	Fail	Pass		Grand Total
Group	2	20	17	35	23		97
Single	445	342	44	47	132		1010
Grand Total	**447**	**362**	**61**	**82**	**155**		**1107**

*Out of scope trees are those that are either located within the Banks Peninsula ward or non-residential areas.

135. Of the trees that passed CTEM, 9 Individual Trees[10] and 2 Tree Groups[11] have been identified to meet or possibly meet Exceptional Significance based on Landscape criteria.

6 Conclusion

136. Trees perform very important environmental, social and cultural services within current and future urban landscapes. Trees that are listed in the Schedule of Significant Trees have the highest legal protection afforded to trees in Christchurch. "Significant" trees should be:

- *large enough to be noticed or have an effect : very important : having a special or hidden meaning* (Webster Miriam);
- *sufficiently great or important to be worthy of attention, noteworthy* (Oxford).

137. Urban intensification under the MDRS will likely result in the loss of medium to large non-protected trees on private land. By providing Significant Trees protection as Section 6 Matters (trees that are ≥100years) or as Qualifying Matters (trees that pass CTEM and provide positive Characteristics and Contributions to the landscape), we are safeguarding these assets for the benefit and enjoyment of future generations.

138. To ensure that privately owned significant trees remain in situ and are not inappropriately removed or damaged, it is necessary to provide them with a high degree of legal protection.

139. Unfortunately, due to the short timelines for the implementation of the MDRS, new trees were not sought for inclusion as Qualifying Matters. The existing District Plan Appendix 9.4.7.1 will also remain in place for all other activities. The District Plan Appendix 9.4.7.1 should be reviewed in full, and it is recommended that there should be further opportunities for the inclusion of additional new trees or tree groups to be nominated by the public, for consideration for their inclusion in the Schedule of Significant Trees and additionally as Qualifying Matters. A continual review of the Significant Tree list is required to ensure the most Significant Trees within Christchurch are being protected.

[10] T15, T48, T57 (existing exceptional tree), T198 (site visit required), T497, T606, T668 & T939
[11] TG1 & TG21

Appendix 25

Full Trees Assessment Schedule - Christchurch City Council - Christchurch City Council

Count of Outcome/Status	Column Labels						
Row Labels	100+	Fail	Inspection not undertaken	Out of scope	Pass	(blank)	Grand Total
Group	20	35	17	2	23		97
Single	342	47	44	445	132		1010
(blank)							
Grand Total	362	82	61	447	155		1107

Out of scope trees are those that are either located within the Banks Peninsula ward or non-residential.

tree_number	Tree Present	Structure	Health	Condition subtotal	Shape	Stature	Canopy dimensions (m2)	Trunk diameter	Age	Service life	Visibility	Location	Role	Suatability in Landscape	Landscape subtotal	Services	Canopy dimensions (m3)	Occurance	Environmental total	Total Score	Group/Single	Outcome/Status	Image hyperlink
T3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T402	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T403	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T4	yes	70	70	140	70	30	50	30	90	90	30	30	50	70	540	50	50	50	150	830	Single	Pass	https://web.fulcrumapp
T5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T405	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T407	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T413	yes	70	70	140	70	30	70	90	90	90	50	10	10	90	600	50	50	50	150	890	Single	Pass	https://web.fulcrumapp
T12	0	70	70	140	70	50	50	50	90	90	30	90	50	70	640	30	30	30	90	870	Single	Pass	https://web.fulcrumapp
T13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T416	yes	30	70	100	70	30	50	50	90	90	30	30	70	70	580	50	30	50	130	810	Single	Fail	https://web.fulcrumapp
T17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T418	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T419	yes	70	70	140	50	50	70	70	90	90	30	50	70	70	640	50	50	30	130	910	Single	Pass	https://web.fulcrumapp
T19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T420	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T421	yes	70	70	140	70	30	50	90	90	90	30	30	30	70	580	50	30	30	110	830	Single	Fail	https://web.fulcrumapp
T422	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T423	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T424	yes	50	70	120	50	50	50	30	90	90	30	30	50	50	520	50	50	70	170	810	Single	Pass	https://web.fulcrumapp
T21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T425	yes	50	70	120	50	50	70	30	90	90	30	30	50	50	540	50	50	30	130	790	Single	Pass	https://web.fulcrumapp
T426	yes	70	70	140	70	30	70	30	90	90	30	90	50	70	620	50	50	30	130	890	Single	Pass	https://web.fulcrumapp
T427	yes	70	50	120	50	50	50	30	90	90	30	90	50	50	580	30	30	30	90	790	Single	Pass	https://web.fulcrumapp
T23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T436	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0

T438	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T439	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T441	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T442	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T443	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T445	yes	30	70	100	50	30	70	70	90	90	10	30	50	50	540	50	50	30	130	770	Single	Fail	https://web.fulcrumapp
T446	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T447	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
~~T448~~	no	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Fail	0
T30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T453	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T454	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T455	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T456	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T458	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T459	yes	70	70	140	70	50	90	90	90	90	30	30	50	70	660	50	70	30	150	950	Single	Pass	https://web.fulcrumapp
T460	yes	70	70	140	70	30	50	50	90	90	30	30	50	70	560	50	30	30	110	810	Single	Pass	https://web.fulcrumapp
T32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T463	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T464	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T465	yes	70	30	100	90	50	90	70	90	70	30	90	10	30	620	30	90	50	170	890	Single	Fail	https://web.fulcrumapp
T466	yes	70	70	140	70	50	90	90	90	90	30	90	10	70	680	50	70	30	150	970	Single	Pass	https://web.fulcrumapp
T467	yes	70	70	140	70	50	90	50	90	90	30	90	10	70	640	50	70	30	150	930	Single	Pass	https://web.fulcrumapp
T468	yes	50	50	100	50	50	70	70	90	90	30	90	10	30	580	30	50	30	110	790	Single	Pass	https://web.fulcrumapp

T469	yes	70	70	140	70	50	90	90	90	90	30	90	10	70	680	50	70	30	150	970	Single	Pass	https://web.fulcrumapp
T470	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T393	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T472	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T46	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T473	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T474	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T475	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T476	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T477	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T478	yes	10	70	80	90	30	30	90	70	10	30	30	30	30	440	10	70	50	130	650	Single	Fail	https://web.fulcrumapp
T480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T481	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T48	yes	90	70	160	90	90	90	90	90	90	30	90	30	70	760	50	70	50	170	1090	Single	Pass	https://web.fulcrumapp
T53	yes	70	70	140	70	50	50	50	70	70	30	90	70	70	620	50	30	30	110	870	Single	Pass	https://web.fulcrumapp
T501	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T51	yes	50	70	120	90	50	90	30	70	90	30	50	30	90	620	30	70	30	130	870	Single	Pass	https://web.fulcrumapp
T482	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T483	yes	30	70	100	50	90	90	90	90	90	30	30	50	50	660	50	90	50	190	950	Single	Fail	https://web.fulcrumapp
T484	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T485	yes	70	70	140	50	70	70	90	90	90	30	30	30	50	600	50	50	50	150	890	Single	Pass	https://web.fulcrumapp
T486	yes	70	50	120	70	70	90	90	90	90	30	30	50	70	680	30	90	50	170	970	Single	Pass	https://web.fulcrumapp
T487	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T488	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T489	yes	90	70	160	70	50	90	50	90	90	30	50	30	70	620	50	70	30	150	930	Single	Pass	https://web.fulcrumapp
T490	yes	90	70	160	70	70	90	50	70	90	30	30	30	70	600	50	90	30	170	930	Single	Pass	https://web.fulcrumapp
T491	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T492	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T493	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T494	yes	70	70	140	90	50	90	30	90	90	10	50	10	70	580	50	70	30	150	870	Single	Pass	https://web.fulcrumapp
T497	yes	70	70	140	50	90	90	90	90	90	50	90	10	50	700	50	90	50	190	1030	Single	Pass	https://web.fulcrumapp
T498	yes	70	70	140	70	70	90	50	90	90	30	90	50	70	700	50	70	50	170	1010	Single	Pass	https://web.fulcrumapp
T499	yes	90	70	160	70	70	70	50	90	90	30	50	30	70	620	50	50	30	130	910	Single	Pass	https://web.fulcrumapp
T500	yes	70	70	140	70	70	90	70	90	90	30	50	10	70	640	50	70	30	150	930	Single	Pass	https://web.fulcrumapp
T52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0

T684	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T502	yes	70	50	120	50	70	70	70	90	90	50	70	30	50	640	30	50	50	130	890	Single	Pass	https://web.fulcrumapp
T503	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T504	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T505	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T506	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T507	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T508	yes	70	70	140	50	70	90	50	90	90	30	30	50	50	600	50	70	30	150	890	Single	Pass	https://web.fulcrumapp
T58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T61	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T62	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T511	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T63	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T512	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T513	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T514	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T516	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T517	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T518	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T519	yes	70	70	140	70	50	90	50	90	90	30	30	50	70	620	50	70	30	150	910	Single	Pass	https://web.fulcrumapp
T66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T67	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T521	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T522	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T523	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T524	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T525	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T69	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T70	yes	90	90	180	70	50	70	50	90	90	30	90	50	70	660	70	50	10	130	970	Single	Pass	https://web.fulcrumapp
T526	yes	90	90	180	70	70	90	30	70	90	30	90	30	70	640	70	70	70	210	1030	Single	Pass	https://web.fulcrumapp
T527	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0

T528	yes	70	90	160	50	30	70	50	70	90	30	90	50	50	580	70	50	30	150	890	Single	Pass	https://web.fulcrumapp
T529	yes	70	90	160	50	50	70	50	90	90	30	90	50	50	620	70	50	30	150	930	Single	Pass	https://web.fulcrumapp
T530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T531	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T532	yes	70	70	140	50	30	70	30	90	90	30	90	50	50	580	50	50	30	130	850	Single	Pass	https://web.fulcrumapp
T533	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T534	yes	90	70	160	70	50	90	30	90	90	30	90	50	70	660	50	70	30	150	970	Single	Pass	https://web.fulcrumapp
T535	yes	70	70	140	70	50	90	50	90	90	10	30	50	50	580	50	70	30	150	870	Single	Pass	https://web.fulcrumapp
T71	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T72	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T73	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T74	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T77	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T536	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T537	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T538	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T539	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T540	yes	70	70	140	70	90	90	50	90	90	50	30	10	70	640	30	90	30	150	930	Single	Pass	https://web.fulcrumapp
T541	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T542	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T79	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T544	yes	70	70	140	50	50	90	50	90	90	10	90	30	50	600	50	70	30	150	890	Single	Pass	https://web.fulcrumapp
T545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T81	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T82	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T83	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T84	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T546	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T547	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T548	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T551	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T552	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T553	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0

T555	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T556	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T557	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T559	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T87	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T560	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T561	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T562	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T563	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T564	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T565	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T566	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T569	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T570	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T571	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T572	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T94	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T583	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T88	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T89	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T576	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T577	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T578	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T579	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T580	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T581	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T582	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T97	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T586	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T587	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T588	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T590	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0

T100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T593	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T594	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T595	yes	90	50	140	70	50	70	50	90	90	30	50	50	70	620	30	50	50	130	890	Single	Pass	https://web.fulcrumapp
T596	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T102	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T104	yes	70	70	140	50	50	90	90	90	90	30	30	10	70	600	50	70	30	150	890	Single	Pass	https://web.fulcrumapp
T598	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T599	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T601	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T602	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T603	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T605	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T606	yes	70	70	140	30	50	90	90	90	90	30	50	50	30	600	50	70	10	130	870	Single	Pass	https://web.fulcrumapp
T607	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T608	yes	70	70	140	70	50	90	90	90	90	30	30	50	70	660	50	70	50	170	970	Single	Pass	https://web.fulcrumapp
T609	yes	70	70	140	70	50	70	90	90	90	30	30	50	70	640	50	50	50	150	930	Single	Pass	https://web.fulcrumapp
T109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T610	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T611	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T612	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T613	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T614	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T616	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T617	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T618	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T111	yes	90	90	180	90	70	70	70	90	90	30	30	30	90	660	50	50	30	130	970	Single	Pass	https://web.fulcrumapp
T110	yes	70	70	140	50	70	90	90	90	90	30	30	50	50	640	50	90	30	170	950	Single	Pass	https://web.fulcrumapp
T619	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T620	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T621	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0

T112	yes	90	70	160	70	70	70	90	90	90	30	30	30	70	640	30	50	50	130	930	Single	Pass	https://web.fulcrumapp
T113	yes	90	70	160	70	70	70	70	90	90	30	30	30	70	620	50	50	50	150	930	Single	Pass	https://web.fulcrumapp
T114	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T629	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T633	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T634	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T636	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T637	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T638	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T639	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T641	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1212	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T118	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T119	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T642	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T643	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T644	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T647	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T648	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T649	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T124	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T651	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T652	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T654	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T655	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T657	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0

T658	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T660	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T661	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T662	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T663	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T664	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T665	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T666	yes	90	90	180	90	10	10	10	50	90	10	10	10	90	380	50	10	30	90	650	Single	Fail	https://web.fulcrumapp
T667	yes	70	70	140	70	50	70	90	90	90	30	10	30	70	600	50	50	30	130	870	Single	Pass	https://web.fulcrumapp
T668	yes	70	70	140	90	30	50	50	70	90	50	50	30	70	580	70	30	50	150	870	Single	Pass	https://web.fulcrumapp
T669	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T1200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T670	yes	70	70	140	70	70	70	30	70	90	90	50	30	70	640	30	50	50	130	910	Single	Pass	https://web.fulcrumapp
T671	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T672	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T673	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T674	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T675	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T676	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T677	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T678	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T679	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T681	yes	70	70	140	70	50	90	70	90	90	30	90	30	70	680	50	70	30	150	970	Single	Pass	https://web.fulcrumapp
T125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T682	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T683	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T685	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T686	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T687	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T688	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T128	yes	70	70	140	70	30	50	30	90	90	30	30	50	70	540	50	30	30	110	790	Single	Fail	https://web.fulcrumapp
T689	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T690	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T691	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T129	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T694	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T695	yes	90	90	180	30	70	90	90	90	90	30	30	50	30	600	70	90	30	190	970	Single	Pass	https://web.fulcrumapp

T696	yes	70	70	140	50	50	70	50	90	90	30	30	50	50	560	50	50	30	130	830	Single	Pass	https://web.fulcrumapp
T130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T698	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T699	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T132	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T701	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T702	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T133	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T134	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T135	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T136	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T138	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T703	yes	70	70	140	50	70	90	50	90	90	10	30	30	50	560	50	90	30	170	870	Single	Pass	https://web.fulcrumapp
T139	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T704	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T142	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T705	yes	70	70	140	90	50	70	90	90	90	30	30	10	90	640	50	50	30	130	910	Single	Pass	https://web.fulcrumapp
T708	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T710	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T711	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T712	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T713	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T714	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T716	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T717	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1199	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T719	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T143	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T739	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T740	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T741	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T144	yes	70	30	100	30	50	70	50	90	50	30	30	50	30	480	30	50	30	110	690	Single	Fail	https://web.fulcrumapp
T145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0

T146	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T147	yes	70	70	140	50	50	90	30	90	90	30	30	50	50	560	50	70	30	150	850	Single	Pass	https://web.fulcrumapp
T754	yes	50	70	120	70	30	50	10	90	90	30	30	50	70	520	50	30	50	130	770	Single	Pass	https://web.fulcrumapp
T755	yes	50	70	120	30	30	30	10	90	90	10	30	50	30	400	50	30	50	130	650	Single	Fail	https://web.fulcrumapp
T756	yes	70	70	140	50	50	70	30	90	90	30	30	30	50	520	50	50	30	130	790	Single	Pass	https://web.fulcrumapp
T757	yes	70	70	140	70	30	50	10	90	90	10	30	50	70	500	50	30	30	110	750	Single	Pass	https://web.fulcrumapp
T758	yes	70	30	100	70	50	70	50	90	70	10	30	70	30	540	30	50	30	110	750	Single	Fail	https://web.fulcrumapp
T148	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T151	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T763	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T764	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T152	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T765	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T766	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T767	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T771	yes	70	70	140	70	30	70	50	90	90	30	30	50	70	580	50	50	30	130	850	Single	Pass	https://web.fulcrumapp
T772	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T773	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T154	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1210	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1211	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T157	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T775	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T159	yes	50	70	120	50	70	90	90	90	90	30	50	50	50	660	50	90	10	150	930	Single	Pass	https://web.fulcrumapp
T158	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T776	yes	70	70	140	50	30	30	30	90	90	30	30	50	50	480	50	10	50	110	730	Single	Pass	https://web.fulcrumapp
T779	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T780	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T781	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T162	yes	50	70	120	50	30	50	30	90	90	30	30	50	50	500	50	30	30	110	730	Single	Fail	https://web.fulcrumapp
T163	yes	70	70	140	90	50	70	30	90	90	10	30	50	70	580	30	50	30	110	830	Single	Pass	https://web.fulcrumapp
T161	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T2	yes	50	70	120	70	50	90	30	70	90	30	10	30	70	540	50	70	30	150	810	Single	Pass	https://web.fulcrumapp
T164	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0

T165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T166	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T168	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T169	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T171	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T173	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T174	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T176	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T177	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T178	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T179	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T181	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T182	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T183	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T784	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T785	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T786	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T787	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T788	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T789	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T790	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T791	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T792	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T793	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T794	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T795	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T796	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T797	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T798	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T799	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T801	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T802	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0

T803	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T184	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T185	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T186	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T187	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T188	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T189	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T190	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T191	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T192	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T193	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T194	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T805	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T806	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T807	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T808	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T809	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T810	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T811	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T812	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T813	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T814	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T816	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T817	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T820	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T821	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T822	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T823	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T824	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T826	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T827	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T828	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T829	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T831	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0

T832	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T833	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T834	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T835	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T836	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T837	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T838	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T839	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T840	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T841	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T842	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T843	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T844	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T846	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T847	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T848	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T197	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T851	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T854	yes	70	50	120	30	30	50	30	90	90	10	30	10	30	400	30	30	30	90	610	Single	Fail	https://web.fulcrumapp
T855	yes	50	70	120	50	50	70	70	90	90	30	30	50	30	560	50	50	30	130	810	Single	Pass	https://web.fulcrumapp
T856	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T198	yes	70	70	140	70	90	90	70	90	90	30	90	50	70	740	50	90	30	170	1050	Single	Pass	https://web.fulcrumapp
T859	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T860	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T199	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T861	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T862	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T863	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T864	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T866	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T202	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T203	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T206	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T207	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0

T208	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T209	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T210	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T211	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T212	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T213	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T214	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T216	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T217	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T218	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T219	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T220	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T221	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T867	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T868	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T869	yes	70	70	140	50	50	90	70	90	90	30	90	50	50	660	50	70	30	150	950	Single	Pass	https://web.fulcrumapp
T870	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T871	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T872	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T873	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T874	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T876	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T877	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T878	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T879	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T880	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T881	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T882	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T883	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T884	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T885	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T886	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T887	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T888	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T222	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T889	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T890	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0

T891	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T892	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T893	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T894	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T895	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T896	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T223	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T224	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T225	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T899	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T901	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T903	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T906	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T226	yes	70	70	140	70	50	70	50	90	90	30	70	50	70	640	50	50	30	130	910	Single	Pass	https://web.fulcrumapp
T908	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T227	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T228	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T229	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T233	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T910	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T911	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T912	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T913	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T914	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T239	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T925	yes	70	70	140	50	50	50	10	90	90	10	90	50	50	540	50	30	30	110	790	Single	Pass	https://web.fulcrumapp
T926	yes	70	70	140	50	50	70	30	90	90	10	90	50	50	580	50	50	30	130	850	Single	Pass	https://web.fulcrumapp
T927	yes	70	70	140	50	50	70	30	90	90	10	90	50	50	580	50	50	30	130	850	Single	Pass	https://web.fulcrumapp
T915	yes	70	70	140	50	50	50	10	90	90	10	90	50	50	540	50	30	30	110	790	Single	Pass	https://web.fulcrumapp
T916	yes	70	70	140	30	50	50	30	90	90	10	90	50	30	520	50	30	30	110	770	Single	Fail	https://web.fulcrumapp
T917	yes	70	70	140	50	50	90	50	90	90	30	90	50	50	640	50	70	30	150	930	Single	Pass	https://web.fulcrumapp
T918	yes	50	70	120	50	50	70	50	90	90	30	90	50	50	620	50	50	30	130	870	Single	Pass	https://web.fulcrumapp
T919	yes	70	70	140	50	50	70	50	90	90	30	90	50	50	620	50	50	30	130	890	Single	Pass	https://web.fulcrumapp
T920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T921	no	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Fail	0
T923	yes	70	70	140	30	70	90	50	90	90	30	90	50	30	620	30	70	30	130	890	Single	Pass	https://web.fulcrumapp
T922	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T928	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T929	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0

T242	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T931	yes	70	30	100	70	50	50	30	70	50	50	10	10	30	420	30	50	30	110	630	Single	Fail	https://web.fulcrumapp
T244	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T932	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T933	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T934	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T935	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T936	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T937	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T940	yes	70	70	140	70	10	30	10	70	90	10	30	10	70	400	30	10	50	90	630	Single	Fail	https://web.fulcrumapp
T941	yes	70	70	140	70	30	50	10	70	90	10	30	10	70	440	30	30	50	110	690	Single	Fail	https://web.fulcrumapp
T942	yes	70	70	140	30	10	30	10	90	90	10	30	10	70	380	30	10	50	90	610	Single	Fail	https://web.fulcrumapp
T943	yes	70	70	140	50	30	70	30	90	90	10	30	70	50	520	50	50	30	130	790	Single	Pass	https://web.fulcrumapp
T247	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T945	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T946	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T948	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T949	yes	30	30	60	30	30	50	30	90	30	30	50	50	30	420	10	30	30	70	550	Single	Fail	https://web.fulcrumapp
T950	yes	70	70	140	70	30	70	30	90	90	30	50	50	70	580	50	50	30	130	850	Single	Pass	https://web.fulcrumapp
T249	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T951	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T251	yes	70	50	120	50	70	90	50	90	90	10	30	50	50	580	30	90	30	150	850	Single	Pass	https://web.fulcrumapp
T952	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T953	yes	30	70	100	70	50	70	50	90	90	30	90	50	30	620	50	50	30	130	850	Single	Fail	https://web.fulcrumapp
T252	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T253	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T955	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T956	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T958	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T959	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T255	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T256	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T257	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T258	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0

T960	yes	90	90	180	70	70	50	50	90	90	30	70	30	70	620	70	30	50	150	950	Single	Pass	https://web.fulcrumapp
T962	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T963	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T964	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T966	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T967	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T969	yes	70	70	140	70	70	90	50	90	90	30	30	30	70	620	50	70	50	170	930	Single	Pass	https://web.fulcrumapp
T970	yes	30	30	60	50	30	70	70	90	50	30	30	50	30	500	30	50	30	110	670	Single	Fail	https://web.fulcrumapp
T259	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T971	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T260	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T972	yes	70	70	140	50	50	70	50	90	90	30	30	10	50	520	50	50	30	130	790	Single	Pass	https://web.fulcrumapp
T973	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T261	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T262	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T263	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T978	yes	70	70	140	70	50	50	90	90	90	50	30	30	70	620	50	30	30	110	870	Single	Pass	https://web.fulcrumapp
T264	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T265	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T979	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T266	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T267	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T982	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T268	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T983	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T985	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T986	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T987	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T988	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T989	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T990	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T991	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T992	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T993	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T994	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T995	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T996	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0

T997	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T998	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T999	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1001	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1002	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1003	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1004	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1005	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1006	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1007	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1008	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1009	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1012	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1013	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1014	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1016	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1019	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T269	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T271	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T272	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1024	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1028	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T273	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1029	yes	70	70	140	50	10	30	10	90	90	10	90	50	50	480	50	10	50	110	730	Single	Fail	https://web.fulcrumapp
T1032	yes	70	70	140	30	30	50	30	90	90	10	90	50	30	500	50	30	50	130	770	Single	Pass	https://web.fulcrumapp
T274	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T1031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T276	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T277	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0

T307	yes	70	70	140	50	50	90	70	90	90	10	30	50	50	580	50	70	30	150	870	Single	Pass	https://web.fulcrumapp
T308	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1033	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T311	yes	30	70	100	50	70	90	30	90	90	30	30	50	30	560	50	70	30	150	810	Single	Fail	https://web.fulcrumapp
T312	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T313	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T314	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T316	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T317	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T318	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T319	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T321	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T322	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T323	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T324	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T325	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T326	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T327	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1036	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1037	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1039	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1040	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1041	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1042	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1043	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1044	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1046	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1047	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1048	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1049	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1051	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1052	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0

T1053	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1054	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1055	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1056	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1057	yes	70	70	140	30	50	70	50	90	90	30	70	50	30	560	50	70	30	150	850	Single	Pass	https://web.fulcrumapp
T1058	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1059	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1060	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1061	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1062	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1063	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1064	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1065	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1066	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1068	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1069	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1070	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1071	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1072	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1073	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1074	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T329	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1082	yes	30	70	100	50	30	70	30	90	30	10	90	50	30	480	50	50	50	150	730	Single	Fail	https://web.fulcrumapp
T1083	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1084	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T332	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T332	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1086	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T334	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T335	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1089	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T336	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T1091	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1092	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T337	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1093	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0

T338	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T339	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T341	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1094	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1095	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T1096	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1097	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1098	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T342	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1102	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1104	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T343	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T344	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T346	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T347	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T348	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T349	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T351	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T352	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T353	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1111	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T354	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1114	yes	70	70	140	70	10	30	10	30	50	30	30	30	70	360	50	10	70	130	630	Single	Fail	https://web.fulcrumapp
T356	yes	70	70	140	90	30	50	90	70	90	70	30	30	90	640	50	30	50	130	910	Single	Pass	https://web.fulcrumapp
T1115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1118	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0

T1120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T357	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T358	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1124	yes	50	90	140	70	70	90	70	90	90	30	30	30	70	640	70	90	10	170	950	Single	Pass	https://web.fulcrumapp
T1125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T359	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1128	yes	70	70	140	70	50	70	30	70	90	30	30	30	70	540	50	50	50	150	830	Single	Pass	https://web.fulcrumapp
T1129	yes	70	70	140	70	30	70	30	70	90	30	30	10	70	500	50	50	50	150	790	Single	Pass	https://web.fulcrumapp
T1130	yes	50	50	100	70	50	30	10	70	70	30	30	30	70	460	30	10	50	90	650	Single	Fail	https://web.fulcrumapp
T1131	yes	50	50	100	70	50	70	30	70	90	30	30	30	70	540	30	50	50	130	770	Single	Pass	https://web.fulcrumapp
T362	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T365	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T366	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1132	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1133	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1134	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1135	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1136	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1138	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1139	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1142	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1143	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T368	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T369	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T370	yes	70	90	160	70	50	70	50	90	90	30	70	50	70	640	70	50	30	150	950	Single	Pass	https://web.fulcrumapp
T1144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1146	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1147	yes	70	70	140	30	30	50	10	70	90	30	70	50	30	460	50	30	30	110	710	Single	Fail	https://web.fulcrumapp
T371	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0

T1148	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1149	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1151	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1	yes	70	70	140	50	50	70	50	90	90	30	50	50	50	580	50	70	30	150	870	Single	Pass	https://web.fulcrumapp
T1	yes	70	70	140	50	50	70	50	90	90	30	50	50	50	580	50	70	30	150	870	Single	Pass	https://web.fulcrumapp
T372	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T373	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T374	no	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Fail	0
T1153	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T375	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T376	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1154	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T1155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T377	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T378	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Out of scope	0
T379	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T380	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T381	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1157	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1158	yes	50	50	100	50	50	90	90	90	90	30	30	70	50	640	50	70	30	150	890	Single	Pass	https://web.fulcrumapp
T382	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1159	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1161	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1162	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1163	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1164	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1166	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1168	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T383	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1169	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T384	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T385	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1173	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0

T1174	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1179	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1181	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1182	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1183	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1184	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T387	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T388	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1187	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1188	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T389	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T390	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T391	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T392	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1189	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1190	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1191	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1192	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1193	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	100+	0
TG4	yes	70	70	140	90	30	30	30	90	90	30	30	30	90	540	50	10	30	90	770	Group	Fail	https://web.fulcrumapp
T1194	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	100+	0
T1195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	100+	0
TG5	yes	90	70	160	50	70	50	30	70	90	30	30	50	50	520	50	30	50	130	810	Group	Fail	https://web.fulcrumapp
TG5	yes	90	70	160	50	70	50	30	70	90	30	30	50	50	520	30	30	50	110	790	Group	Fail	https://web.fulcrumapp
TG5	no	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Fail	0
TG8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	100+	0
TG8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	100+	0
TG8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	100+	0
TG20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	100+	0
TG20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	100+	0
TG20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	100+	0
TG20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	100+	0
TG20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	100+	0
TG20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	100+	0
TG20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	100+	0
TG20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	100+	0
TG20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	100+	0

TG20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	100+	0
TG20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	100+	0
TG20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	100+	0
TG20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	100+	0
TG20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	100+	0
TG20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	100+	0
TG9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Out of scope	0
TG9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Out of scope	0
TG10	yes	70	70	140	70	70	70	30	90	90	30	90	50	30	620	50	50	30	130	890	Group	Fail	https://web.fulcrumapp
TG10	yes	70	70	140	70	70	70	30	90	90	30	90	50	30	620	50	50	30	130	890	Group	Fail	https://web.fulcrumapp
TG10	yes	70	70	140	70	70	70	30	90	90	30	90	50	30	620	50	50	30	130	890	Group	Fail	https://web.fulcrumapp
TG10	yes	70	70	140	70	70	70	30	90	90	30	90	50	30	620	50	50	30	130	890	Group	Fail	https://web.fulcrumapp
TG11	yes	50	50	100	30	30	50	10	90	70	10	30	10	30	360	30	30	30	90	550	Group	Fail	https://web.fulcrumapp
TG11	yes	50	50	100	30	30	50	10	90	70	10	30	10	30	360	30	30	30	90	550	Group	Fail	https://web.fulcrumapp
TG11	yes	50	50	100	30	30	50	10	90	70	10	30	10	30	360	30	30	30	90	550	Group	Fail	https://web.fulcrumapp
TG21	yes	70	70	140	70	70	90	50	90	90	30	50	50	70	660	30	90	30	150	950	Group	Pass	https://web.fulcrumapp
TG21	yes	70	70	140	70	70	90	50	90	90	30	50	50	70	660	30	90	30	150	950	Group	Pass	https://web.fulcrumapp
TG21	yes	70	70	140	70	70	90	50	90	90	30	50	50	70	660	30	90	30	150	950	Group	Pass	https://web.fulcrumapp
TG21	yes	70	70	140	70	70	90	50	90	90	30	50	50	70	660	50	90	30	170	970	Group	Pass	https://web.fulcrumapp
TG21	yes	70	70	140	70	70	90	50	90	90	30	50	50	70	660	30	90	30	150	950	Group	Pass	https://web.fulcrumapp
TG21	yes	70	70	140	70	70	90	50	90	90	30	50	50	70	660	30	90	30	150	950	Group	Pass	https://web.fulcrumapp
TG21	yes	70	70	140	70	70	90	50	90	90	30	50	50	70	660	50	90	30	170	970	Group	Pass	https://web.fulcrumapp
TG12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Inspection not undertaken	0
TG12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Inspection not undertaken	0
TG12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Inspection not undertaken	0
TG12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Inspection not undertaken	0
TG12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Inspection not undertaken	0
TG12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Inspection not undertaken	0
TG12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Inspection not undertaken	0
TG12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Inspection not undertaken	0
TG12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Inspection not undertaken	0
TG12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Inspection not undertaken	0
TG12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Inspection not undertaken	0
TG12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Inspection not undertaken	0
TG12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Inspection not undertaken	0
TG12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Inspection not undertaken	0
TG12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Inspection not undertaken	0
TG12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Inspection not undertaken	0
TG14	yes	90	70	160	90	30	30	10	90	90	10	10	10	70	440	50	10	50	110	710	Group	Fail	https://web.fulcrumapp

TG3	yes	70	70	140	70	90	90	50	90	90	30	30	50	50	640	50	70	30	150	930	Group	Pass	https://web.fulcrumapp
TG3	yes	70	70	140	70	90	90	50	90	90	30	30	50	50	640	50	70	30	150	930	Group	Pass	https://web.fulcrumapp
TG3	yes	70	70	140	70	90	90	50	90	90	30	30	50	50	640	50	70	30	150	930	Group	Pass	https://web.fulcrumapp
TG3	no	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Fail	0
TG3	yes	70	70	140	70	90	90	50	90	90	30	30	50	50	640	50	70	30	150	930	Group	Pass	https://web.fulcrumapp
TG2	yes	70	70	140	50	90	90	50	90	90	30	30	50	30	600	50	90	30	170	910	Group	Fail	https://web.fulcrumapp
TG16	yes	10	10	20	50	30	50	30	90	10	10	30	10	10	320	0	50	30	80	420	Group	Fail	https://web.fulcrumapp
TG17	yes	50	50	100	30	30	70	30	70	90	30	50	50	30	480	50	50	30	130	710	Group	Fail	https://web.fulcrumapp
TG1	yes	70	70	140	30	50	70	70	90	90	30	30	50	30	540	50	50	30	130	810	Group	Fail	https://web.fulcrumapp
TG19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Inspection not undertaken	0
T386	yes	70	70	140	50	70	90	70	90	90	30	50	50	50	640	50	90	10	150	930	Single	Pass	https://web.fulcrumapp
T18	yes	70	70	140	50	30	70	50	90	90	30	30	30	50	520	50	50	50	150	810	Group	Fail	https://web.fulcrumapp
TG18	no	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Group	Fail	0
T91	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Inspection not undertaken	0
T944	no	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Fail	0
T417	no	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Fail	0
T692	yes	70	70	140	70	30	30	30	90	90	30	30	50	70	520	50	10	30	90	750	Single	Fail	https://web.fulcrumapp
T509	no	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Fail	0
T510	no	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Fail	0
T433	yes	50	70	120	50	70	90	90	90	90	30	30	30	50	620	50	90	30	170	910	Single	Pass	https://web.fulcrumapp
T451	yes	70	70	140	70	50	90	30	90	90	30	30	30	70	580	50	70	30	150	870	Single	Pass	https://web.fulcrumapp
T29	yes	70	70	140	70	50	70	50	90	90	30	30	30	70	580	50	50	50	150	870	Single	Pass	https://web.fulcrumapp
T450	yes	70	70	140	70	50	90	50	90	90	30	30	30	70	600	50	70	30	150	890	Single	Pass	https://web.fulcrumapp
T432	yes	70	70	140	70	50	90	50	90	90	30	30	30	70	600	50	70	30	150	890	Single	Pass	https://web.fulcrumapp
T234	yes	50	70	120	70	70	90	70	90	90	10	70	50	70	680	50	90	30	170	970	Single	Pass	https://web.fulcrumapp
T909	yes	50	70	120	30	50	90	50	90	90	10	70	30	30	540	50	70	30	150	810	Single	Pass	https://web.fulcrumapp
T434	yes	50	70	120	70	50	70	50	90	90	30	50	30	70	600	50	50	30	130	850	Single	Pass	https://web.fulcrumapp
T235	yes	70	70	140	70	50	70	50	90	90	30	90	30	70	640	50	50	30	130	910	Single	Pass	https://web.fulcrumapp
T236	yes	70	70	140	70	50	90	70	90	90	30	90	30	70	680	50	70	30	150	970	Single	Pass	https://web.fulcrumapp
T237	yes	70	70	140	70	50	90	50	90	90	30	90	30	70	660	50	70	30	150	950	Single	Pass	https://web.fulcrumapp
T238	yes	70	70	140	70	50	70	50	90	90	30	90	30	70	640	50	50	30	130	910	Single	Pass	https://web.fulcrumapp
T230	yes	70	70	140	70	50	70	50	90	90	30	90	50	70	660	50	50	30	130	930	Single	Pass	https://web.fulcrumapp
T231	yes	70	70	140	70	50	70	70	90	90	30	90	50	70	680	50	50	30	130	950	Single	Pass	https://web.fulcrumapp
T232	yes	70	70	140	70	50	90	50	90	90	30	90	30	70	660	50	70	30	150	950	Single	Pass	https://web.fulcrumapp
T543	yes	30	70	100	30	50	90	50	70	50	30	90	30	30	520	50	70	30	150	770	Single	Fail	https://web.fulcrumapp
T361	yes	70	70	140	50	50	90	50	90	90	30	30	50	50	580	50	70	30	150	870	Single	Pass	https://web.fulcrumapp
T153	yes	70	70	140	70	70	90	70	90	90	30	30	50	70	660	50	70	30	150	950	Single	Pass	https://web.fulcrumapp
T769	yes	70	70	140	50	70	90	70	90	90	30	30	50	50	620	50	70	30	150	910	Single	Pass	https://web.fulcrumapp
T57	yes	70	70	140	70	50	90	50	90	90	30	30	30	70	600	50	70	30	150	890	Single	Pass	https://web.fulcrumapp

T592	yes	70	70	140	70	30	30	30	90	90	30	30	50	70	520	50	10	30	90	750	Single	Pass	https://web.fulcrumapp
T977	yes	70	50	120	50	50	50	30	90	90	30	30	30	50	500	30	50	50	130	750	Single	Fail	https://web.fulcrumapp
T1075	yes	70	50	120	30	50	70	50	90	90	30	30	30	30	500	30	50	50	130	750	Single	Fail	https://web.fulcrumapp
T693	yes	70	70	140	70	70	90	50	90	90	30	30	30	70	620	50	90	30	170	930	Single	Pass	https://web.fulcrumapp
T309	yes	50	70	120	50	70	90	70	90	90	30	30	30	50	600	50	70	30	150	870	Group	Fail	https://web.fulcrumapp
TG15	yes	70	70	140	70	70	90	50	90	90	30	30	30	70	620	50	70	50	170	930	Group	Pass	https://web.fulcrumapp
T591	yes	70	70	140	70	50	90	30	90	90	10	90	50	70	640	50	70	50	170	950	Group	Pass	https://web.fulcrumapp
TG10	yes	70	70	140	70	70	70	30	90	90	30	90	50	50	640	50	50	30	130	910	Group	Fail	https://web.fulcrumapp
T1081	yes	70	50	120	50	30	50	30	90	90	30	90	30	50	540	30	50	30	110	770	Single	Fail	https://web.fulcrumapp
T461	yes	70	70	140	50	30	50	50	90	90	30	30	10	50	480	50	30	50	130	750	Single	Pass	https://web.fulcrumapp
T584	yes	70	70	140	50	30	70	50	90	90	30	90	50	50	600	50	50	30	130	870	Single	Pass	https://web.fulcrumapp
T462	yes	70	70	140	70	30	50	70	90	90	30	90	50	70	640	50	30	30	110	890	Single	Fail	https://web.fulcrumapp
T412	yes	70	70	140	30	30	50	70	90	90	30	90	50	30	560	50	30	30	110	810	Single	Fail	https://web.fulcrumapp
T1030	yes	50	70	120	50	50	30	10	90	90	30	30	50	50	480	50	30	50	130	730	Single	Pass	https://web.fulcrumapp
T14	yes	50	70	120	70	70	90	50	90	90	30	70	50	70	680	50	90	30	170	970	Single	Pass	https://web.fulcrumapp
T414	yes	70	50	120	70	50	90	70	90	90	30	70	50	70	680	30	70	30	130	930	Single	Pass	https://web.fulcrumapp
T15	yes	70	70	140	70	70	90	70	90	90	30	70	50	70	700	50	90	30	170	1010	Single	Pass	https://web.fulcrumapp
T938	yes	70	70	140	50	50	70	50	90	90	30	90	30	50	600	50	50	30	130	870	Single	Pass	https://web.fulcrumapp
T243	yes	70	70	140	70	50	70	50	90	90	30	90	30	70	640	50	50	30	130	910	Single	Pass	https://web.fulcrumapp
T1185	yes	70	30	100	50	50	70	30	90	50	30	90	50	30	540	30	50	30	110	750	Single	Fail	https://web.fulcrumapp
T759	yes	70	70	140	50	30	70	50	90	90	30	70	30	50	560	50	50	30	130	830	Single	Pass	https://web.fulcrumapp
T761	yes	70	30	100	50	50	50	50	90	30	30	70	50	30	500	10	30	30	70	670	Single	Fail	https://web.fulcrumapp
T429	yes	30	70	100	70	30	70	50	90	90	30	30	50	30	540	50	50	30	130	770	Single	Fail	https://web.fulcrumapp
T428	yes	50	50	100	70	10	30	10	90	90	30	90	50	30	500	30	10	50	90	690	Single	Fail	https://web.fulcrumapp
T22	yes	70	70	140	70	70	90	50	90	90	30	90	50	70	700	50	90	30	170	1010	Single	Pass	https://web.fulcrumapp
T574	yes	70	70	140	70	10	30	30	90	90	30	90	50	70	560	50	10	30	90	790	Single	Fail	https://web.fulcrumapp
T968	no	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Single	Fail	0
T768	yes	70	50	120	50	50	90	50	90	90	30	90	70	50	660	30	70	30	130	910	Single	Pass	https://web.fulcrumapp
T762	yes	50	50	100	30	50	90	50	90	90	30	70	30	30	560	30	70	30	130	790	Single	Pass	https://web.fulcrumapp
T857	yes	70	70	140	30	70	90	50	90	90	30	30	30	30	540	50	90	30	170	850	Single	Pass	https://web.fulcrumapp
T924	yes	70	70	140	70	50	70	30	90	90	30	90	30	70	620	50	50	30	130	890	Single	Pass	https://web.fulcrumapp
T457	yes	70	70	140	50	70	90	50	90	90	30	30	50	50	600	50	90	30	170	910	Single	Pass	https://web.fulcrumapp
T939	yes															50	90	30					https://web.fulcrumapp
TG1	yes	70	70	140	30	50	70	70	90	90	30	30	50	30	540	50	50	30	130	810	Group	Pass	https://web.fulcrumapp
TG4	yes	70	70	140	90	30	30	30	90	90	30	30	30	90	540	50	10	30	90	770	Group	Fail	https://web.fulcrumapp
TG10	yes	70	70	140	70	70	70	30	90	90	30	90	50	30	620	50	50	30	130	890	Group	Pass	https://web.fulcrumapp
TG10	yes	70	70	140	70	70	70	30	90	90	30	90	50	30	620	50	50	30	130	890	Group	Pass	https://web.fulcrumapp
TG14	yes	30	70	100	70	30	30	10	90	90	10	10	10	70	420	50	10	50	110	630	Group	Fail	https://web.fulcrumapp
TG2	yes	70	70	140	50	90	90	50	90	90	30	30	50	30	600	50	90	30	170	910	Group	Pass	https://web.fulcrumapp
TG2	yes	70	70	140	50	90	90	50	90	90	30	30	50	30	600	50	90	30	170	910	Group	Pass	https://web.fulcrumapp
TG2	yes	70	70	140	50	90	90	50	90	90	30	30	50	30	600	50	90	30	170	910	Group	Pass	https://web.fulcrumapp
TG2	yes	70	70	140	50	90	90	50	90	90	30	30	50	50	620	50	90	30	170	930	Group	Pass	https://web.fulcrumapp
TG11	yes	50	50	100	30	30	50	10	90	70	10	30	10	30	360	30	30	30	90	550	Group	Fail	https://web.fulcrumapp
TG11	yes	50	50	100	30	30	50	10	90	70	10	30	10	30	360	30	30	30	90	550	Group	Fail	https://web.fulcrumapp
TG11	yes	50	50	100	30	30	50	10	90	70	10	30	10	30	360	30	30	30	90	550	Group	Fail	https://web.fulcrumapp
TG11	yes	50	50	100	30	30	50	10	90	70	10	30	10	30	360	30	30	30	90	550	Group	Fail	https://web.fulcrumapp

TG16	yes	50	70	120	50	30	50	30	90	70	10	30	10	50	420	30	30	30	90	630	Group	Fail	https://web.fulcrumapp
TG16	yes	50	70	120	50	30	50	30	90	70	10	30	10	50	420	30	30	30	90	630	Group	Fail	https://web.fulcrumapp
TG16	yes	50	70	120	50	30	50	30	90	90	10	30	10	50	440	30	30	30	90	650	Group	Fail	https://web.fulcrumapp
TG16	yes	50	70	120	50	30	50	30	90	90	10	30	10	50	440	30	50	30	110	670	Group	Fail	https://web.fulcrumapp
TG16	yes	50	70	120	50	30	50	30	90	90	10	30	10	50	440	30	30	30	90	650	Group	Fail	https://web.fulcrumapp
TG16	yes	50	70	120	50	30	50	30	90	70	10	30	10	50	420	30	30	30	90	630	Group	Fail	https://web.fulcrumapp
TG16	yes	50	70	120	50	30	50	30	90	70	10	30	10	50	420	30	30	30	90	630	Group	Fail	https://web.fulcrumapp
TG16	yes	10	10	20	50	30	50	30	90	10	10	30	10	10	320	0	50	30	80	420	Group	Fail	https://web.fulcrumapp
TG18	yes	70	70	140	50	90	90	70	90	90	50	50	50	50	680	50	90	50	190	1010	Group	Pass	https://web.fulcrumapp
TG18	yes	70	70	140	50	90	90	70	90	90	50	50	50	50	680	50	90	50	190	1010	Group	Pass	https://web.fulcrumapp
TG18	yes	70	70	140	50	90	90	70	90	90	50	50	50	50	680	50	90	50	190	1010	Group	Pass	https://web.fulcrumapp

Tree ID	TG4			Outcome:		Group
Address	239 Eastern Terrace				Present	yes
Surveyor	Chris Loughborough (Independent Consultant)				Type	770
Tree Species	Pseudopanax crassifolium				Height	9
Native/Exotic	native				Crown Spread	7.5

Assesor comments: Excellent mature example of species. Full site access. Tree crown appears healthy. No structural issues noted that warrant pruning intervention rated as good. Trees shape/form is intact- rated very good. Crown spread estimated.

Image link: web.fulcrumapp.com/shares/5e14542d7063ace4/photos/view?photos=7fc3243a-fbc9-4ba6-bcde-489f6e

Condition Evaluation						
Points	**10**	**30**	**50**	**70**	**90**	**Score**
Structure	Very Poor	Poor	Fair	Good	Very Good	yes
Health	Very Poor	Poor	Fair	Good	Very Good	70
Subtotal						#VALUE!

Landscape Evaluation						
Points	**10**	**30**	**50**	**70**	**90**	**Score**
Shape	Very Poor	Poor	Fair	Good	Very Good	140
Stature (m)	3 to 8	9 to 14	15 to 20	21 to 26	27+	90
Canopy Dimension (m^2) Broadspreading	≤10	11 to 25	26 to 57	58 to 100	101+	30
Canopy Dimension (m^2) Pyramidal	≤12	13 to 33	34 to64	65 to 100	100+	
Canopy Dimension (m^2) Cylinder	≤36	37 to 72	73 to 120	121 to 280	280 +	
Trunk Diameter (cm)	≤50	51 to 75	76 to 100	101 to 125	126+	30
Age (yr)	≤10	10 to 20	21 to 35	35 to 50	50+	30
Service Life (yr)	0 to 4	5 to 10	11 to 20	21 to 30	30+	90
Visibility (km)	Obscured	≤ 1	1 > ≤ 2	2 > ≤ 4	4 >	90
Location	Location 1	Location 2	Location 3	Location 4	Location 5	30
Role	20	40	60	80	100	30
Suitability in Landscape	Very Poor	Poor	Fair	Good	Very Good	30
Subtotal						590

Environmental and Ecological Evaluation						
Points	**10**	**30**	**50**	**70**	**90**	**Score**
Services	10 to 19	20 to 39	40 to 59	60 to 79	80 to 100	90
Canopy Dimension (m^3) Broadspreading	< 134	134 to 448	449 to1061	1062 to 2071	2072+	50
Canopy Dimension (m^3) Pyramidal	< 93	93 to 231	232 to 521	522 to 894	895+	
Canopy Dimension (m^3) Cylinder	< 50	50 to 125	126 to 283	284 to 652	653+	
Occurrence	Predominant	Common	Infrequent	Rare	Very rare	30
Subtotal						170

Total Points Condition Landscape Environmental **#VALUE!**

Exceptional Evaluation						
Recognition	**Local**	**City**	**Regional**	**National**	**International**	**Score**
Points	**10**	**30**	**50**	**70**	**90**	
Landscape						
Feature						30
Shape						
Contribute to heritage setting						
Heritage						
Age 50+						
Association						
Cultural Significance						
Commemoration						
Relict						
Botanical						
Source						
Remnant						
Threatened						
Subtotal						

Total Points Condition Landscape Environmental Exceptional **#VALUE!**

Total Points **#VALUE!**

TreeID	Number	Street	T Number	Plan Map	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Bot Name	Common Name	Exceptional	Age 100+
T3	50	Acacia Avenue	T3	38C	2475969.33	5741068.66	*Castanea sativa*	Sweet Chestnut	Landscape	1
T400	50	Acacia Avenue	T400	37C	2475694.6	5741210.6	*Pseudotsuga menziesii*	Douglas Fir		
T402	50	Acacia Avenue	T402	37C	2475718.68	5741084.06	*Ulmus procera*	English Elm		
T403	50	Acacia Avenue	T403	38C	2475829.31	5741105.73	*Quercus robur*	English Oak		1
T4	1/24A	Achilles Street	T4	32C	2483111.47	5744107.31	*Agathis australis*	Kauri		
T5	20	Acorn Close	T5	39C	2482282.2	5739457.45	*Quercus robur*	English Oak		1
T6	23	Acorn Close	T6	39C	2482165.79	5739470.31	*Quercus robur*	English Oak		1
T7	33	Aikmans Road	T7	31C, H6	2478841.1	5743725.71	*Tilia x europaea*	Common Lime		1
T8	33	Aikmans Road	T8	31C, H6	2478858.51	5743632.45	*Tilia cordata*	Small-leaved Lime		1
T9	33	Aikmans Road	T9	31C, H6	2478919.81	5743666.07	*Ginkgo biloba*	Maidenhair Tree		
T405	33	Aikmans Road	T405	31C, H6	2478886.25	5743754.8	*Ginkgo biloba*	Maidenhair Tree		
T407	22	Albert Terrace	T407	46C	2482227.39	5738041.7	*Quercus robur*	English Oak		1
T412	245	Antigua Street	T412	39C, H19	2479856	5741341.49	*Fagus sylvatica Purpurea*	Copper Beech		
T413	10	Aranoni Track	T413	48C, H27	2490221.92	5737748.59	*Metrosideros excelsa*	Pohutukawa		
T12	32	Armagh Street	T12	32C, H15	2480082.75	5741978.03	*Tilia x europaea*	Common Lime		
T13	32	Armagh Street	T13	32C, H15	2480089.14	5741995.83	*Acer pseudoplatanus Brilliantissimum*	Variegated Sycamore		
T14	85	Armagh Street	T14	32C, H16	2480466.96	5742060.39	*Fagus sylvatica Purpurea*	Copper Beech		
T15	85	Armagh Street	T15	32C, H16	2480472.18	5742028.62	*Aesculus hippocastanum*	Horse Chestnut		
T414	85	Armagh Street	T414	32C, H16	2480471.32	5742041.95	*Aesculus hippocastanum*	Horse Chestnut		
T16	217	Armagh Street	T16	32C, H16	2481196.52	5742028.41	*Fagus sylvatica Purpurea*	Copper Beech		1
T416	480	Armagh Street	T416	32C, H14	2482402.64	5742033.42	*Morus nigra*	Common Mulberry		
T417	480	Armagh Street	T417	32C, H14	2482396.99	5742031.18	*Pseudopanax crassifolium*	Lancewood		
T17	337B	Avonhead Road	T17	23C	2474526.5	5744472.24	*Ulmus minor Variegata*	Variegated Smooth-leaved Elm	Landscape	
T18	672	Avonside Drive	T18	32C	2483626.02	5742797.15	*Ginkgo biloba*	Maidenhair Tree		
T418	13	Aylmers Valley Road	T418	R5C, 77C, H37	2506907.9	5710478.86	*Araucaria heterophylla*	Norfolk Island Pine	Heritage Landscape	1
T419	3	Aynsley Terrace	T419	39C, H40	2483135.87	5739175.33	*Tilia x europaea*	Common Lime		
T19	75A	Aynsley Terrace	T19	46C, H25	2483010.21	5738463.74	*Sequoiadendron giganteum*	Wellingtonia		1
T420	75	Aynsley Terrace	T420	46C, H25	2482961.14	5738411.33	*Fagus sylvatica Purpurea*	Copper Beech		1
T421	75	Aynsley Terrace	T421	46C, H25	2482987.87	5738393.65	*Magnolia grandiflora*	Southern Magnolia		
T422	77	Aynsley Terrace	T422	46C, H25	2482983.05	5738386.97	*Magnolia grandiflora*	Southern Magnolia		
T423	81A	Aynsley Terrace	T423	46C, H25	2482974.29	5738353.6	*Quercus robur*	English Oak		
T20	10	Ayr Street	T20	31C	2478662.49	5742132.72	*Sequoiadendron giganteum*	Wellingtonia		1
T424	2/24	Banks Avenue	T424	32C	2482883.03	5744004.18	*Sciadopitys verticillata*	Umbrella Pine		
T21	26	Banks Avenue	T21	32C	2482895.52	5743940.27	*Tilia x europaea*	Common Lime	Heritage	

T425	21	Bannister Place	T425	31C	2476487.29	5743731.06	*Fraxinus excelsior Jaspidea*	Golden Ash		
T426	122	Barbadoes Street	T426	39C, CC	2481409.9	5740886.01	*Tilia x europaea*	Common Lime		
T427	122	Barbadoes Street	T427	39C, CC	2481410.69	5740890.46	*Tilia x europaea*	Common Lime		
T22	140	Barbadoes Street	T22	39C, H20	2481385.99	5740997.02	*Cedrus deodara*	Deodar Cedar		
T428	140	Barbadoes Street	T428	39C, H20	2481386.16	5741012.98	*Corynocarpus laevigatus*	Karaka		
T429	140	Barbadoes Street	T429	39C, H20	2481451.01	5741052.66	*Ginkgo biloba*	Maidenhair Tree		
T432	61	Belfast Road	T432	12C	2480733.97	5750412.65	*Platanus x acerifolia*	London Plane		
T433	61	Belfast Road	T433	12C	2480749	5750512.54	*Ulmus glabra*	Wych Elm		
T434	61	Belfast Road	T434	12C	2480753.18	5750521.85	*Tilia x europaea*	Common Lime		
T23	12	Bells Road	T23	R5C, 76C	2508235.13	5713855.17	*Dacrycarpus dacrydioides*	Kahikatea	Heritage	1
T24	12	Bells Road	T24	R5C, 76C	2508116.51	5713738	*Podocarpus totara*	Totara	Heritage	1
T25	12	Bells Road	T25	R5C, 76C	2508207.23	5713817.23	*Juglans regia*	Common Walnut		1
T26	12	Bells Road	T26	R5C, 76C	2508108.78	5713858.86	*Juglans regia*	Common Walnut		1
T435	12	Bells Road	T435	R5C, 76C	2508192.81	5713765.17	*Tilia x europaea*	Common Lime	Heritage Landscape	
T436	12	Bells Road	T436	R5C, 76C	2508190.15	5713756.07	*Juglans regia*	Common Walnut		
T438	12	Bells Road	T438	R5C, 76C	2508248.52	5713765	*Ilex aquifolium Pyramidalis*	Holly	Heritage Landscape	
T439	12	Bells Road	T439	R5C, 76C	2508037.03	5713818.51	*Juglans regia*	Common Walnut	Heritage Landscape	1
T440	12	Bells Road	T440	R5C, 76C	2508246.8	5713809.33	*Populus nigra Italica*	Lombardy Poplar	Heritage Landscape	
T441	12	Bells Road	T441	R5C, 76C	2508260.88	5713789.76	*Populus nigra Italica*	Lombardy Poplar		
T442	12	Bells Road	T442	R5C, 76C	2508262.51	5713793.71	*Populus nigra Italica*	Lombardy Poplar		
T443	16	Bishop Street	T443	32C	2481009.7	5742990.91	*Ulmus glabra Pendula*	Weeping Elm		1
T28	10	Blakes Road	T28	12C	2480783.08	5750354.49	*Taxus baccata Fastigata*	Irish Yew		1
T445	10	Blakes Road	T445	12C	2480790.13	5750315.04	*Magnolia grandiflora*	Southern Magnolia		
T446	10	Blakes Road	T446	12C	2480793.02	5750308.54	*Liriodendron tulipifera*	Tulip Tree		1
T447	10	Blakes Road	T447	12C	2480792.61	5750316.07	*Taxus baccata Fastigata*	Irish Yew		1
T448	12	Blakes Road	T448	12C	2480808.01	5750234.9	*Trachycarpus fortunei*	Chusan Palm		
T29	19	Blakes Road	T29	19C	2480258.89	5749672.45	*Tilia x vulgaris*	Common Lime		
T450	19	Blakes Road	T450	19C	2480312.52	5749647.45	*Ulmus glabra Lutescens*	Golden Elm		
T451	19	Blakes Road	T451	12C	2480152.24	5749721.08	*Platanus orientalis*	Oriental Plane		
T30	61	Bridle Path Road	T30	47C	2486522.93	5736432.79	*Quercus robur*	English Oak		
T453	61	Bridle Path Road	T453	47C	2486491.65	5736396.73	*Quercus robur*	English Oak		
T31	78	Bridle Path Road	T31	47C	2486663.83	5736603.98	*Quercus robur*	English Oak		1
T454	116	Bridle Path Road	T454	47C	2486705.2	5737024.12	*Cedrus deodara*	Deodar Cedar		
T455	116	Bridle Path Road	T455	47C	2486711.77	5736994.14	*Fraxinus excelsior Aurea*	Golden Ash		
T456	116	Bridle Path Road	T456	47C	2486710.94	5737000.81	*Ulmus glabra Horizontalis*	Horizontal Elm		
T457	150A	Bridle Path Road	T457	47C	2486677.85	5737226.24	*Quercus robur*	English Oak		
T458	56	Bristol Street	T458	32C, H7	2479987.74	5743536.44	*Juglans regia*	Common Walnut		
T459	92 (96)	Bristol Street	T459	32C, H7	2479882.11	5743697	*Platanus orientalis*	Oriental Plane		

T460	92 (96)	Bristol Street	T460	32C, H7	2479919.04	5743711.69	*Ulmus glabra Camperdownii*	Camperdown Elm		
T461	1/59	Brockworth Place	T461	31C	2478465.69	5741687.38	*Nothofagus solandri*	Black Beech		
T462	6/4	Brockworth Place	T462	38C	2478660.87	5741386.24	*Arbutus unedo*	Irish Strawberry Tree		
T32	22	Brougham Street	T32	38C, H22	2479152.85	5739900.6	*Ulmus procera*	English Elm		1
T33	22	Brougham Street	T33	38C, H22	2479144.74	5739905	*Tilia x europaea*	Common Lime		
T34	22	Brougham Street	T34	38C, H22	2479144.78	5739897.22	*Tilia x europaea*	Common Lime		
T35	22	Brougham Street	T35	38C, H22	2479144.82	5739889.45	*Tilia x europaea*	Common Lime		
T36	22	Brougham Street	T36	38C, H22	2479144.84	5739883.89	*Tilia x europaea*	Common Lime		
T37	22	Brougham Street	T37	38C, H22	2479144.88	5739876.11	*Tilia x europaea*	Common Lime		
T38	22	Brougham Street	T38	38C, H22	2479144.91	5739869.45	*Tilia x europaea*	Common Lime		
T39	22	Brougham Street	T39	38C, H22	2479144.94	5739861.67	*Tilia x europaea*	Common Lime		
T40	22	Brougham Street	T40	38C, H22	2479144.98	5739853.89	*Tilia x europaea*	Common Lime		
T41	22	Brougham Street	T41	38C, H22	2479178.17	5739840.71	*Ulmus glabra Camperdownii*	Camperdown Elm		1
T42	22	Brougham Street	T42	38C, H22	2479158.77	5739841.73	*Ulmus glabra Camperdownii*	Wych Elm		1
T43	22	Brougham Street	T43	38C, H22	2479246.83	5739847.69	*Quercus robur*	English Oak		
T44	22	Brougham Street	T44	38C, H22	2479219.2	5739880.9	*Juglans regia*	Common Walnut		
T463	22	Brougham Street	T463	38C, H22	2479137.53	5739892.75	*Magnolia grandiflora*	Southern Magnolia		1
T464	22	Brougham Street	T464	38C, H22	2479135.2	5739871.63	*Quercus cerris*	Turkey Oak		1
T465	220	Brougham Street	T465	39C	2480192.42	5739834.13	*Cedrus deodara*	Deodar Cedar		
T466	220	Brougham Street	T466	39C	2480177.05	5739838.51	*Aesculus hippocastanum*	Horse Chestnut		
T467	220	Brougham Street	T467	39C	2480186.65	5739859.66	*Ulmus procera*	English Elm		
T468	220	Brougham Street	T468	39C	2480189.06	5739864.12	*Ulmus procera*	English Elm		
T469	220	Brougham Street	T469	39C	2480192.22	5739878.58	*Ulmus procera*	English Elm		
T470	51	Browns Road	T470	31C	2479674.26	5744202.8	*Ulmus procera*	English Elm		1
T393	53	Browns Road	T393	31C	2479636.68	5744181.71	*Quercus robur*	English Oak	Heritage	1
T45	23	Bruce Terrace	T45	R5C, 77C, H37	2507028.65	5710595.94	*Rhopalostylis sapida*	Nikau Palm	Heritage	
T472	23	Bruce Terrace	T472	R5C, 77C, H37	2507026.55	5710589.82	*Sophora microphylla Early Gold*	Kowhai	Landscape	
T46	26	Bryndwr Road	T46	31C	2477421.14	5743624.82	*Nothofagus fusca*	Red Beech	Landscape	1
T473	263	Cambridge Terrace	T473	32C, H16	2480945.36	5742156.22	*Fagus sylvatica Purpurea*	Copper Beech		1
T474	16A	Camp Bay Road	T474	R1C, 62C	2490326.89	5729614.87	*Sequoiadendron giganteum*	Wellingtonia	Heritage Landscape	1
T475	16A	Camp Bay Road	T475	R1C, 62C	2490343.04	5729660.42	*Brachychiton populneus*	Kurrajong		1
T476	16A	Camp Bay Road	T476	R1C, 62C	2490335.36	5729638.31	*Araucaria bidwillii*	Bunya Bunya	Heritage Landscape	1
T477	16A	Camp Bay Road	T477	R1C, 62C	2490351.26	5729643.87	*Araucaria heterophylla*	Norfolk Island Pine	Heritage Landscape	1
T478	11	Campbell Street	T478	48C, H29	2490518.97	5736710.57	*Phoenix canariensis*	Canary Island Palm		
T480	79	Carmen Road	T480	37C	2471893.14	5741208.08	*Cedrus deodara*	Deodar Cedar		
T481	22	Cashel Street	T481	39C, H19	2480023.38	5741511.12	*Tilia x europaea*	Common Lime		1
T48	61	Cashmere Road	T48	46C	2479952.27	5737675.47	*Sequoiadendron giganteum*	Wellingtonia		
T53	61A	Cashmere Road	T53	46C	2479896.43	5737661.06	*Cupressus sempervirens*	Italian Cypress		
T501	93A	Cashmere Road	T501	45C	2479520.43	5737410.1	*Taxodium distichum*	Swamp Cypress		

T49	151	Cashmere Road	T49	45C, H42	2479103.59	5736874.89	*Cupressus torulosa*	Bhutan Cypress	Landscape Botanical	1
T50	151	Cashmere Road	T50	45C, H42	2479114.5	5736962.72	*Quercus robur*	English Oak		1
T51	151	Cashmere Road	T51	45C, H42	2479112.84	5736973.82	*Quercus robur*	English Oak		
T482	151	Cashmere Road	T482	45C, H42	2479081.25	5736814.79	*Sequoiadendron giganteum*	Wellingtonia	Heritage	1
T483	151	Cashmere Road	T483	45C, H42	2479134.31	5736870.59	*Eucalyptus viminalis*	Manna Gum		
T484	151	Cashmere Road	T484	45C, H42	2479141	5736820.62	*Quercus robur*	English Oak		1
T485	151	Cashmere Road	T485	45C, H42	2479128.75	5736850.56	*Eucalyptus viminalis*	Manna Gum		
T486	151	Cashmere Road	T486	45C, H42	2479127.91	5736857.22	*Eucalyptus viminalis*	Manna Gum		
T487	151	Cashmere Road	T487	45C, H42	2479082.76	5736838.13	*Cupressus torulosa*	Bhutan Cypress	Botanical	1
T488	151	Cashmere Road	T488	45C, H42	2479085.14	5736848.14	*Ulmus procera*	English Elm		1
T489	151	Cashmere Road	T489	45C, H42	2479121.28	5736892.75	*Ulmus procera*	English Elm		
T490	151	Cashmere Road	T490	45C, H42	2479104.08	5736767.12	*Quercus palustris*	Pin Oak		
T491	151	Cashmere Road	T491	45C, H42	2479140.49	5736755.06	*Quercus cerris*	Turkey Oak		1
T492	151	Cashmere Road	T492	45C, H42	2479150.97	5736759.55	*Quercus robur*	English Oak		1
T493	151	Cashmere Road	T493	45C, H42	2479143.62	5736777.3	*Quercus robur*	English Oak		1
T494	151	Cashmere Road	T494	45C, H42	2479077.51	5736926.99	*Acer pseudoplatanus*	Sycamore		
T497	151	Cashmere Road	T497	45C, H42	2479098.3	5736973.75	*Eucalyptus globulus*	Tasmanian Blue Gum		
T498	151	Cashmere Road	T498	45C, H42	2479097.55	5736960.42	*Chamaecyparis lawsoniana*	Lawson Cypress		
T499	151	Cashmere Road	T499	45C, H42	2479097.61	5736945.97	*Ulmus procera*	English Elm		
T500	151	Cashmere Road	T500	45C, H42	2479091.99	5736940.39	*Ulmus procera*	English Elm		
T52	161	Cashmere Road	T52	45C, H42	2478969.19	5736942.05	*Quercus robur*	English Oak		1
T54	100	Cathedral Square	T54	32C, H16	2480648.87	5741737.18	*Platanus x acerifolia*	London Plane	Landscape Heritage	1
T55	100	Cathedral Square	T55	32C, H16	2480720.7	5741763.04	*Platanus x acerifolia*	London Plane	Landscape Heritage	1
T56	100	Cathedral Square	T56	32C, H16	2480720.63	5741778.6	*Platanus x acerifolia*	London Plane	Landscape Heritage	1
T502	116	Centaurus Road	T502	46C	2481562.07	5737873.86	*Sequoiadendron giganteum*	Wellingtonia		
T503	133	Centaurus Road	T503	46C	2481608.27	5738100.25	*Ulmus procera*	English Elm		1
T504	343	Centaurus Road	T504	46C, H25	2483045.06	5738438.33	*Phoenix canariensis*	Canary Island Palm		
T505	343	Centaurus Road	T505	46C, H25	2483046.66	5738441.66	*Phoenix canariensis*	Canary Island Palm		
T506	343	Centaurus Road	T506	46C, H25	2483057.13	5738450.6	*Phoenix canariensis*	Canary Island Palm		
T507	343	Centaurus Road	T507	46C, H25	2483057.93	5738452.82	*Phoenix canariensis*	Canary Island Palm		
T57	41	Centennial Avenue	T57	38C	2476863.98	5741094.2	*Quercus robur*	English Oak	Landscape	
T508	4A	Cephas Close	T508	30C, H18	2474869.17	5741706.36	*Fagus sylvatica*	European Beech		
T58	186	Chattertons Road	T58	21C	2463866.33	5744455.83	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T59	580	Chattertons Road	T59	15C	2464534.41	5748057.94	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T60	580	Chattertons Road	T60	15C	2464559.2	5748101.43	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T61	580	Chattertons Road	T61	15C	2464569.76	5748095.95	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1

T62	580	Chattertons Road	T62	15C	2464618.34	5748090.72	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1	
T509	66	Chester Street West	T509	32C, H16	2480458.88	5742111.9	*Taxus baccata Fastigata*	Irish Yew			Removed
T510	66	Chester Street West	T510	32C, H16	2480459.72	5742106.34	*Taxus baccata Fastigata*	Irish Yew			Removed
T511	66	Chester Street West	T511	32C, H16	2480491.19	5742118.7	*Platanus x acerifolia*	London Plane		1	
T63	51	Cheyenne Street	T63	30C, H17	2473829.19	5741785.33	*Tilia cordata*	Small-leaved Lime			
T512	3045	Christchurch Akaroa Road	T512	R3C	2484924.12	5712422.29	*Eucalyptus globulus*	Tasmanian Blue Gum		1	
T513	4183	Christchurch Akaroa Road	T513	R4C, 69C	2492946.36	5714765.79	*Cedrus deodara*	Deodar Cedar			
T514	4183	Christchurch Akaroa Road	T514	R4C, 69C	2492954.41	5714755.46	*Cedrus deodara*	Deodar Cedar			
T515	4183	Christchurch Akaroa Road	T515	R4C, 69C	2492931.58	5714741.54	*Cedrus deodara*	Deodar Cedar			
T64	4345	Christchurch Akaroa Road	T64	69C, H33	2493863.31	5716052.17	*Podocarpus totara*	Totara	Heritage	1	
T516	4345	Christchurch Akaroa Road	T516	R4C, 69C, H33	2493862.77	5716054.65	*Podocarpus totara*	Totara	Heritage Landscape	1	
T65	4547	Christchurch Akaroa Road	T65	69C	2495341.05	5717246.78	*Sequoiadendron giganteum*	Wellingtonia	Landscape Heritage	1	
T517	6683	Christchurch Akaroa Road	T517	R5C, 76C	2507897.53	5713959.33	*Dacrycarpus dacrydioides*	Kahikatea		1	
T518	6683	Christchurch Akaroa Road	T518	R5C, 76C	2507896.65	5713964.63	*Dacrycarpus dacrydioides*	Kahikatea		1	
T519	24	Church Lane	T519	31C, H7	2479459.93	5743492.97	*Acer pseudoplatanus*	Sycamore			
T66	30	Church Lane	T66	31C, H7	2479521.7	5743524.44	*Tilia x europaea*	Common Lime		1	
T67	30	Church Lane	T67	31C, H7	2479559.04	5743568.97	*Platanus orientalis*	Oriental Plane		1	
T68	69	Church Road	T68	R4C, 69C, H33	2493853.04	5716447.75	*Dacrycarpus dacrydioides*	Kahikatea	Heritage	1	
T521	69	Church Road	T521	R4C, 69C, H33	2493860.95	5716493.37	*Dacrycarpus dacrydioides*	Kahikatea		1	
T522	69	Church Road	T522	R4C, 69C, H33	2493868.23	5716497.14	*Dacrycarpus dacrydioides*	Kahikatea	Heritage Landscape	1	
T523	71	Church Road	T523	R4C, 69C, H33	2493817.41	5716430.21	*Dacrycarpus dacrydioides*	Kahikatea	Heritage Landscape	1	
T524	71	Church Road	T524	R4C, 69C, H33	2493835.79	5716494.16	*Dacrycarpus dacrydioides*	Kahikatea	Heritage Landscape	1	
T525	18	Church Square	T525	38C, H22	2479174.23	5740174.02	*Pseudopanax crassifolium*	Lancewood			
T69	30	Church Square	T69	38C, H22	2479113.89	5740292.63	*Quercus robur*	English Oak		1	
T70	30	Church Square	T70	38C, H22	2479142.97	5740296.09	*Tilia x europaea*	Common Lime			
T526	30	Church Square	T526	38C, H22	2479143.03	5740282.76	*Cupressus torulosa*	Bhutan Cypress			
T527	30	Church Square	T527	38C, H22	2479116.55	5740239.31	*Quercus robur*	English Oak		1	
T528	30	Church Square	T528	38C, H22	2479106.75	5740261.48	*Tilia x europaea*	Common Lime			
T529	30	Church Square	T529	38C, H22	2479106.69	5740274.82	*Tilia x europaea*	Common Lime			
T530	30	Church Square	T530	38C, H22	2479165.68	5740277.31	*Quercus robur*	English Oak		1	
T531	30	Church Square	T531	38C, H22	2479106.82	5740245.93	*Quercus robur*	English Oak		1	
T532	30	Church Square	T532	38C, H22	2479166.44	5740287.31	*Ulmus x hollandica*	Dutch Elm			
T533	30	Church Square	T533	38C, H22	2479165.59	5740296.2	*Acer pseudoplatanus*	Sycamore		1	
T534	30	Church Square	T534	38C, H22	2479141.6	5740240.53	*Quercus robur*	English Oak			
T535	16	Circuit Street	T535	31C, H39	2479112.24	5744216.91	*Juglans regia*	Common Walnut			

T71	140	Clarksons Road	T71	16C	2467984.61	5748196.76	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T72	140	Clarksons Road	T72	15C	2467408.87	5748230.72	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T73	23	Clifford Avenue	T73	31C, H9	2478199.63	5743036	*Fagus sylvatica*	European Beech		1
T74	3	Clifton Bay	T74	48C, H27	2490240.23	5737895.76	*Phoenix canariensis*	Canary Island Palm		1
T75	3	Clifton Bay	T75	48C, H27	2490248.72	5737893.45	*Phoenix canariensis*	Canary Island Palm		1
T76	3	Clifton Bay	T76	48C, H27	2490246.87	5737890.66	*Phoenix canariensis*	Canary Island Palm		1
T77	3	Clifton Bay	T77	48C, H27	2490254.55	5737889.13	*Phoenix canariensis*	Canary Island Palm		1
T78	3	Clifton Bay	T78	48C, H27	2490244.76	5737896.1	*Phoenix canariensis*	Canary Island Palm		1
T536	3	Clifton Bay	T536	48C, H27	2490231.81	5737903.62	*Metrosideros excelsa*	Pohutukawa		1
T537	3	Clifton Bay	T537	48C, H27	2490243.06	5737897.21	*Washingtonia robusta*	Washington Palm		1
T538	3	Clifton Bay	T538	48C, H27	2490235.93	5737901.52	*Brahea edulis*	Guadalupe Palm		1
T539	3	Clifton Bay	T539	48C, H27	2490247.18	5737894.44	*Livistona australis*	Cabbage Tree Palm		1
T540	3	Clifton Bay	T540	48C, H27	2490241.65	5737879.65	*Araucaria heterophylla*	Norfolk Island Pine		
T541	3	Clifton Bay	T541	48C, H27	2490240.22	5737872.09	*Vitex lucens*	Puriri		1
T542	3	Clifton Bay	T542	48C, H27	2490234.81	5737870.96	*Quercus ilex*	Holm Oak		1
T543	36	Clyde Road	T543	31C	2476640.88	5742064.77	*Quercus palustris*	Pin Oak		
T79	83	Clyde Road	T79	31C	2476742.87	5742573	*Platanus x acerifolia*	London Plane	Heritage	1
T544	83	Clyde Road	T544	31C	2476683.74	5742574.38	*Fraxinus excelsior Aurea*	Golden Ash		
T545	83	Clyde Road	T545	31C	2476741.51	5742553.11	*Chamaecyparis lawsoniana*	Lawson Cypress		1
T80	109	Clyde Road	T80	31C, H8	2476791.59	5742838.23	*Sequoiadendron giganteum*	Wellingtonia	Heritage	1
T81	109	Clyde Road	T81	31C, H8	2476812.67	5742826.11	*Quercus robur*	English Oak		1
T82	109	Clyde Road	T82	31C, H8	2476825.63	5742820.62	*Tilia x europaea*	Common Lime		
T83	109	Clyde Road	T83	31C	2476804.97	5742747.19	*Juglans regia*	Common Walnut		
T84	109	Clyde Road	T84	31C, H8	2476797.77	5742881.85	*Tilia x europaea*	Common Lime		
T546	109	Clyde Road	T546	31C, H8	2476719.36	5742893.43	*Nothofagus solandri 'cliffortioides'*	Mountain Beech		
T547	109	Clyde Road	T547	31C, H8	2476724.24	5742886.79	*Juglans regia*	Common Walnut		
T548	109	Clyde Road	T548	31C, H8	2476760.86	5742898.76	*Dacrycarpus dacrydioides*	Kahikatea		
T550	109	Clyde Road	T550	31C, H8	2476811.03	5742829.44	*Cedrus deodara*	Deodar Cedar		1
T551	109	Clyde Road	T551	31C, H8	2476841.05	5742808.47	*Ulmus procera*	English Elm		1
T552	109	Clyde Road	T552	31C, H8	2476837.85	5742801.79	*Tilia x europaea*	Common Lime		1
T553	109	Clyde Road	T553	31C, H8	2476836.26	5742797.34	*Aesculus hippocastanum*	Horse Chestnut		1
T554	109	Clyde Road	T554	31C, H8	2476834.66	5742792.89	*Ulmus procera*	English Elm		1
T555	109	Clyde Road	T555	31C	2476830.67	5742782.87	*Tilia x europaea*	Common Lime		1
T556	109	Clyde Road	T556	31C	2476825.06	5742771.73	*Platanus x acerifolia*	London Plane		1
T557	109	Clyde Road	T557	31C	2476733.83	5742744.62	*Cedrus atlantica Glauca*	Blue Atlas Cedar		
T559	109	Clyde Road	T559	31C	2476710.34	5742753.39	*Cedrus atlantica Glauca*	Blue Atlas Cedar		

T86	168	Clyde Road	T86	31C, H8	2476988.51	5743408.06	*Tilia cordata*	Small-leaved Lime		
T87	168	Clyde Road	T87	31C, H8	2476965.74	5743270.18	*Platanus x acerifolia*	London Plane		
T560	168	Clyde Road	T560	31C, H8	2476981.84	5743449.14	*Quercus robur*	English Oak		
T561	168	Clyde Road	T561	31C, H8	2476984.29	5743444.7	*Nothofagus fusca*	Red Beech		
T562	168	Clyde Road	T562	31C, H8	2477026.27	5743459.35	*Nothofagus fusca*	Red Beech		
T563	168	Clyde Road	T563	31C, H8	2477028.94	5743437.68	*Quercus robur*	English Oak		1
T564	168	Clyde Road	T564	31C, H8	2477030	5743435.84	*Quercus robur*	English Oak		1
T565	168	Clyde Road	T565	31C, H8	2477065.33	5743339.39	*Tilia x europaea*	Common Lime		
T566	168	Clyde Road	T566	31C, H8	2477069.57	5743338.07	*Juglans regia*	Common Walnut		
T569		Cnr Aubrey and Bruce	T569	R5C, 77C, H37	2506928.39	5710834.51	*Phoenix canariensis*	Canary Island Palm		
T570		Cnr Aubrey and Bruce	T570	R5C, 77C, H37	2506934.4	5710829.36	*Phoenix canariensis*	Canary Island Palm		
T571		Cnr Aubrey and Bruce	T571	R5C, 77C, H37	2506939.21	5710824.99	*Phoenix canariensis*	Canary Island Palm		
T572	36	Colenso Street	T572	48C, H29	2490816.87	5736810.97	*Eucalyptus bridgesiana*	Applebox Gum		1
T94	22A	Colombo Street	T94	46C	2480756.01	5737754.58	*Tilia x europaea*	Common Lime		1
T583	22A	Colombo Street	T583	46C	2480727.68	5737811.19	*Ulmus glabra Horizontalis*	Horizontal Elm		1
T88	42	Colombo Street	T88	46C	2480718.64	5738120.91	*Cordyline australis*	Cabbage Tree	Landscape Heritage	
T89	44	Colombo Street	T89	46C	2480743.55	5738154.35	*Sequoiadendron giganteum*	Wellingtonia		1
T90	119	Colombo Street	T90	46C	2480659.88	5738630.65	*Quercus robur*	English Oak		1
T574	383	Colombo Street	T574	39C	2480636.23	5740174.95	*Ilex aquifolium*	Common Holly		
T91	876	Colombo Street	T91	32C, H10	2480645.55	5742689.35	*Gleditsia triacanthos*	Honey Locust		
T92	885	Colombo Street	T92	32C, H10	2480612.19	5742739.21	*Tilia x europaea*	Common Lime		1
T576	885	Colombo Street	T576	32C, H10	2480606.45	5742759.18	*Chamaecyparis lawsoniana*	Lawson Cypress		
T577	885	Colombo Street	T577	32C, H10	2480598.39	5742751.37	*Ulmus glabra Camperdownii*	Camperdown Elm		
T578	885	Colombo Street	T578	32C, H10	2480615.52	5742718.11	*Quercus ilex*	Holm Oak		1
T579	885	Colombo Street	T579	32C, H10	2480619.57	5742715.91	*Acer pseudoplatanus*	Sycamore		
T580	885	Colombo Street	T580	32C, H10	2480621.14	5742727.02	*Aesculus hippocastanum*	Horse Chestnut		
T581	885	Colombo Street	T581	32C, H10	2480599.15	5742759.18	*Fagus sylvatica Purpurea*	Copper Beech		1
T93	888	Colombo Street	T93	32C, H10	2480683.31	5742745.07	*Cedrus deodara*	Deodar Cedar		1
T582	888	Colombo Street	T582	32C, H10	2480737.52	5742736.42	*Cedrus deodara*	Deodar Cedar		1
T584	1	Dallas Street	T584	31C	2477319.31	5741711.95	*Podocarpus hallii*	Hall's Totara		
T95	9	Daresbury Lane	T95	31C, H9	2478136.58	5742744.94	*Fagus sylvatica Purpurea*	Copper Beech		1
T96	9	Daresbury Lane	T96	31C, H9	2478105.13	5742838.85	*Fagus sylvatica*	European Beech		1
T97	9	Daresbury Lane	T97	31C, H9	2478118.88	5742836.47	*Fagus sylvatica Purpurea*	Copper Beech		1
T586	9	Daresbury Lane	T586	31C, H9	2478131.29	5742741.63	*Ginkgo biloba*	Maidenhair Tree		1
T587	9	Daresbury Lane	T587	31C, H9	2478104.89	5742806.06	*Magnolia soulangiana*	Saucer Magnolia		1
T588	9	Daresbury Lane	T588	31C, H9	2478090.03	5742817.14	*Quercus robur*	English Oak		1
T590	9	Daresbury Lane	T590	31C, H9	2478087.88	5742819.41	*Quercus robur*	English Oak		1
T591	189	Deans Avenue	T591	31C	2478668.12	5742312.74	*Aesculus x carnea*	Pink Horse Chestnut		
T592	2	Division Street	T592	38C	2477675.55	5741085.9	*Cordyline australis*	Cabbage Tree		

T99	243	Durham Street South	T99	39C, H19	2480316.57	5741381.3	*Platanus x acerifolia*	London Plane		1
T100	243	Durham Street South	T100	39C, H19	2480373.92	5741390.44	*Ulmus glabra Horizontalis*	Horizontal Elm		
T101	243	Durham Street South	T101	39C, H19	2480302.1	5741362.35	*Liriodendron tulipifera*	Tulip Tree		
T593	243	Durham Street South	T593	39C, H19	2480320.72	5741355.76	*Acer pseudoplatanus*	Sycamore		1
T594	54	Dyers Pass Road	T594	46C	2480115.25	5737172.75	*Cedrus deodara*	Deodar Cedar		1
T595	54	Dyers Pass Road	T595	46C	2480146.76	5737170.67	*Cedrus deodara*	Deodar Cedar		
T596	54	Dyers Pass Road	T596	46C	2480143.59	5737157.32	*Acer pseudoplatanus*	Sycamore		1
T102	89	Dyers Pass Road	T102	46C	2480180.71	5736798.6	*Sequoiadendron giganteum*	Wellingtonia		1
T103	96	Esplanade	T103	48C	2490963.17	5737312.94	*Araucaria heterophylla*	Norfolk Island Pine		1
T104	20	Evans Pass Road	T104	53C	2490270.55	5736023.2	*Cupressus macrocarpa*	Monterey Cypress		
T598	24	Exeter Street	T598	52C, R1C, H31	2487572.1	5734079.38	*Metrosideros excelsa*	Pohutukawa	Heritage Landscape	
T105	67	Fendalton Road	T105	31C, H9	2478155.01	5742850.76	*Tilia x europaea*	Common Lime		1
T599	67	Fendalton Road	T599	31C, H9	2478175.83	5742858.9	*Quercus robur*	English Oak		1
T600	67	Fendalton Road	T600	31C, H9	2478165.02	5742850.02	*Quercus robur*	English Oak		1
T601	67	Fendalton Road	T601	31C, H9	2478161.09	5742840.23	*Quercus robur*	English Oak		1
T602	67	Fendalton Road	T602	31C, H9	2478167.08	5742829.71	*Quercus robur*	English Oak		1
T603	67	Fendalton Road	T603	31C, H9	2478158.36	5742829.67	*Quercus robur*	English Oak		1
T106	123	Fendalton Road	T106	31C, H8	2477606.48	5743023.28	*Platanus x acerifolia*	London Plane		1
T107	123	Fendalton Road	T107	31C, H8	2477587.22	5742994.3	*Fagus sylvatica Purpurea*	Copper Beech		1
T605	123	Fendalton Road	T605	31C, H8	2477588.07	5742984.3	*Platanus x acerifolia*	London Plane		1
T108	142	Fendalton Road	T108	31C, H8	2477416.73	5743140.14	*Tilia x europaea*	Common Lime		1
T606	1/165	Fendalton Road	T606	31C, H8	2477261.01	5743071.62	*Quercus palustris*	Pin Oak		
T607	7/142	Ferry Road	T607	39C	2481874.92	5740906.27	*Ulmus glabra Horizontalis*	Horizontal Elm		1
T608	2	Flavell Street	T608	47C	2486468.21	5736646.64	*Schinus molle*	Pepper Tree		
T609	2	Flavell Street	T609	47C	2486476.27	5736651.11	*Schinus molle*	Pepper Tree		
T109	30	Ford Road	T109	39C, H40	2482921.83	5739028.02	*Carpinus betulus*	Common Hornbeam		
T610	30	Ford Road	T610	39C, H40	2482922.01	5739037.04	*Fagus sylvatica*	European Beech		1
T611	30	Ford Road	T611	39C, H40	2482936.03	5738979.74	*Catalpa bignonioides*	Indian Bean Tree		
T612	30	Ford Road	T612	39C, H40	2482941.48	5739006.53	*Fraxinus excelsior*	English Ash		
T613	30	Ford Road	T613	39C, H40	2482966.59	5738982.45	*Fraxinus excelsior*	English Ash		
T614	30	Ford Road	T614	39C, H40	2482966.24	5738974.24	*Catalpa bignonioides*	Indian Bean Tree		1
T615	30	Ford Road	T615	39C, H40	2482922.87	5739056.02	*Ulmus procera*	English Elm		1
T616	30	Ford Road	T616	39C, H40	2482927.42	5738991.94	*Quercus coccinea*	Scarlet Oak		
T617	30	Ford Road	T617	39C, H40	2482927.25	5738974.24	*Fraxinus excelsior*	English Ash		
T618	30	Ford Road	T618	39C, H40	2482927.26	5738983.94	*Acer pseudoplatanus*	Sycamore		
T111	8A	Garden Road	T111	31C, H9	2478746.42	5743023.01	*Thuja plicata*	Western Red Cedar		
T110	24	Garden Road	T110	31C, H9	2478615.97	5743101.36	*Fagus sylvatica Purpurea*	Copper Beech		
T619	263	Gebbies Pass Road	T619	R3C	2478846.78	5722730.87	*Juglans*	Walnut		

T620	263	Gebbies Pass Road	T620	R1C	2478827.62	5722759.89	*Juglans*	Walnut		
T621	834	Gebbies Pass Road	T621	R1C	2482524.14	5726102.49	*Quercus robur*	English Oak	Heritage Landscape	1
T112	21	Glandovey Road	T112	31C, H8	2477245.18	5743334.86	*Metasequoia glyptostroboides*	Dawn Redwood		
T113	21	Glandovey Road	T113	31C, H8	2477243.59	5743330.41	*Metasequoia glyptostroboides*	Dawn Redwood		
T114	27	Glandovey Road	T114	31C, H8	2477260.35	5743399.04	*Fagus sylvatica Purpurea*	Copper Beech		1
T629	27	Glandovey Road	T629	31C, H8	2477250.81	5743359.47	*Alnus glutinosa*	Common Alder		1
T633	32A	Glandovey Road	T633	31C, H8	2477421.85	5743252.38	*Quercus robur*	English Oak		1
T115	60	Glandovey Road	T115	31C, H8	2477601.16	5743294.44	*Ulmus minor Variegata*	Variegated Smooth-leaved Elm	Heritage	1
T116	60	Glandovey Road	T116	31C, H8	2477555.51	5743354.52	*Fraxinus excelsior Aurea*	Golden Ash		1
T630	60	Glandovey Road	T630	31C, H8	2477552.67	5743365.84	*Acer monspessulanum*	Montpelier Maple		
T634	88A	Glandovey Road	T634	31C	2477802.17	5743528.63	*Tilia x europaea*	Common Lime		1
T117	104	Glandovey Road	T117	31C	2477975.91	5743582.97	*Fagus sylvatica Purpurea*	Copper Beech	Heritage	1
T635	311	Gloucester Street	T635	32C, H16	2481390.88	5741947.01	*Quercus robur*	English Oak		1
T636	311	Gloucester Street	T636	32C, CC	2481568.83	5741921.09	*Agathis australis*	Kauri		1
T637	311	Gloucester Street	T637	32C, CC	2481412.71	5741944.88	*Juglans regia*	Common Walnut		1
T638	311	Gloucester Street	T638	32C, CC	2481606.88	5741907.92	*Nothofagus solandri*	Black Beech		
T639	1/346	Gloucester Street	T639	32C, CC	2481860.89	5741866.76	*Plagianthus regius*	Ribbonwood		1
T640	1/346	Gloucester Street	T640	32C, CC	2481862.48	5741872.32	*Plagianthus regius*	Ribbonwood		1
T641	34	Governors Bay Teddington Road	T641	60C, R1C	2481341.49	5730213.37	*Sequoiadendron giganteum*	Wellingtonia		1
T1212	151	Greers Road	T1212	30C	2475720	5744201	*Cordyline australis*	Cabbage tree	Heritage Botanical	1
T118	463	Greers Road	T118	24C	2477277.91	5746605.99	*Quercus robur*	English Oak	Heritage	1
T119	463	Greers Road	T119	24C	2477275.31	5746604.25	*Quercus robur*	English Oak	Heritage	1
T642	463	Greers Road	T642	24C	2477290.05	5746603.83	*Quercus robur*	English Oak		1
T643	463	Greers Road	T643	24C	2477287.63	5746601.59	*Quercus robur*	English Oak		1
T644	463	Greers Road	T644	24C	2477280.37	5746598.22	*Ulmus x hollandica*	Dutch Elm		1
T645	463	Greers Road	T645	24C	2477273.07	5746602.63	*Quercus robur*	English Oak		1
T120	61	Grehan Valley Road	T120	77C, H35	2508235.6	5711920.8	*Dacrycarpus dacrydioides*	Kahikatea	Heritage	1
T121	61	Grehan Valley Road	T121	77C, H35	2508306.7	5711918.26	*Podocarpus totara*	Totara	Heritage	1
T122	85	Grehan Valley Road	T122	77C, H35	2508415.75	5711826	*Dacrycarpus dacrydioides*	Kahikatea	Heritage	1
T647	50	Gresford Street	T647	32C	2481788.49	5743335.29	*Ulmus glabra Camperdownii*	Camperdown Elm		1
T648	27	Guys Road	T648	22C	2469383.19	5745010.01	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T649	27	Guys Road	T649	22C	2469381.55	5745014.44	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T650	27	Guys Road	T650	22C	2469379.15	5745009.98	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T1240	33	Guys Road	T124	21C, H3	2467483.29	5744479.15	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1

T651	33	Guys Road	T651	22C	2469373.05	5745082.17	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T652	33	Guys Road	T652	22C	2469131.21	5744977.98	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T653	33	Guys Road	T653	22C	2469129.89	5744959.24	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T654	33	Guys Road	T654	22C	2467756.35	5745703.03	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T655	33	Guys Road	T655	22C	2467761.56	5745707.66	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T656	33	Guys Road	T656	22C	2467779.33	5745708.29	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T657	33	Guys Road	T657	22C	2467778.77	5745696.66	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T658	33	Guys Road	T658	22C	2468092.02	5746052.48	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T660	33	Guys Road	T660	22C	2468942.71	5745679.17	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T661	33	Guys Road	T661	22C	2469417.64	5746079.54	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T662	33	Guys Road	T662	22C	2469561.93	5746059.03	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T663	33	Guys Road	T663	22C	2468347.36	5745368.49	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T664	33	Guys Road	T664	22C	2468957.16	5745216.96	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T665	33	Guys Road	T665	22C	2469036.87	5745056.49	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1
T666	11	Gwynfa Avenue	T666	45C	2479825.03	5736987.03	*Pseudopanax crassifolium*	Lancewood		
T667	21	Gwynfa Avenue	T667	45C	2479821.79	5736933.57	*Ulmus procera*	English Elm		
T668	36	Hackthorne Road	T668	45C	2479682.69	5737076.39	*Metrosideros excelsa*	Pohutukawa		
T669	36	Hackthorne Road	T669	45C	2479669.81	5737066.33	*Pseudopanax crassifolium*	Lancewood		
T1200	50	Hackthorne Road	T1200	45C	2479702.07	5736896.47	*Metrosideros excels*	Pohutukawa	Heritage	1
T670	63	Hackthorne Road	T670	45C	2479701.75	5736786.48	*Araucaria heterophylla*	Norfolk Island Pine		
T671	70	Hackthorne Road	T671	45C	2479621.53	5736661.68	*Eucalyptus*	Gum		
T672	510	Hagley Avenue	T672	38C, CC	2479566.89	5741101.32	*Fraxinus excelsior*	English Ash		1
T673	510	Hagley Avenue	T673	38C, CC	2479561.3	5741086.85	*Quercus robur*	English Oak		1
T674	510	Hagley Avenue	T674	38C, CC	2479551.59	5741087.92	*Aesculus hippocastanum*	Horse Chestnut		1
T675	510	Hagley Avenue	T675	38C, CC	2479550.02	5741077.91	*Quercus robur*	English Oak		1
T676	510	Hagley Avenue	T676	38C, CC	2479541.93	5741080.1	*Quercus robur*	English Oak		1
T677	510	Hagley Avenue	T677	38C, CC	2479523.41	5741064.46	*Quercus robur*	English Oak		1
T678	510	Hagley Avenue	T678	38C, CC	2479508.91	5741053.28	*Fraxinus excelsior*	English Ash		1
T679	510	Hagley Avenue	T679	38C, CC	2479516.26	5741035.54	*Quercus robur*	English Oak		1
T681	16	Halswell Junction Road	T681	49C	2475234.44	5735739.52	*Juglans regia*	Common Walnut		
T125	2	Halswell Road	T125	38C, H41	2477201.16	5739257.01	*Tilia x europaea*	Common Lime		
T682	2	Halswell Road	T682	38C, H41	2477095.42	5739207.61	*Magnolia delavayi*	Chinese Evergreen Magnolia		
T683	2	Halswell Road	T683	38C, H41	2477121.56	5739315.51	*Tilia x europaea*	Common Lime		
T684	2	Halswell Road	T684	38C, H41	2477125.65	5739305.53	*Quercus palustris*	Pin Oak		
T685	2	Halswell Road	T685	38C, H41	2477136.24	5739288.92	*Ulmus procera*	English Elm		

T686	2	Halswell Road	T686	38C, H41	2477207.05	5739252.42	*Aesculus hippocastanum*	Horse Chestnut			
T687	2	Halswell Road	T687	38C, H41	2477201.89	5739248.13	*Acer campestre*	Field Maple			
T688	2	Halswell Road	T688	38C, H41	2477212.74	5739249.07	*Platanus x acerifolia*	London Plane			
T126	329	Halswell Road	T126	44C, H28	2475087.43	5736370.98	*Sequoiadendron giganteum*	Wellingtonia		1	
T127	80	Halton Street	T127	24C, H39	2478697.75	5744705.98	*Ulmus glabra Camperdownii*	Camperdown Elm		1	
T128	38	Hamilton Avenue	T128	31C, H8	2476634.93	5743075.1	*Tilia x europaea*	Common Lime			
T689	75	Hansons Lane	T689	37C	2475633.32	5741180.29	*Cedrus deodara*	Deodar Cedar		1	
T690	75	Hansons Lane	T690	37C	2475647.06	5741181.47	*Cedrus deodara*	Deodar Cedar		1	
T691	75	Hansons Lane	T691	37C	2475672.84	5741197.16	*Pseudotsuga menziesii*	Douglas Fir		1	
T692	7	Harakeke Street	T692	31C	2478121.42	5742011.31	*Cordyline australis*	Cabbage Tree			
T129	8	Harakeke Street	T129	31C	2478150.23	5742022.62	*Ulmus glabra Camperdownii*	Camperdown Elm		1	
T693	39	Harakeke Street	T693	31C	2478085.93	5742338.91	*Quercus rubra*	Red Oak			
T694	53	Harakeke Street	T694	31C, H9	2478064.21	5742480.16	*Ulmus glabra Horizontalis*	Horizontal Elm		1	
T695	73	Harakeke Street	T695	31C, H9	2478064.01	5742529.91	*Platanus x acerifolia*	London Plane			
T696	1/74	Harakeke Street	T696	31C, H9	2478088.91	5742563.36	*Tilia x europaea*	Common Lime			
T130	75	Harakeke Street	T130	31C, H9	2478059.1	5742541	*Fagus sylvatica*	European Beech		1	
T698	91	Harewood Road	T698	24C	2477793.13	5745770.72	*Ulmus glabra Horizontalis*	Horizontal Elm			
T699	91	Harewood Road	T699	24C	2477839.52	5745821	*Cedrus deodara*	Deodar Cedar			
T700	91	Harewood Road	T700	24C	2477778.14	5745691.76	*Ulmus procera*	English Elm			Removed 2020
T132	522	Harewood Road	T132	17C	2475486.06	5747243.73	*Ulmus procera*	English Elm	Heritage	1	
T701	522	Harewood Road	T701	17C	2475498.08	5747267.13	*Ulmus procera*	English Elm			
T702	522	Harewood Road	T702	17C	2475497.3	5747261.57	*Ulmus procera*	English Elm			
T133	544	Harewood Road	T133	17C	2475495.6	5747277.11	*Podocarpus totara*	Totara	Heritage	1	
T134	544	Harewood Road	T134	17C	2475493.88	5747298.22	*Tilia x europaea*	Common Lime	Heritage	1	
T135	544	Harewood Road	T135	17C	2475478.75	5747249.25	*Ulmus procera*	English Elm	Heritage	1	
T136	750	Harewood Road	T136	17C, H2	2474172.92	5747535.89	*Sequoiadendron giganteum*	Wellingtonia	Landscape Heritage	1	
T137	139	Harmans Track	T137	R4C	2497698.2	5718921.42	*Podocarpus totara*	Totara	Heritage	1	
T138	139	Harmans Track	T138	R4C	2497757.3	5718785.64	*Dacrydium cupressinum*	Rimu	Heritage		
T703	32	Harrow Street	T703	39C	2482938.51	5741179.39	*Quercus robur*	English Oak			
T139	14	Harvey Terrace	T139	32C	2481924	5742438.11	*Robinia pseudoacacia*	Black Locust			
T140	11	Hawford Road	T140	46C, H25	2482577.09	5738674.22	*Fagus sylvatica*	European Beech		1	
T141	11	Hawford Road	T141	46C, H25	2482583.5	5738688.69	*Juglans regia*	Common Walnut		1	
T704	11	Hawford Road	T704	46C, H25	2482620.23	5738694.89	*Catalpa bignonioides*	Indian Bean Tree		1	
T142	14	Hawford Road	T142	46C, H25	2482775.79	5738692.8	*Sequoiadendron giganteum*	Wellingtonia	Heritage	1	
T705	14	Hawford Road	T705	46C, H25	2482778.14	5738711.7	*Magnolia grandiflora*	Southern Magnolia			
T708	14	Hawford Road	T708	46C, H25	2482738.53	5738767.83	*Quercus robur*	English Oak		1	
T710	14	Hawford Road	T710	46C, H25	2482659.44	5738692.33	*Ulmus glabra Horizontalis*	Horizontal Elm		1	
T711	14	Hawford Road	T711	46C, H25	2482667.52	5738691.25	*Ulmus glabra Horizontalis*	Horizontal Elm		1	

T712	14	Hawford Road	T712	46C, H25	2482675.61	5738689.06	*Ulmus glabra Horizontalis*	Horizontal Elm		1	
T713	14	Hawford Road	T713	46C, H25	2482683.69	5738687.99	*Ulmus glabra Horizontalis*	Horizontal Elm		1	
T714	14	Hawford Road	T714	46C, H25	2482692.59	5738686.91	*Ulmus glabra Horizontalis*	Horizontal Elm		1	
T715	14	Hawford Road	T715	46C, H25	2482699.86	5738685.83	*Ulmus glabra Horizontalis*	Horizontal Elm		1	
T716	14	Hawford Road	T716	46C, H25	2482707.95	5738684.75	*Ulmus glabra Horizontalis*	Horizontal Elm		1	
T717	14	Hawford Road	T717	46C, H25	2482724.93	5738681.48	*Ulmus glabra Horizontalis*	Horizontal Elm		1	
T1198	44	Hawford Road	T1198	46C, H25	2482715.48	5738821.44	*Ulmus x hollandica*	Dutch Elm		1	
T1199	44	Hawford Road	T1199	46C, H25	2482712.25	5738821.43	*Ulmus x hollandica*	Dutch Elm		1	
T719	46	Hawford Road	T719	46C, H25	2482721.88	5738819.62	*Quercus robur*	English Oak		1	
T143	46	Hawke Street	T143	26C, H4	2487883.63	5744514.55	*Quercus ilex*	Holm Oak	Landscape Heritage		
T739	40C	Head Street	T739	48C, H29	2491024.2	5736866.45	*Cedrus atlantica*	Atlas Cedar		1	
T740	3	Heathfield Avenue	T740	31C	2477720.95	5742924.94	*Acer pseudoplatanus*	Sycamore			
T741	3	Heathfield Avenue	T741	31C	2477720.96	5742923.83	*Acer pseudoplatanus*	Sycamore			
T144	16	Heaton Street	T144	31C, H6	2478469.18	5743718.43	*Tilia x europaea*	Common Lime			
T145	56	Heberden Avenue	T145	48C, H29	2490912.59	5736482.01	*Araucaria heterophylla*	Norfolk Island Pine		1	
T146	29	Helmores Lane	T146	31C, H9	2478862.35	5742796.95	*Quercus robur*	English Oak		1	
T147	16	Hendon Street	T147	32C	2481664.27	5743843.65	*Fagus sylvatica Purpurea*	Copper Beech			
T754	16	Hendon Street	T754	32C	2481656.94	5743848.68	*Agathis australis*	Kauri			
T755	16	Hendon Street	T755	32C	2481657	5743842.5	*Chamaecyparis obtusa*	Hinoki Cypress			
T756	16	Hendon Street	T756	32C	2481648.89	5743846.19	*Liquidambar styraciflua*	Sweet Gum			
T757	16	Hendon Street	T757	32C	2481649.74	5743839.14	*Podocarpus totara*	Totara			
T758	16	Hendon Street	T758	32C	2481653.07	5743814.71	*Juglans regia*	Common Walnut			
T759	234	Hereford Street	T759	32C, H16	2481217.58	5741637.4	*Magnolia grandiflora*	Southern Magnolia			
T761	234	Hereford Street	T761	32C, H16	2481152.1	5741638.23	*Tilia x europaea*	Common Lime			
T762	234	Hereford Street	T762	32C, H16	2481142.48	5741619.3	*Quercus palustris*	Pin Oak			
T148	59	Hewitts Road	T148	31C	2479059.74	5742947.85	*Quercus robur*	English Oak	Heritage	1	
T150	59	Hewitts Road	T150	31C	2479026.61	5742945.47	*Tilia x europaea*	Common Lime		1	
T151	59	Hewitts Road	T151	31C	2479112.47	5742910.31	*Dacrycarpus dacrydioides*	Kahikatea		1	
T763	59	Hewitts Road	T763	31C	2479072.63	5742959.02	*Pittosporum eugenioides*	Lemonwood			
T764	59	Hewitts Road	T764	31C	2479086.41	5742951.3	*Plagianthus regius*	Ribbonwood		1	
T152	275	Highsted Road	T152	18C	2477616.52	5748474.36	*Tilia x europaea*	Common Lime		1	* Check if trees still there!
T765	275	Highsted Road	T765	18C	2477635.22	5748475.53	*Tilia x europaea*	Common Lime		1	* Check if trees still there!
T766	275	Highsted Road	T766	18C	2477604.65	5748472.67	*Tilia x europaea*	Common Lime		1	* Check if trees still there!
T767	275	Highsted Road	T767	18C	2477588.99	5748471.62	*Tilia x europaea*	Common Lime		1	* Check if trees still there!
T768	34	Hills Road	T768	32C	2481859.63	5743338.92	*Ginkgo biloba*	Maidenhair Tree			
T769	75	Hinau Street	T769	31C, H13	2476913.58	5742157.06	*Liquidambar styraciflua*	Sweet Gum			Not in Geomedia Layer
T770	2/77A	Hinau Street	T770	31C, H13	2476901	5742128.65	*Quercus rubra*	Red Oak		1	Not in Geomedia Layer
T153	78	Hinau Street	T153	31C	2476869.38	5742176.66	*Tilia species*	Lime			
T771	30	Holmwood Road	T771	31C, H9	2478775.28	5742919.88	*Ulmus glabra Camperdownii*	Camperdown Elm			

T772	1/37A	Holmwood Road	T772	31C, H9	2478809.74	5742984.48	*Tilia x europaea*	Common Lime		1	
T773	1/37A	Holmwood Road	T773	31C, H9	2478808.9	5742993.36	*Quercus robur*	English Oak		1	
T154	170	Hoon Hay Valley Road	T154	57C	2480294.26	5731436.97	*Podocarpus totara*	Totara	Heritage	1	
T155	170	Hoon Hay Valley Road	T155	57C	2480267.25	5731448.14	*Podocarpus totara*	Totara	Heritage	1	
T156	170	Hoon Hay Valley Road	T156	57C	2480064.86	5731894.84	*Podocarpus totara*	Totara	Heritage	1	
T1210	170	Hoon Hay Valley Road	T1210	57C, R1C	2480169.35	5731534.61	*Podocarpus totara*	Totara	Heritage	1	
T1211	170	Hoon Hay Valley Road	T1211	57C, R1C	2480172.22	5731544.52	*Podocarpus totara*	Totara	Heritage	1	
T157	60	Horseshoe Lake Road	T157	25C	2483211.66	5744741.02	*Sequoiadendron giganteum*	Wellingtonia	Heritage	1	
T775	60	Horseshoe Lake Road	T775	25C	2483219.76	5744739.94	*Sequoiadendron giganteum*	Wellingtonia		1	
T159	6	Idris Road	T159	31C	2477782.5	5743074.11	*Quercus palustris*	Pin Oak			
T158	38	Idris Road	T158	31C	2477973.92	5743458.34	*Platanus x acerifolia*	London Plane		1	
T776	379	Ilam Road	T776	31C	2476576.66	5744122.68	*Agathis australis*	Kauri			
T779	43	Innes Road	T779	24C, H39	2479397.18	5744318.21	*Tilia x europaea*	Common Lime		1	
T780	43	Innes Road	T780	24C, H39	2479389.92	5744313.74	*Tilia x europaea*	Common Lime		1	
T160	54	Innes Road	T160	24C	2479461.88	5744317.4	*Ulmus glabra Horizontalis*	Horizontal Elm	Heritage		Removed Feb 2020 due Decline/Illegal pruning
T781	66	Innes Road	T781	24C, H39	2479496.49	5744353.11	*Quercus palustris*	Pin Oak		1	
T162	22A	Jacksons Road	T162	31C	2478094.1	5743178.92	*Tilia x europaea*	Common Lime			
T163	24A	Jacksons Road	T163	31C	2478163.55	5743195.91	*Ginkgo biloba*	Maidenhair Tree			
T161	30	Jacksons Road	T161	31C	2478094.62	5743238.92	*Quercus robur*	English Oak		1	
T2	20	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech			
T2	36	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech			
T2	38	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech			
T2	40	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech			
T2	40A	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech			
T2	40B	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech			
T2	42	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech			
T2	44	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech			
T2	48	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech			
T2	50	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech			
T2	52	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech			
T2	54	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech			
T2	56	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech			
T2	58	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech			

T2	62	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech		
T2	64	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech		
T2	66	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech		
T2	66A	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech		
T2	68	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech		
T2	70A	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech		
T2	70	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech		
T2	72	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech		
T2	72A	Johns Road	T2	11C	2479182.24	5750925.6	*Fagus sylvatica Purpurea*	Copper Beech		
T164	16	Kahu Road	T164	31C, H13	2477557.56	5742264.18	*Quercus robur*	English Oak	Heritage	1
T165	16	Kahu Road	T165	31C, H13	2477560.07	5742246.42	*Quercus robur*	English Oak	Heritage	1
T166	16	Kahu Road	T166	31C, H13	2477560.71	5742281.98	*Podocarpus totara*	Totara	Heritage	1
T167	16	Kahu Road	T167	31C, H13	2477561.72	5742239.76	*Quercus robur*	English Oak	Heritage	1
T168	16	Kahu Road	T168	31C, H13	2477537.4	5742252.98	*Cedrus deodara*	Deodar Cedar	Heritage	1
T169	16	Kahu Road	T169	31C, H13	2477628.79	5742246.75	*Aesculus hippocastanum*	Horse Chestnut	Heritage	1
T170	16	Kahu Road	T170	31C, H13	2477598.93	5742235.49	*Quercus robur*	English Oak	Heritage	1
T171	16	Kahu Road	T171	31C, H13	2477540.71	5742238.55	*Sequoia sempervirens*	Coast Redwood	Heritage	1
T172	16	Kahu Road	T172	31C, H13	2477691.05	5742243.71	*TilSTGia x europaea*	Common Lime	Heritage	
T173	16	Kahu Road	T173	31C, H13	2477660.35	5742240.23	*Tilia x europaea*	Common Lime	Heritage	1
T174	16	Kahu Road	T174	31C, H13	2477673.87	5742286.96	*Quercus robur*	English Oak	Heritage	1
T175	16	Kahu Road	T175	31C, H13	2477693.56	5742224.83	*Tilia x europaea*	Common Lime	Heritage	1
T176	16	Kahu Road	T176	31C, H13	2477668.5	5742224.71	*Quercus robur*	English Oak	Heritage	1
T177	16	Kahu Road	T177	31C, H13	2477645.82	5742234.61	*Ulmus procera*	English Elm	Heritage	1
T178	16	Kahu Road	T178	31C, H13	2477608.92	5742175.54	*Quercus robur*	English Oak	Heritage	1
T179	16	Kahu Road	T179	31C, H13	2477508.5	5742210.62	*Tilia petiolaris*	Silver Pendent Lime	Landscape Heritage	1
T180	16	Kahu Road	T180	31C, H13	2477561.9	5742201.98	*Chamaecyparis lawsoniana*	Lawson Cypress		1
T181	16	Kahu Road	T181	31C, H13	2477680.43	5742265.88	*Quercus robur*	English Oak		1
T182	16	Kahu Road	T182	31C, H13	2477530.62	5742150.72	*Quercus macranthera*	Caucasian Oak		1
T183	16	Kahu Road	T183	31C, H13	2477527.87	5742217.37	*Quercus robur*	English Oak		1
T394	16	Kahu Road	T394	31C, H13	2477297.3	5742187.9	*Dacrtcarpus dacrydioides*	Kahikatea	Landscape	1
T784	16	Kahu Road	T784	31C, H13	2477580.21	5742262.07	*Tilia x europaea*	Common Lime		1
T785	16	Kahu Road	T785	31C, H13	2477598.82	5742258.82	*Tilia x europaea*	Common Lime		1
T786	16	Kahu Road	T786	31C, H13	2477605.34	5742247.74	*Juglans regia*	Common Walnut		1
T787	16	Kahu Road	T787	31C, H13	2477642.53	5742246.81	*Tilia x europaea*	Common Lime		1
T788	16	Kahu Road	T788	31C, H13	2477522.96	5742230.68	*Cupressus nootkatensis*	Nootka Cypress		1
T789	16	Kahu Road	T789	31C, H13	2477615.81	5742254.46	*Tilia x europaea*	Common Lime		1
T790	16	Kahu Road	T790	31C, H13	2477657.03	5742257.99	*Tilia x europaea*	Common Lime		1
T791	16	Kahu Road	T791	31C, H13	2477674.04	5742251.41	*Tilia x europaea*	Common Lime		
T792	16	Kahu Road	T792	31C, H13	2477677.36	5742232.53	*Tilia x europaea*	Common Lime		1
T793	16	Kahu Road	T793	31C, H13	2477632.13	5742223.43	*Quercus robur*	English Oak		1
T794	16	Kahu Road	T794	31C, H13	2477671.82	5742208.06	*Quercus robur*	English Oak		1

T795	16	Kahu Road	T795	31C, H13	2477633.89	5742194.55	*Quercus robur*	English Oak		1
T796	16	Kahu Road	T796	31C, H13	2477448.44	5742261.44	*Eucalyptus globulus*	Tasmanian Blue Gum		1
T797	16	Kahu Road	T797	31C, H13	2477458.98	5742253.71	*Ulmus glabra*	Wych Elm		1
T798	16	Kahu Road	T798	31C, H13	2477464.71	5742240.4	*Ulmus procera*	English Elm		1
T799	16	Kahu Road	T799	31C, H13	2477563.77	5742149.77	*Quercus robur*	English Oak		1
T800	16	Kahu Road	T800	31C, H13	2477514.51	5742137.32	*Quercus robur*	English Oak		1
T801	16	Kahu Road	T801	31C, H13	2477458.08	5742272.59	*Quercus robur*	English Oak		1
T802	16	Kahu Road	T802	31C, H13	2477464.55	5742272.62	*Quercus robur*	English Oak		1
T803	16	Kahu Road	T803	31C, H13	2477575.7	5742189.83	*Fraxinus excelsior*	English Ash		1
T804	16	Kahu Road	T804	31C, H13	2477580.28	5742247.63	*Acer pseudoplatanus*	Sycamore		1
T184	39	Kahu Road	T184	31C, H13	2477755.43	5742475.12	*Fagus sylvatica Purpurea*	Copper Beech		
T185	39	Kahu Road	T185	31C, H13	2477650.23	5742496.84	*Platanus x acerifolia*	London Plane		
T186	39	Kahu Road	T186	31C, H13	2477837.78	5742498.84	*Platanus x acerifolia*	London Plane		
T187	39	Kahu Road	T187	31C, H13	2477833.68	5742512.16	*Platanus x acerifolia*	London Plane		
T188	39	Kahu Road	T188	31C, H13	2477829.58	5742523.25	*Platanus x acerifolia*	London Plane		
T189	39	Kahu Road	T189	31C, H13	2477825.49	5742533.23	*Platanus x acerifolia*	London Plane		
T190	39	Kahu Road	T190	31C, H13	2477814.87	5742557.62	*Platanus x acerifolia*	London Plane		
T191	39	Kahu Road	T191	31C, H13	2477801.75	5742595.33	*Platanus x acerifolia*	London Plane		
T192	39	Kahu Road	T192	31C, H13	2477796	5742615.31	*Platanus x acerifolia*	London Plane		
T193	39	Kahu Road	T193	31C, H13	2477789.44	5742634.16	*Platanus x acerifolia*	London Plane		
T194	39	Kahu Road	T194	31C, H13	2477726.18	5742676.08	*Tilia x europaea*	Common Lime		
T196	39	Kahu Road	T196	31C, H13	2477471.25	5742730.42	*Tilia x europaea*	Common Lime		
T805	39	Kahu Road	T805	31C, H13	2477749.85	5742458.43	*Ulmus parvifolia*	Chinese Elm		
T806	39	Kahu Road	T806	31C, H13	2477747.69	5742402.86	*Ulmus carpinifolia*	Smooth-leaved Elm		
T807	39	Kahu Road	T807	31C, H13	2477763.06	5742400.71	*Platanus x acerifolia*	London Plane		
T808	39	Kahu Road	T808	31C, H13	2477729.07	5742408.33	*Eucalyptus globulus*	Tasmanian Blue Gum		1
T809	39	Kahu Road	T809	31C, H13	2477700.08	5742384.86	*Fagus sylvatica Purpurea*	Copper Beech		
T810	39	Kahu Road	T810	31C, H13	2477673.49	5742366.95	*Quercus robur*	English Oak		1
T811	39	Kahu Road	T811	31C, H13	2477691.97	5742389.26	*Tilia x europaea*	Common Lime		1
T812	39	Kahu Road	T812	31C, H13	2477666.23	5742363.59	*Ulmus procera*	English Elm		1
T813	39	Kahu Road	T813	31C, H13	2477658.18	5742354.66	*Ulmus procera*	English Elm		1
T814	39	Kahu Road	T814	31C, H13	2477644.36	5742371.26	*Ulmus procera*	English Elm		1
T815	39	Kahu Road	T815	31C, H13	2477654.83	5742379.09	*Ulmus procera*	English Elm		1
T816	39	Kahu Road	T816	31C, H13	2477660.4	5742398	*Fagus sylvatica*	European Beech		1
T817	39	Kahu Road	T817	31C, H13	2477668.47	5742401.37	*Carpinus betulus*	Common Hornbeam		
T820	39	Kahu Road	T820	31C, H13	2477764.21	5742498.49	*Platanus x acerifolia*	London Plane		
T821	39	Kahu Road	T821	31C, H13	2477740.36	5742415.05	*Quercus ilex*	Holm Oak		
T822	39	Kahu Road	T822	31C, H13	2477758.21	5742401.8	*Platanus x acerifolia*	London Plane		1
T823	39	Kahu Road	T823	31C, H13	2477745.43	5742368.41	*Fraxinus excelsior*	English Ash		

T824	39	Kahu Road	T824	31C, H13	2477727.84	5742496.1	*Ulmus x hollandica*	Dutch Elm		
T825	39	Kahu Road	T825	31C, H13	2477820.61	5742540.98	*Platanus x acerifolia*	London Plane		
T826	39	Kahu Road	T826	31C, H13	2477818.14	5742549.86	*Platanus x acerifolia*	London Plane		
T827	39	Kahu Road	T827	31C, H13	2477809.12	5742576.48	*Platanus x acerifolia*	London Plane		
T828	39	Kahu Road	T828	31C, H13	2477798.46	5742607.54	*Platanus x acerifolia*	London Plane		
T829	39	Kahu Road	T829	31C, H13	2477782.06	5742655.24	*Platanus x acerifolia*	London Plane		
T830	39	Kahu Road	T830	31C, H13	2477777.12	5742674.1	*Platanus x acerifolia*	London Plane		
T831	39	Kahu Road	T831	31C, H13	2477762.56	5742676.26	*Acer pseudoplatanus*	Sycamore		
T832	39	Kahu Road	T832	31C, H13	2477734.27	5742675.01	*Quercus cerris*	Turkey Oak		
T833	39	Kahu Road	T833	31C, H13	2477707.59	5742674.88	*Fagus sylvatica Purpurea*	Copper Beech		
T834	39	Kahu Road	T834	31C, H13	2477647.67	5742693.49	*Ulmus procera*	English Elm		1
T835	39	Kahu Road	T835	31C, H13	2477525.41	5742730.68	*Fraxinus excelsior*	English Ash		
T845	39	Kahu Road	T845	31C, H13	2477479.33	5742730.46	*Platanus x acerifolia*	London Plane		
T836	39	Kahu Road	T836	31C, H13	2477460.74	5742730.37	*Fraxinus excelsior*	English Ash		
T837	39	Kahu Road	T837	31C, H13	2477451.85	5742729.21	*Acer pseudoplatanus*	Sycamore		
T838	39	Kahu Road	T838	31C, H13	2477448.85	5742679.2	*Tilia pecies*	Lime		
T839	39	Kahu Road	T839	31C, H13	2477449.88	5742465.88	*Cedrus atlantica Glauca*	Blue Atlas Cedar		
T840	39	Kahu Road	T840	31C, H13	2477472.74	5742418.21	*Cedrus atlantica Glauca*	Blue Atlas Cedar		
T841	39	Kahu Road	T841	31C, H13	2477485.67	5742419.39	*Cedrus atlantica Glauca*	Blue Atlas Cedar		
T842	39	Kahu Road	T842	31C, H13	2477503.46	5742418.36	*Cedrus atlantica Glauca*	Blue Atlas Cedar		
T843	39	Kahu Road	T843	31C, H13	2477531.76	5742418.5	*Cedrus atlantica Glauca*	Blue Atlas Cedar		
T844	39	Kahu Road	T844	31C, H13	2477448.59	5742643.51	*Fagus sylvatica Purpurea*	Copper Beech		
T846	859	Kaituna Valley Road	T846	R4C	2487715.13	5720492.35	*Dacrydium cupressinum*	Rimu	Heritage Landscape	1
T847	859	Kaituna Valley Road	T847	R4C	2487692.23	5720485.42	*Cedrus deodara*	Deodar Cedar	Heritage Landscape	1
T848	1 - 7/3	Karitane Drive	T848	46C	2479929.32	5737567.47	*Ulmus procera*	English Elm		1
T197	57	Kilmarnock Street	T197	31C	2477971.97	5742160.6	*Ulmus glabra Camperdownii*	Camperdown Elm		1
T850	50	Kirk Road	T850	35C	2467303.29	5739581.89	*Araucaria araucana*	Monkey Puzzle		1
T851	50	Kirk Road	T851	35C	2467318.73	5739568.65	*Cedrus atlantica*	Atlas Cedar		1
T854	14	Kirkwood Avenue	T854	31C	2476504.69	5742160.18	*Ulmus glabra Camperdownii*	Camperdown Elm		
T855	14	Kirkwood Avenue	T855	31C	2476489.39	5742146.77	*Acer platanoides*	Norway Maple		
T856	33A	Kotare Street	T856	31C, H13	2477163.81	5742606.72	*Nothofagus solandri*	Black Beech		1
T198	67A	Kotare Street	T198	31C, H13	2476887.3	5742642.62	*Quercus palustris*	Pin Oak		
T857	80	Lake Terrace Road	T857	26C	2483968.86	5745733.93	*Quercus coccinea*	Scarlet Oak		
T859	14	Laura Kent Place	T859	40C	2484138.76	5739578.11	*Quercus robur*	English Oak		

T860	603	Lavericks Ridge Road	T860	R5C, 72C	2517280.93	5718350.18	*Metrosideros robusta*	Northern Rata	Heritage Landscape	1	Address wrong - its at 894 Le Bons Bay Road
T199	549	Le Bons Bay Road	T199	72C	2517013.12	5717561.3	*Podocarpus totara*	Totara	Heritage	1	Address wrong - its at 13 Le Bons Bay Road?
T861	568	Le Bons Bay Road	T861	R5C, 71C	2515243.31	5716074.86	*Dacrycarpus dacrydioides*	Kahikatea	Heritage Landscape	1	
T200	592	Le Bons Bay Road	T200	71C	2515528.39	5716088.02	*Sequoiadendron giganteum*	Wellingtonia		1	
T862	625	Le Bons Bay Road	T862	R5C, 71C	2515500	5716169.25	*Podocarpus totara*	Totara	Heritage Landscape	1	
T863	137	Leinster Road	T863	31C	2479226.61	5744126.34	*Podocarpus totara*	Totara			
T864	137	Leinster Road	T864	31C	2479204.1	5744096.24	*Tilia x europaea*	Common Lime			
T866	137	Leinster Road	T866	31C, H6	2479064.07	5743984.22	*Fraxinus excelsior Aurea*	Golden Ash			
T202	1	Lincoln Road	T202	38C, H23	2476871.77	5739830.95	*Quercus robur*	English Oak			
T203	1	Lincoln Road	T203	38C, H23	2476863.15	5739942.01	*Acer negundo*	Box Elder			
T204	1	Lincoln Road	T204	38C, H23	2476931.58	5739995.68	*Platanus x acerifolia*	London Plane			
T205	1	Lincoln Road	T205	38C, H23	2476956.78	5739964.69	*Quercus robur*	English Oak			
T206	1	Lincoln Road	T206	38C, H23	2477203.96	5739823.67	*Aesculus hippocastanum*	Horse Chestnut			
T207	1	Lincoln Road	T207	38C, H23	2477243.4	5739856.09	*Tilia x europaea*	Common Lime			
T208	1	Lincoln Road	T208	38C, H23	2477249.9	5739848.34	*Tilia x europaea*	Common Lime			
T209	1	Lincoln Road	T209	38C, H23	2477247.52	5739839.44	*Tilia x europaea*	Common Lime			
T210	1	Lincoln Road	T210	38C, H23	2477256.4	5739841.7	*Tilia x europaea*	Common Lime			
T211	1	Lincoln Road	T211	38C, H23	2477261.27	5739836.17	*Tilia x europaea*	Common Lime			
T212	1	Lincoln Road	T212	38C, H23	2477258.08	5739828.38	*Tilia x europaea*	Common Lime			
T213	1	Lincoln Road	T213	38C, H23	2477265.34	5739830.64	*Tilia x europaea*	Common Lime			
T214	1	Lincoln Road	T214	38C, H23	2477268.61	5739823.99	*Tilia x europaea*	Common Lime			
T215	1	Lincoln Road	T215	38C, H23	2477273.48	5739818.45	*Tilia x europaea*	Common Lime			
T216	1	Lincoln Road	T216	38C, H23	2477349.09	5739388.83	*Tilia x europaea*	Common Lime			
T217	1	Lincoln Road	T217	38C, H23	2477303.8	5739396.39	*Tilia x europaea*	Common Lime			
T218	1	Lincoln Road	T218	38C, H23	2477291.67	5739398.55	*Platanus x acerifolia*	London Plane			
T219	1	Lincoln Road	T219	38C, H23	2477263.36	5739403.97	*Platanus x acerifolia*	London Plane		1	
T220	1	Lincoln Road	T220	38C, H23	2477274.73	5739392.92	*Cedrus deodara*	Deodar Cedar		1	
T221	1	Lincoln Road	T221	38C, H23	2476903.88	5739907.87	*Nothofagus solandri*	Black Beech	Heritage		
T867	1	Lincoln Road	T867	38C, H23	2477033.23	5739700.63	*Fraxinus excelsior*	English Ash		1	
T868	1	Lincoln Road	T868	38C, H23	2477021.05	5739712.79	*Fraxinus excelsior*	English Ash			
T869	1	Lincoln Road	T869	38C, H23	2476803.66	5739746.86	*Ulmus procera*	English Elm			
T870	1	Lincoln Road	T870	38C, H23	2476843.16	5739731.92	*Quercus robur*	English Oak			
T871	1	Lincoln Road	T871	38C, H23	2476965.73	5739952.51	*Quercus robur*	English Oak			
T872	1	Lincoln Road	T872	38C, H23	2477235.35	5739848.27	*Fraxinus excelsior*	English Ash			
T873	1	Lincoln Road	T873	38C, H41	2477393.67	5739360.16	*Cedrus atlantica Glauca*	Blue Atlas Cedar			
T874	1	Lincoln Road	T874	38C, H41	2477365.48	5739341.13	*Cedrus atlantica Glauca*	Blue Atlas Cedar			
T875	1	Lincoln Road	T875	38C, H23	2477320.85	5739380.92	*Ulmus procera Louis van Houtte*	Golden Elm		1	
T876	1	Lincoln Road	T876	38C, H23	2477295.86	5739366.35	*Cedrus atlantica Glauca*	Blue Atlas Cedar		1	
T877	1	Lincoln Road	T877	38C, H41	2477226.01	5739357.26	*Sequoia sempervirens*	Coast Redwood			
T878	1	Lincoln Road	T878	38C, H41	2477233.71	5739352.72	*Ulmus procera*	English Elm		1	
T879	1	Lincoln Road	T879	38C, H41	2477229.73	5739339.37	*Ulmus procera*	English Elm		1	
T880	1	Lincoln Road	T880	38C, H41	2477234.62	5739330.5	*Ulmus procera*	English Elm		1	

T881	1	Lincoln Road	T881	38C, H41	2477221.2	5739334.88	*Ulmus procera*	English Elm		1	
T882	1	Lincoln Road	T882	38C, H41	2477229.03	5739318.25	*Acer pseudoplatanus*	Sycamore		1	
T883	1	Lincoln Road	T883	38C, H41	2477237.11	5739317.18	*Acer pseudoplatanus*	Sycamore		1	
T884	1	Lincoln Road	T884	38C, H23	2477230.76	5739367.7	*Photinia glabra*	Japanese Photinia			
T885	1	Lincoln Road	T885	38C, H23	2476908.35	5740023.59	*Acer pseudoplatanus*	Sycamore			
T886	1	Lincoln Road	T886	38C, H23	2477012.1	5739724.97	*Acer pseudoplatanus*	Sycamore			
T887	1	Lincoln Road	T887	38C, H23	2476852.64	5739777.52	*Quercus robur*	English Oak		1	
T888	207	Lincoln Road	T888	38C	2478164.78	5740045.35	*Ulmus glabra*	Wych Elm		1	
T222	20	Linwood Avenue	T222	32C, H14	2482605.09	5742347.57	*Quercus cerris*	Turkey Oak		1	
T889	20	Linwood Avenue	T889	32C, H14	2482589.93	5742297.51	*Acer pseudoplatanus*	Sycamore		1	
T890	32	Linwood Avenue	T890	32C, H14	2482631.28	5742266.56	*Ulmus glabra Horizontalis*	Horizontal Elm		1	
T891	32	Linwood Avenue	T891	32C, H14	2482641.75	5742277.72	*Ulmus glabra*	Wych Elm			2018 Aerial shows serious dieback
T892	32	Linwood Avenue	T892	32C, H14	2482641.92	5742235.5	*Juglans regia*	Common Walnut		1	2019 Aerial shows dieback
T893	21	Locarno Street	T893	39C, H40	2482503.69	5739440.57	*Acacia melanoxylon*	Tasmanian Blackwood			Removed June 2015 due quake rebuild
T894	21	Locarno Street	T894	39C, H40	2482502.88	5739441.68	*Acacia melanoxylon*	Tasmanian Blackwood			Removed June 2015 due quake rebuild
T895	119	Lower Styx Road	T895	12C	2483353.89	5750496.92	*Eucalyptus dalrympleana*	Mountain Gum		1	
T896	2/10	Ludecke Place	T896	30C, H18	2474853.65	5741737.39	*Ulmus procera*	English Elm		1	
T223	4	Ludecke Place	T223	30C, H18	2474857.43	5741789.63	*Fagus sylvatica*	European Beech		1	
T224	20	Lychgate Close	T224	32C, H14	2482413.93	5742236.79	*Tilia x europaea*	Common Lime	Heritage	1	
T225	20	Lychgate Close	T225	32C, H14	2482362.14	5742251.03	*Quercus rubra*	Red Oak		1	
T899	20	Lychgate Close	T899	32C, H14	2482433.13	5742287.98	*Ulmus procera*	English Elm		1	
T901	20	Lychgate Close	T901	32C, H14	2482401.56	5742297.85	*Quercus cerris*	Turkey Oak		1	
T903	20	MacMillan Avenue	T903	46C	2479989.12	5736955.73	*Eucalyptus globulus*	Tasmanian Blue Gum		1	
T906	35	MacMillan Avenue	T906	46C	2479942.41	5736800.88	*Quercus robur*	English Oak		1	
T226	89	Maidstone Road	T226	30C	2475247.48	5743284.92	*Metasequoia glyptostroboides*	Dawn Redwood			
T908	340	Main North Road	T908	18C	2479122.79	5748099.02	*Sequoiadendron giganteum*	Wellingtonia		1	
T227	55	Main Road	T227	57C	2481819.17	5731627.92	*Sequoiadendron giganteum*	Wellingtonia		1	
T228	55	Main Road	T228	57C	2481832.18	5731593.4	*Sequoiadendron giganteum*	Wellingtonia		1	
T229	119	Main Road	T229	57C	2481577.92	5731154.67	*Sequoiadendron giganteum*	Wellingtonia		1	
T235	1A/1	Main South Road	T235	30C, H18	2475392.65	5741615.72	*Tilia x europaea*	Common Lime			
T236	1A/1	Main South Road	T236	30C, H18	2475378.92	5741614.54	*Tilia x europaea*	Common Lime			
T237	1A/1	Main South Road	T237	30C, H18	2475364.38	5741612.24	*Tilia x europaea*	Common Lime			
T238	1A/1	Main South Road	T238	30C, H18	2475350.64	5741611.06	*Tilia x europaea*	Common Lime			
T924	1A/1	Main South Road	T924	30C, H18	2475406.39	5741616.9	*Tilia x europaea*	Common Lime			
T230	3	Main South Road	T230	30C, H18	2475336.9	5741609.88	*Tilia x europaea*	Common Lime			
T231	3	Main South Road	T231	30C, H18	2475323.17	5741608.7	*Tilia x europaea*	Common Lime			
T232	7	Main South Road	T232	30C, H18	2475309.43	5741607.52	*Tilia x europaea*	Common Lime			
T233	24	Main South Road	T233	30C, H18	2475368.26	5741642.26	*Quercus robur*	English Oak	Heritage	1	
T909	24	Main South Road	T909	30C, H18	2475285.71	5741661.84	*Quercus robur*	English Oak			
T910	24	Main South Road	T910	30C, H18	2475213.96	5741624.81	*Ulmus procera*	English Elm		1	
T911	24	Main South Road	T911	30C, H18	2475237.85	5741694.93	*Ulmus procera*	English Elm		1	

T912		24	Main South Road	T912	30C, H18	2475230.56	5741697.11	*Ulmus procera*	English Elm		1
T913		24	Main South Road	T913	30C, H18	2475191.76	5741698.02	*Quercus robur*	English Oak		1
T914		24	Main South Road	T914	30C, H18	2475188.6	5741683.56	*Quercus robur*	English Oak		1
T239		26B	Main South Road	T239	30C, H18	2475101.43	5741657.56	*Platanus x acerifolia*	London Plane	Heritage	
T925		26B	Main South Road	T925	30C, H18	2475115.36	5741620.97	*Tilia x europaea*	Common Lime		
T926		26B	Main South Road	T926	30C, H18	2475108.08	5741620.93	*Tilia x europaea*	Common Lime		
T927		26B	Main South Road	T927	30C, H18	2475100.01	5741619.78	*Tilia x europaea*	Common Lime		
T915		28	Main South Road	T915	30C, H18	2475092.74	5741618.63	*Tilia x europaea*	Common Lime		
T916		28	Main South Road	T916	30C, H18	2475084.65	5741618.59	*Tilia x europaea*	Common Lime		
T917		30	Main South Road	T917	30C, H18	2475077.38	5741617.44	*Tilia x europaea*	Common Lime		
T918		30	Main South Road	T918	30C, H18	2475070.11	5741616.29	*Tilia x europaea*	Common Lime		
T919		30	Main South Road	T919	30C, H18	2475062.04	5741615.14	*Tilia x europaea*	Common Lime		
T920		40	Main South Road	T920	30C, H18	2474962.42	5741651.29	*Ilex aquifolium*	Common Holly		1
T921		46	Main South Road	T921	30C, H18	2474901.86	5741638.75	*Acer pseudoplatanus*	Sycamore		
T923		46	Main South Road	T923	30C, H18	2474927.67	5741648.89	*Ulmus procera*	English Elm		
T922		46	Main South Road	T922	37C, H18	2474907.87	5741535.51	*Ulmus procera*	English Elm		1
T234		75	Main South Road	T234	37C	2474607.97	5741237.95	*Tilia x europaea*	Common Lime		
T928		4	Majestic Lane	T928	46C	2480490.49	5738132.65	*Cordyline australis*	Cabbage Tree		1
T929		4	Majestic Lane	T929	46C	2480493.95	5738142.16	*Cordyline australis*	Cabbage Tree		1
T242		6	Majestic Lane	T242	46C	2480536.69	5738160.13	*Fagus sylvatica Purpurea*	Copper Beech	Heritage	1
T931		30	Major Aitken Drive	T931	46C	2481475.57	5737272.45	*Cedrus atlantica Glauca*	Blue Atlas Cedar		
T243		248	Manchester Street	T243	32C, H11	2480890.54	5742309.31	*Tilia x europaea*	Common Lime		
T244	0	373	Manchester Street	T244	32C, H11	2480860.93	5742614.73	*Tilia x europaea*	Common Lime	Heritage Landscape	1
T245	0	373	Manchester Street	T245	32C, H11	2480860.05	5742632.5	*Tilia x europaea*	Common Lime	Heritage Landscape	1
T932	0	373	Manchester Street	T932	32C, H11	2480861.78	5742604.73	*Tilia x europaea*	Common Lime	Heritage Landscape	1
T933	0	373	Manchester Street	T933	32C, H11	2480860.89	5742623.62	*Tilia x europaea*	Common Lime	Heritage Landscape	1
T934	0	373	Manchester Street	T934	32C, H10	2480852.9	5742602.47	*Tilia x europaea*	Common Lime	Heritage Landscape	1
T935		375	Manchester Street	T935	32C, H11	2480863.04	5742689.18	*Sequoia sempervirens*	Coast Redwood		1
T936		387	Manchester Street	T936	32C, H10	2480842.67	5742724.65	*Fagus sylvatica Purpurea*	Copper Beech		1
T937		387	Manchester Street	T937	32C, H10	2480851.55	5742728.02	*Fagus sylvatica Purpurea*	Copper Beech		1
T939		2	Marsden Street	T939	47C	2486457.02	5736612.16	*Quercus robur*	English Oak		
T940		1	Martindales Road	T940	47C	2486611.81	5736775.14	*Elaeocarpus hookerianus*	Pokaka		
T941		1	Martindales Road	T941	47C	2486609.26	5736777.34	*Metrosideros umbellata*	Southern Rata		
T942		1	Martindales Road	T942	47C	2486605.98	5736780.74	*Carpodetus serratus*	Marble leaf		
T943		47	Matai Street West	T943	31C	2478211.52	5742278.39	*Juglans regia*	Common Walnut		
T944		63	Matai Street West	T944	31C	2478057.66	5742333.22	*Quercus palustris*	Pin Oak		Removed March 2020 due large limb failure splitting tree
T247		32	Matipo Street	T247	38C	2477435.37	5741110.3	*Ulmus glabra Horizontalis*	Horizontal Elm	Heritage	1
T248		32	Matipo Street	T248	38C	2477480.13	5741133.58	*Betula pendula*	Silver Birch		
T945		32	Matipo Street	T945	38C	2477403.62	5741156.82	*Betula pendula*	Silver Birch		

T946	24	McDougall Avenue	T946	31C	2479448.61	5744030.68	*Ulmus glabra Horizontalis*	Horizontal Elm		1	
T948	116	McFaddens Road	T948	25C	2480109.51	5745261.36	*Quercus robur*	English Oak		1	
T949	19	Memorial Avenue	T949	31C, H8	2476707.86	5743260.03	*Quercus robur*	English Oak			
T950	19	Memorial Avenue	T950	31C, H8	2476720.08	5743241.2	*Quercus robur*	English Oak			
T249	46	Memorial Avenue	T249	31C	2476584.97	5743420.52	*Cordyline australis*	Cabbage Tree	Heritage	1	
T951	10B	Middlepark Road	T951	30C	2474280.96	5741961.05	*Cordyline australis*	Cabbage Tree		1	
T250	24A	Middlepark Road	T250	30C	2474178.08	5741847.18	*Cedrus deodara*	Deodar Cedar		1	
T251	7	Middleton Road	T251	31C	2476083.52	5741670.32	*Quercus coccinea*	Scarlet Oak			
T952	280	Millers Road	T952	R3C	2479346.85	5722347.08	*Quercus robur*	English Oak	Heritage Landscape	1	
T953	273	Montreal Street	T953	39C, H19	2480119.31	5741571.54	*Magnolia grandiflora*	Southern Magnolia			
T252	15	Nash Road	T252	44C, H26	2475256.4	5738232.91	*Ginkgo biloba*	Maidenhair Tree			
T253	15	Nash Road	T253	44C, H26	2475255.47	5738256.24	*Fagus sylvatica*	European Beech			
T254	15	Nash Road	T254	44C, H26	2475206.56	5738183.77	*Juglans regia*	Common Walnut			
T955	15	Nash Road	T955	44C, H26	2475267.89	5738197.41	*Tilia x europaea*	Common Lime		1	
T956	15	Nash Road	T956	44C, H26	2475238.69	5738220.6	*Tilia x europaea*	Common Lime		1	
T957	15	Nash Road	T957	44C, H26	2475181.93	5738260.31	*Juglans regia*	Common Walnut			
T958	15	Nash Road	T958	44C, H26	2475177.92	5738254.73	*Juglans regia*	Common Walnut			
T959	15	Nash Road	T959	44C, H26	2475189.66	5738170.35	*Juglans regia*	Common Walnut			
T255	26	Nash Road	T255	44C, H26	2475290.47	5738206.42	*Chamaecyparis lawsoniana*	Lawson Cypress		1	
T256	26	Nash Road	T256	44C, H26	2475303.18	5738249.82	*Liquidambar styraciflua*	Sweet Gum			
T257	26	Nash Road	T257	44C, H26	2475334.22	5738341.08	*Ulmus*	Elm	Landscape Heritage		
T258	26	Nash Road	T258	44C, H26	2475321.88	5738225.47	*Cedrus deodara*	Deodar Cedar			
T960	26	Nash Road	T960	44C, H26	2475407.78	5738333.68	*Pseudotsuga menziesii*	Douglas Fir			
T962	26	Nash Road	T962	44C, H26	2475306.69	5738194.28	*Cupressus torulosa*	Bhutan Cypress		1	
T963	26	Nash Road	T963	44C, H26	2475321.01	5738237.69	*Fagus sylvatica Purpurea*	Copper Beech		1	
T964	26	Nash Road	T964	44C, H26	2475333.94	5738237.75	*Cedrus deodara*	Deodar Cedar			
T966	63	Nayland Street	T966	48C, H27	2490692.21	5737428.84	*Phoenix canariensis*	Canary Island Palm			
T967	63	Nayland Street	T967	48C, H27	2490697.86	5737433.3	*Phoenix canariensis*	Canary Island Palm			
T968	85	North Avon Road	T968	32C	2482269.01	5743277.28	*Ulmus glabra Camperdownii*	Camperdown Elm			Removed 2019 due decline/damage from illegal site works
T969	126	North Parade	T969	32C	2482880.9	5743930.84	*Cunninghamia lanceolata*	China Fir			
T970	135	Office Road	T970	31C	2479225.71	5743790.79	*Fagus sylvatica Purpurea*	Copper Beech			
T259	3	Old Mill Lane	T259	19C	2483854.76	5748263.38	*Sequoiadendron giganteum*	Wellingtonia	Heritage	1	
T971	1	Onuku Road	T971	R5C, 77C, H37	2506852.21	5710452.57	*Metrosideros umbellata*	Southern Rata	Heritage Landscape	1	
T260	404	Onuku Road	T260	R9C	2505784.44	5707933.28	*Corynocarpus laevigatus*	Karaka	Heritage	1	
T972	82	Opawa Road	T972	39C, H40	2482534.02	5739503.16	*Juglans regia*	Common Walnut			
T973	82	Opawa Road	T973	39C, H40	2482522.71	5739533.98	*Juglans regia*	Common Walnut		1	
T261	86	Opawa Road	T261	39C, H40	2482584.83	5739558.68	*Tilia x europaea*	Common Lime		1	
T262	92	Opawa Road	T262	39C, H40	2482624.52	5739536.62	*Tilia x europaea*	Common Lime		1	
T263	43	Oxley Avenue	T263	32C	2481006.96	5744198.63	*Agathis australis*	Kauri		1	
T977	4	Paeroa Street	T977	31C	2476777.47	5741593.76	*Abies pinsapo*	Spanish Fir			
T978	76	Palatine Terrace	T978	46C	2481598.62	5738476.87	*Tilia x europaea*	Common Lime			

T264	71	Papanui Road	T264	31C, H7	2479415.04	5743228.34	*Juglans regia*	Common Walnut	Heritage	1
T265	85	Papanui Road	T265	31C, H7	2479619.33	5743289.25	*Fagus sylvatica Purpurea*	Copper Beech		1
T979	85	Papanui Road	T979	31C, H7	2479608.84	5743283.65	*Platanus orientalis*	Oriental Plane		1
T266	122	Papanui Road	T266	31C, H7	2479642.46	5743539.35	*Ulmus glabra Camperdownii*	Camperdown Elm		1
T267	162	Papanui Road	T267	31C, H7	2479588.9	5743713.76	*Tilia petiolaris*	Silver Pendent Lime	Heritage	1
T980	236	Papanui Road	T980	31C	2479295.54	5744077.68	*Ulmus glabra Horizontalis*	Horizontal Elm		1
T982	283	Papanui Road	T982	24C, H39	2479104.48	5744310.09	*Eucalyptus pulchella*	White Peppermint Gum		1
T268	347	Papanui Road	T268	24C, H39	2478899.02	5744495.94	*Platanus x acerifolia*	London Plane		
T983	347	Papanui Road	T983	24C, H39	2478781.44	5744390.96	*Quercus robur*	English Oak		1
T984	347	Papanui Road	T984	24C, H39	2478801.56	5744412.16	*Quercus robur*	English Oak		1
T985	347	Papanui Road	T985	24C, H39	2478840.44	5744396.79	*Cupressus torulosa*	Bhutan Cypress		1
T986	347	Papanui Road	T986	24C, H39	2478858.17	5744410.2	*Chamaecyparis lawsoniana*	Lawson Cypress		1
T987	347	Papanui Road	T987	24C, H39	2478881.71	5744392.53	*Tilia x europaea*	Common Lime		1
T988	347	Papanui Road	T988	24C, H39	2478897.8	5744409.27	*Quercus robur*	English Oak		1
T989	347	Papanui Road	T989	24C, H39	2478884.79	5744425.88	*Ulmus x hollandica*	Dutch Elm		1
T990	347	Papanui Road	T990	24C, H39	2478918.72	5744433.81	*Ulmus x hollandica*	Dutch Elm		1
T991	347	Papanui Road	T991	24C, H39	2478909.53	5744497.1	*Ulmus carpinifolia*	Smooth-leaved Elm		
T992	347	Papanui Road	T992	24C, H39	2478988.85	5744481.91	*Ulmus x hollandica*	Dutch Elm		1
T993	347	Papanui Road	T993	24C, H39	2478992.11	5744476.37	*Quercus robur*	English Oak		1
T994	347	Papanui Road	T994	24C, H39	2478999.46	5744461.96	*Ulmus x hollandica*	Dutch Elm		1
T995	347	Papanui Road	T995	24C, H39	2478808.2	5744374.42	*Fagus sylvatica*	European Beech		1
T996	347	Papanui Road	T996	24C, H39	2478829.91	5744402.29	*Ulmus carpinifolia*	Smooth-leaved Elm		1
T997	347	Papanui Road	T997	24C, H39	2478840.5	5744384.56	*Ilex aquifolium Golden Queen*	Variegated Holly		1
T998	347	Papanui Road	T998	24C, H39	2478847.66	5744410.15	*Araucaria araucana*	Monkey Puzzle		1
T999	347	Papanui Road	T999	24C, H39	2478876.87	5744389.18	*Tilia x europaea*	Common Lime		1
T1000	347	Papanui Road	T1000	24C, H39	2478890.56	5744401.46	*Quercus robur*	English Oak		1
T1001	347	Papanui Road	T1001	24C, H39	2478905.06	5744413.75	*Tilia x europaea*	Common Lime		1
T1002	347	Papanui Road	T1002	24C, H39	2478908.23	5744428.21	*Ulmus x hollandica*	Dutch Elm		1
T1003	347	Papanui Road	T1003	24C, H39	2478940.42	5744462.8	*Quercus robur*	English Oak		1
T1004	347	Papanui Road	T1004	24C, H39	2478985.6	5744486.34	*Ulmus x hollandica*	Dutch Elm		1
T1005	347	Papanui Road	T1005	24C, H39	2478997.83	5744465.28	*Ulmus x hollandica*	Dutch Elm		1
T1006	347	Papanui Road	T1006	24C, H39	2479006.79	5744450.88	*Quercus robur*	English Oak		1
T1007	347	Papanui Road	T1007	24C, H39	2479010.86	5744445.34	*Quercus robur*	English Oak		1
T1008	347	Papanui Road	T1008	24C, H39	2479030.4	5744416.54	*Acer pseudoplatanus*	Sycamore		
T1009	347	Papanui Road	T1009	24C, H39	2479045.03	5744398.83	*Quercus robur*	English Oak		1
T1010	347	Papanui Road	T1010	24C, H39	2479073.55	5744353.41	*Quercus robur*	English Oak		1
T1011	347	Papanui Road	T1011	24C, H39	2479017.37	5744436.48	*Ulmus x hollandica*	Dutch Elm		1
T1012	347	Papanui Road	T1012	24C, H39	2479026.32	5744423.19	*Ulmus x hollandica*	Dutch Elm		1
T1013	347	Papanui Road	T1013	24C, H39	2479036.08	5744411.02	*Acer pseudoplatanus*	Sycamore		
T1014	347	Papanui Road	T1014	24C, H39	2479054.82	5744379.99	*Acer pseudoplatanus*	Sycamore		1
T1015	347	Papanui Road	T1015	24C, H39	2479070.28	5744361.17	*Quercus robur*	English Oak		1
T1016	380	Papanui Road	T1016	24C, H39	2478771.04	5744857.17	*Phoenix canariensis*	Canary Island Palm		1
T1018	42	Parade Court	T1018	38C	2478255.76	5740254.22	*Tilia x europaea*	Common Lime		1

T1019	19	Park Terrace, Lyttelton	T1019	58C, R1C	2485921.76	5733064.36	*Metrosideros excelsa*	Pohutukawa	Landscape	1	
T269	54	Park Terrace	T269	32C, H10	2479978.67	5742298.67	*Tilia x europaea*	Common Lime		1	Address Wrong - on 48 Park Tce
T1021	54	Park Terrace	T1021	32C, H10	2479970.59	5742297.52	*Quercus robur*	English Oak		1	Address Wrong - on 48 Park Tce
T271	95/78	Park Terrace	T271	32C, H10	2480016.29	5742384.39	*Tilia x europaea*	Common Lime		1	
T1022	90	Park Terrace	T1022	32C, H10	2479914.53	5742541.71	*Quercus robur*	English Oak		1	
T1023	57	Parkstone Avenue	T1023	30C	2474678.47	5742623.11	*Eucalyptus*	Gum		1	
T272	19	Pavitt Street	T272	32C	2482030.8	5742810.76	*Ulmus glabra Camperdownii*	Camperdown Elm			
T1024	19	Pavitt Street	T1024	32C	2482034.09	5742797.44	*Ulmus glabra Camperdownii*	Camperdown Elm			
T1025	6	Peartree Lane	T1025	46C	2483276.44	5738157.02	*Eucalyptus globulus*	Tasmanian Blue Gum		1	
T1026	6	Peartree Lane	T1026	46C	2483300.71	5738148.23	*Eucalyptus globulus*	Tasmanian Blue Gum		1	
T1028	7	Percy Street	T1028	R5C, 77C, H37	2507028.76	5710506.83	*Metrosideros excelsa*	Pohutukawa	Heritage Landscape	1	
T273	70	Perry Street	T273	24C	2478982.22	5745224.07	*Sequoia sempervirens*	Coast Redwood		1	
T1029	1/15	Peterborough Street	T1029	32C, H10	2480049.45	5742387	*Elaeocarpus hookerianus*	Pokaka			
T1030	2/15	Peterborough Street	T1030	32C, H10	2480047.82	5742383.42	*Agathis australis*	Kauri			
T1032	5/15	Peterborough Street	T1032	32C, H10	2480051.97	5742391.48	*Podocarpus hallii*	Hall's Totara			
T274	2/25	Peterborough Street	T274	32C, H10	2480068.72	5742411.29	*Ulmus glabra Horizontalis*	Horizontal Elm			
T1031	27/44	Peterborough Street	T1031	32C, H10	2480194.26	5742357.4	*Quercus robur*	English Oak		1	
T938	170	Peterborough Street	T938	32C, H11	2480890.44	5742332.64	*Tilia x europaea*	Common Lime			
T276	63	Port Hills Road	T276	47C	2486206.73	5736577.95	*Quercus robur*	English Oak	Heritage	1	
T277	81	Port Hills Road	T277	47C	2486102.98	5736728.26	*Ulmus glabra Horizontalis*	Horizontal Elm			
T307	17B	Poynder Avenue	T307	31C, H6	2478314.82	5743527.72	*Aesculus hippocastanum*	Horse Chestnut			
T308	86	Puriri Street	T308	31C, H13	2476977.6	5742494.71	*Fagus sylvatica Purpurea*	Copper Beech		1	
T309	92	Puriri Street	T309	31C, H13	2476979.73	5742515.51	*Fagus sylvatica*	European Beech			
T310	111	Puriri Street	T310	31C, H13	2476954.49	5742517.05	*Quercus ilex*	Holm Oak		1	
T1033	111	Puriri Street	T1033	31C, H13	2476955.8	5742529.64	*Cedrus deodara*	Deodar Cedar		1	
T1034	113	Puriri Street	T1034	31C, H13	2476956.26	5742544.92	*Ulmus*	Elm		1	
T311	118	Puriri Street	T311	31C, H13	2477048.86	5742637.27	*Quercus palustris*	Pin Oak			
T312	165	Racecourse Road	T312	30C, H17	2473639.69	5741697.65	*Sequoiadendron giganteum*	Wellingtonia		1	
T313	165	Racecourse Road	T313	37C, H17	2473211.95	5741569.8	*Platanus x acerifolia*	London Plane		1	
T314	165	Racecourse Road	T314	30C, H17	2473130.14	5741601.57	*Platanus x acerifolia*	London Plane		1	
T315	165	Racecourse Road	T315	30C, H17	2473164.79	5741621.76	*Tilia x europaea*	Common Lime			
T316	165	Racecourse Road	T316	30C, H17	2473150.11	5741643.9	*Tilia x europaea*	Common Lime			
T317	165	Racecourse Road	T317	30C, H17	2473108.06	5741647	*Platanus x acerifolia*	London Plane		1	
T318	165	Racecourse Road	T318	30C, H17	2473039.03	5741705.52	*Tilia x europaea*	Common Lime		1	
T319	165	Racecourse Road	T319	30C, H17	2473017.97	5741713.18	*Quercus robur*	English Oak		1	
T320	165	Racecourse Road	T320	30C, H17	2472936.51	5741680.51	*Tilia x europaea*	Common Lime		1	

T321	165	Racecourse Road	T321	30C, H17	2473610.69	5741678.61	*Sequoiadendron giganteum*	Wellingtonia	Heritage	1	
T322	165	Racecourse Road	T322	30C, H17	2473485.76	5741611.27	*Sequoiadendron giganteum*	Wellingtonia	Heritage	1	
T323	165	Racecourse Road	T323	30C, H17	2473467.24	5741598.95	*Tilia x europaea*	Common Lime		1	
T324	165	Racecourse Road	T324	37C, H17	2473384.96	5741566.29	*Sequoiadendron giganteum*	Wellingtonia	Heritage	1	
T325	165	Racecourse Road	T325	30C, H17	2472926.18	5741942.67	*Quercus robur*	English Oak		1	
T326	165	Racecourse Road	T326	30C, H17	2472969.87	5741788.47	*Tilia x europaea*	Common Lime			
T327	165	Racecourse Road	T327	30C, H17	2472925.53	5741766.01	*Tilia x europaea*	Common Lime			
T1036	165	Racecourse Road	T1036	30C, H17	2473576.86	5741657.32	*Sequoiadendron giganteum*	Wellingtonia		1	
T1037	165	Racecourse Road	T1037	37C, H17	2473338.87	5741569.37	*Acer pseudoplatanus*	Sycamore		1	
T1038	165	Racecourse Road	T1038	37C, H17	2473314.56	5741579.24	*Tilia x europaea*	Common Lime			
T1039	165	Racecourse Road	T1039	37C, H17	2473231.25	5741588.79	*Tilia x europaea*	Common Lime		1	
T1040	165	Racecourse Road	T1040	30C, H17	2473210.86	5741623.12	*Tilia x europaea*	Common Lime			
T1041	165	Racecourse Road	T1041	30C, H17	2473194.77	5741607.48	*Tilia x europaea*	Common Lime		1	
T1042	165	Racecourse Road	T1042	37C, H17	2473195.74	5741577.48	*Platanus x acerifolia*	London Plane		1	
T1043	165	Racecourse Road	T1043	37C, H17	2473166.59	5741587.33	*Platanus x acerifolia*	London Plane		1	
T1044	165	Racecourse Road	T1044	30C, H17	2473113.93	5741609.26	*Platanus x acerifolia*	London Plane		1	
T1045	165	Racecourse Road	T1045	30C, H17	2473168.87	5741614	*Platanus x acerifolia*	London Plane		1	
T1046	165	Racecourse Road	T1046	30C, H17	2473161.52	5741628.41	*Platanus x acerifolia*	London Plane		1	
T1047	165	Racecourse Road	T1047	30C, H17	2473136.35	5741648.27	*Tilia x europaea*	Common Lime		1	
T1048	165	Racecourse Road	T1048	30C, H17	2473071.17	5741742.36	*Fraxinus excelsior Aurea*	Golden Ash			
T1049	165	Racecourse Road	T1049	30C, H17	2473052.58	5741742.26	*Cedrus atlantica Glauca*	Blue Atlas Cedar			
T1050	165	Racecourse Road	T1050	30C, H17	2472964	5741679.55	*Castanea sativa*	Sweet Chestnut		1	
T1051	165	Racecourse Road	T1051	30C, H17	2472947.02	5741679.46	*Ulmus procera*	English Elm		1	
T1052	165	Racecourse Road	T1052	30C, H17	2472952.49	5741713.93	*Juglans regia*	Common Walnut		1	
T1053	165	Racecourse Road	T1053	30C, H17	2473549.46	5741640.5	*Ulmus procera*	English Elm		1	
T1054	165	Racecourse Road	T1054	30C, H17	2472952.22	5741911.7	*Ulmus procera*	English Elm		1	
T1055	165	Racecourse Road	T1055	30C	2472804.09	5742094.22	*Cedrus libani*	Cedar of Lebanon		1	
T1056	165	Racecourse Road	T1056	30C	2472773.18	5742129.6	*Quercus robur*	English Oak		1	
T1057	165	Racecourse Road	T1057	30C	2472612.53	5742380.93	*Cedrus deodara*	Deodar Cedar			Not on ESRI TREE Layer but in DP layer (!?)
T1058	165	Racecourse Road	T1058	30C	2472739.81	5742170.53	*Ulmus procera*	English Elm		1	
T1059	165	Racecourse Road	T1059	30C, H17	2472982.46	5741851.87	*Ulmus procera*	English Elm		1	
T1060	165	Racecourse Road	T1060	30C, H17	2472976.02	5741846.28	*Aesculus hippocastanum*	Horse Chestnut			
T1061	165	Racecourse Road	T1061	30C, H17	2473010.33	5741780.91	*Acer palmatum*	Japanese Maple		1	
T1062	165	Racecourse Road	T1062	30C, H17	2473005.29	5741816.44	*Ulmus procera*	English Elm		1	
T1063	165	Racecourse Road	T1063	30C, H17	2472998.23	5741776.4	*Nothofagus fusca*	Red Beech		1	
T1064	165	Racecourse Road	T1064	30C, H17	2473017.35	5741827.62	*Platanus x acerifolia*	London Plane		1	
T1065	165	Racecourse Road	T1065	30C, H17	2472999.48	5741844.18	*Platanus x acerifolia*	London Plane		1	
T1066	165	Racecourse Road	T1066	30C, H17	2472958.66	5741768.41	*Platanus x acerifolia*	London Plane		1	
T1067	165	Racecourse Road	T1067	30C, H17	2472944.06	5741777.22	*Sequoia sempervirens*	Coast Redwood		1	

T1068	165	Racecourse Road	T1068	30C, H17	2472913.42	5741762.61	*Castanea sativa*	Sweet Chestnut		1	
T1069	165	Racecourse Road	T1069	30C, H17	2472907.74	5741767.02	*Quercus robur*	English Oak		1	
T1070	165	Racecourse Road	T1070	30C, H17	2472928.66	5741786.02	*Paulownia tomentosa*	Princess Tree		1	
T1071	165	Racecourse Road	T1071	30C, H17	2472972.67	5741868.48	*Ulmus procera*	English Elm		1	
T1072	165	Racecourse Road	T1072	30C, H17	2472932.74	5741926.04	*Ulmus procera*	English Elm		1	
T1073	165	Racecourse Road	T1073	30C, H17	2472871.66	5742007.92	*Cedrus deodara*	Deodar Cedar		1	
T1074	165	Racecourse Road	T1074	30C	2472651.62	5742328.92	*Quercus robur*	English Oak		1	
T1075	17	Rata Street	T1075	31C	2477691.97	5742051.5	*Ulmus minor Variegata*	Variegated Smooth-leaved Elm			
T1081	38	Riccarton Road	T1081	31C, CC	2478297.02	5741974.36	*Thuja plicata*	Western Red Cedar			
T329	265	Riccarton Road	T329	31C	2476409.12	5741706.39	*Ulmus glabra Horizontalis*	Horizontal Elm	Heritage	1	
T1082	265	Riccarton Road	T1082	31C	2476434.94	5741714.29	*Fraxinus excelsior Pendula*	Weeping Ash			Declined severley since 2016 - waste concrete on ground?
T1083	373	River Road	T1083	32C	2483031.62	5743649.23	*Juglans regia*	Common Walnut		1	
T1084	26	Riverview Street	T1084	46C	2481007.59	5737622.17	*Aesculus hippocastanum*	Horse Chestnut		1	
T332	6	Rockport Place	T332	19C	2483825.62	5748311.44	*Sequoiadendron giganteum*	Wellingtonia	Heritage	1	Tree on boundary?
T332	8	Rockport Place	T332	19C	2483825.62	5748311.44	*Sequoiadendron giganteum*	Wellingtonia	Heritage	1	
T333	33	Rolleston Avenue	T333	31C, CC, H15	2479755.02	5741924.07	*Cupressus sempervirens*	Italian Cypress		1	
T1086	33	Rolleston Avenue	T1086	32C, CC, H15	2479880.57	5741973.97	*Fraxinus excelsior*	English Ash		1	
T334	17	Rossall Street	T334	31C	2479030.53	5742794.39	*Fagus sylvatica*	European Beech		1	
T335	131	Rossall Street	T335	31C, H6	2478459.72	5743666.16	*Cedrus deodara*	Deodar Cedar	Heritage	1	
T1089	133	Rossall Street	T1089	31C, H6	2478448.36	5743675	*Chamaecyparis lawsoniana*	Lawson Cypress		1	
T336	46	Rossmore Terrace	T336	46C	2480492.28	5737220.85	*Sequoia sempervirens*	Coast Redwood		1	
T1090	6	Rue Balguerie	T1090	R5C, 77C, H36	2507303.22	5711365.97	*Corynocarpus laevigatus*	Karaka			
T1091	6	Rue Balguerie	T1091	R5C, 77C, H36	2507301.44	5711366.7	*Rhopalostylis sapida*	Nikau Palm	Landscape	1	
T1092	37	Rue Balguerie	T1092	R5C, 77C, H36	2507575.78	5711259.93	*Myoporum laetum*	Ngaio	Heritage Landscape	1	
T337	64	Rue Balguerie	T337	R5C, 77C, H36	2507876.27	5711058.5	*Rhopalostylis sapida*	Nikau Palm	Heritage	1	
T1093	91	Rue Balguerie	T1093	R5C, 77C, H36	2508004.8	5711047.75	*Rhododendron*	Rhododendron			
T338	25	Rue Grehan	T338	R5C, 77C, H35	2507832.02	5711791.47	*Dacrycarpus dacrydioides*	Kahikatea	Heritage	1	
T339	42	Rue Grehan	T339	R5C, 77C, H35	2507855.65	5711741.79	*Araucaria bidwillii*	Bunya Bunya		1	
T340	130	Rue Jolie	T340	R5C, 77C, H37	2506987.62	5710773.1	*Rhopalostylis sapida*	Nikau Palm	Heritage	1	
T341	130	Rue Jolie	T341	R5C, 77C, H37	2506994.63	5710776.29	*Rhopalostylis sapida*	Nikau Palm	Heritage	1	
T1094	132	Rue Jolie	T1094	R5C, 77C, H37	2506979.67	5710774.16	*Rhopalostylis sapida*	Nikau Palm	Landscape	1	
T1095	162	Rue Jolie	T1095	R5C, 77C, H37	2506839.95	5710528.31	*Rhopalostylis sapida*	Nikau Palm	Landscape		
T1096	81	Rue Lavaud	T1096	R5C, 77C, H36	2507361.2	5711296.78	*Quercus robur*	English Oak	Heritage Landscape	1	

T1097	84	Rue Lavaud	T1097	R5C, 77C, H36	2507305.42	5711320.53	*Phoenix canariensis*	Canary Island Palm	Heritage Landscape	1	
T1098	84	Rue Lavaud	T1098	R5C, 77C, H36	2507301.07	5711311.99	*Phoenix canariensis*	Canary Island Palm	Heritage Landscape	1	
T1099	84	Rue Lavaud	T1099	R5C, 77C, H36	2507325.12	5711309.82	*Phoenix canariensis*	Canary Island Palm	Heritage Landscape	1	
T1100	84	Rue Lavaud	T1100	R5C, 77C, H36	2507320.55	5711301.83	*Phoenix canariensis*	Canary Island Palm	Heritage Landscape	1	
T342	1	Rue Pompallier	T342	R5C, 77C, H36	2507573.76	5711600.09	*Rhopalostylis sapida*	Nikau Palm	Heritage	1	Tree Attribute data wrong -from Canary Island Palm!
T1101	1	Rue Pompallier	T1101	R5C, 77C, H36	2507563.29	5711604.42	*Alectryon excelsus*	Titoki		1	
					2507561.6	5711596.1	*Phoenix canariensis*	Canary Island Palm		1	Tree Attribute data wrong -from Nikau Palm!
	0										
T1102	1	Rue Pompallier	T1102	R5C, 77C, H36	2507568.69	5711593.48	*Trachycarpus fortunei*	Chusan Palm	Heritage Landscape	1	
T1104	83	Rutherford Street	T1104	40C	2484398.14	5738940.22	*Juglans regia*	Common Walnut	Heritage	1	
T1105	71	Sandwich Road	T1105	46C	2481463.13	5738225.2	*Fraxinus excelsior*	English Ash			
T1106	71	Sandwich Road	T1106	46C	2481519.63	5738237.65	*Platanus orientalis*	Oriental Plane			
T1107	71	Sandwich Road	T1107	46C	2481500.15	5738258.68	*Cryptomeria japonica*	Japanese Cedar		1	
T343	384	Sawyers Arms Road	T343	18C	2476287.62	5747768.85	*Quercus robur*	English Oak		1	
T344	231	School Road	T344	21C, H3	2467250.61	5744516.95	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1	
T345	231	School Road	T345	21C, H3	2467264.16	5744528.67	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1	
T346	231	School Road	T346	21C, H3	2467265.97	5744527.45	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1	
T347	231	School Road	T347	21C, H3	2467268.43	5744535.79	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1	
T348	231	School Road	T348	21C, H3	2467266.54	5744542.69	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1	
T349	231	School Road	T349	21C, H3	2467281.52	5744576.02	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1	
T350	231	School Road	T350	21C, H3	2467319.16	5744569.81	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1	
T351	231	School Road	T351	21C	2467176.08	5746671.03	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1	
T352	231	School Road	T352	21C	2467168.76	5746672.35	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	1	
T1109	5	Seaview Avenue	T1109	R5C, 77C, H37	2507109.07	5710637.47	*Morus nigra*	Common Mulberry	Heritage Landscape	1	
T1110	17	Sheppard Place	T1110	32C	2480512.57	5744267.61	*Quercus robur*	English Oak		1	
T353	1	Show Place	T353	38C	2478027.35	5740532.03	*Tilia x europaea*	Common Lime		1	
T1111	1	Show Place	T1111	38C	2478070.43	5740480.01	*Quercus robur*	English Oak		1	
T1112	1	Show Place	T1112	38C	2478039.54	5740516.53	*Ulmus procera*	English Elm		1	
T354	13	Snowdon Road	T354	31C, H8	2477562.08	5743178.61	*Podocarpus totara*	Totara	Heritage	1	
T1114	123A	Sparks Road	T1114	45C	2478021.02	5737930.96	*Eriobotrya japonica*	Loquat			
T356	57	St Andrews Hill Road	T356	47C	2487090.01	5738853.18	*Metrosideros excelsa*	Pohutukawa			
T1115	5	St Barnabas Lane	T1115	31C, H8	2477328.33	5743194.16	*Sequoiadendron giganteum*	Wellingtonia		1	
T1116	35A	St Martins Road	T1116	46C	2481635.82	5738661.47	*Tilia x europaea*	Common Lime		1	
T1118	300	Stanmore Road	T1118	32C	2482250.74	5742992.71	*Ulmus glabra Horizontalis*	Horizontal Elm	Heritage Landscape	1	
T1120	19	Straven Road	T1120	31C, H13	2477833.86	5742132.17	*Tilia pecies*	Lime		1	
T1121	22	Straven Road	T1121	31C, H13	2477861.91	5742106.28	*Quercus palustris*	Pin Oak		1	

T357	125	Studholme Street	T357	46C	2480303.5	5738247.09	*Tilia x europaea*	Common Lime		1
T358	30	Sullivan Avenue	T358	39C	2482643.31	5739887.79	*Quercus robur*	English Oak	Heritage	1
T1122	30	Sullivan Avenue	T1122	39C	2482638.51	5739875.55	*Ulmus glabra Horizontalis*	Horizontal Elm		1
T1124	5	The Oval	T1124	38C, H23	2477009.39	5739617.18	*Quercus palustris*	Pin Oak		
T1125	7	The Oval	T1125	38C, H23	2477003.88	5739587.16	*Quercus palustris*	Pin Oak		
T359	8	The Oval	T359	38C, H23	2476956.72	5739645.81	*Tilia x europaea*	Common Lime	Landscape	1
T360	10	The Oval	T360	38C, H23	2476933.35	5739633.48	*Platanus x acerifolia*	London Plane		1
T1126	15	Thornycroft Street	T1126	31C	2477284.09	5743481.71	*Fagus sylvatica*	European Beech		1
T1127	23	Thornycroft Street	T1127	31C	2477185.97	5743541.23	*Tilia x europaea*	Common Lime		1
T1128	14	Thorrington Road	T1128	46C	2480515.3	5738062.26	*Nothofagus solandri*	Black Beech		
T1129	14	Thorrington Road	T1129	46C	2480516.04	5738077.81	*Nothofagus solandri*	Black Beech		
T1130	14	Thorrington Road	T1130	46C	2480520.12	5738067.83	*Nothofagus solandri*	Black Beech		
T1131	14	Thorrington Road	T1131	46C	2480520.53	5738072.05	*Nothofagus solandri*	Black Beech		
T362	117	Totara Street	T362	31C	2476860.62	5741947.49	*Tilia x europaea*	Common Lime		1
T361	123	Totara Street	T361	31C	2476829.82	5741964	*Fraxinus excelsior*	English Ash		
T365	38	Truro Street	T365	48C	2490327.23	5736253.36	*Quercus robur*	English Oak		1
T366	38	Truro Street	T366	48C, H29	2490566.95	5736315.16	*Quercus robur*	English Oak		
T367	38	Truro Street	T367	48C, H29	2490547.95	5736462.88	*Quercus robur*	English Oak		1
T1132	38	Truro Street	T1132	48C	2490326.99	5736335.58	*Platanus x acerifolia*	London Plane		1
T1133	38	Truro Street	T1133	48C	2490358.42	5736363.45	*Quercus suber*	Cork Oak		1
T1134	38	Truro Street	T1134	48C	2490357.01	5736292.33	*Cedrus deodara*	Deodar Cedar		1
T1135	38	Truro Street	T1135	48C	2490321.48	5736288.9	*Ulmus carpinifolia*	Smooth-leaved Elm		1
T1136	38	Truro Street	T1136	48C	2490416.05	5736265.84	*Cedrus atlantica Glauca*	Blue Atlas Cedar		1
T1137	38	Truro Street	T1137	48C, H29	2490458.71	5736315.96	*Corynocarpus laevigatus*	Karaka		1
T1138	38	Truro Street	T1138	48C, H29	2490509.09	5736492.77	*Quercus cerris*	Turkey Oak		
T1139	38	Truro Street	T1139	48C, H29	2490500.24	5736480.52	*Quercus robur*	English Oak		1
T1140	38	Truro Street	T1140	48C, H29	2490459.17	5736435.96	*Quercus robur*	English Oak		1
T1141	38	Truro Street	T1141	48C, H29	2490631.07	5736250.72	*Pittosporum eugenioides Variegata*	Variegated Lemonwood		
T1142	38	Truro Street	T1142	48C, H29	2490671.36	5736276.82	*Pittosporum eugenioides Variegata*	Variegated Lemonwood		
T1143	38	Truro Street	T1143	48C	2490339.9	5736343.39	*Araucaria heterophylla*	Norfolk Island Pine		1
T368	8	Tui Street	T368	31C, H8	2477353.28	5743052.06	*Tilia x europaea*	Common Lime		1
T369	8	Tui Street	T369	31C, H8	2477362.15	5743056.55	*Fagus sylvatica Purpurea*	Copper Beech		1
T370	8	Tui Street	T370	31C, H8	2477413.11	5743050.13	*Fagus sylvatica Purpurea*	Copper Beech		
T1144	8	Tui Street	T1144	31C, H8	2477379.93	5743057.75	*Tilia x europaea*	Common Lime		1
T1145	8	Tui Street	T1145	31C, H8	2477396.92	5743055.6	*Tilia x europaea*	Common Lime		1
T1146	8	Tui Street	T1146	31C, H8	2477388.02	5743056.67	*Aesculus hippocastanum*	Horse Chestnut		1
T1147	8	Tui Street	T1147	31C, H8	2477370.22	5743058.81	*Aesculus hippocastanum*	Horse Chestnut		
T371	24	Turners Road	T371	12C	2482530.79	5751305.75	*Quercus robur*	English Oak		1

T1148	24	Turners Road	T1148	12C	2482529.18	5751276.6	*Juglans regia*	Common Walnut		1	
T1149	24	Turners Road	T1149	12C	2482531.95	5751278.08	*Juglans regia*	Common Walnut		1	
T1150	47	Voelas Road	T1150	52C, R1C, H30	2486518.9	5734013.32	*Magnolia soulangiana*	Saucer Magnolia	Landscape	1	
T1151	30	Wai-Iti Terrace	T1151	31C	2476911.55	5743903.92	*Quercus robur*	English Oak		1	
T1	91	Wairakei Road	T1	24C	2477564.24	5744481.26	*Abies pinsapo*	Spanish Fir	Botanical		
T1	95	Wairakei Road	T1	24C	2477564.24	5744481.26	*Abies pinsapo*	Spanish Fir	Botanical		
T372	167	Wairakei Road	T372	24C	2477242.39	5744750.35	*Ginkgo biloba*	Maidenhair Tree		1	
T373	750	Wairakei Road	T373	23C	2474087.66	5746862.04	*Juglans regia*	Common Walnut	Heritage	1	
T374	32	Wairarapa Terrace	T374	31C	2478495.06	5743195.24	*Sequoiadendron giganteum*	Wellingtonia			Removed 2021
T1153	32	Wairarapa Terrace	T1153	31C	2478501.64	5743180.41	*Cupressus torulosa*	Bhutan Cypress		1	
T375	111	Waitikiri Drive	T375	19C	2483897.59	5748907.95	*Cedrus atlantica*	Atlas Cedar		1	
T376	111	Waitikiri Drive	T376	19C	2483905.57	5748936.87	*Quercus robur*	English Oak		1	
T1154	111	Waitikiri Drive	T1154	20C	2483946.26	5748878.14	*Quercus robur*	English Oak		1	
T1155	111	Waitikiri Drive	T1155	19C	2483851.41	5748923.33	*Abies pinsapo*	Spanish Fir		1	
T377	35A	Waiwetu Street	T377	31C, H8	2477033.7	5743411.78	*Tilia x europaea*	Common Lime		1	
T378	130	Waltham Road	T378	39C	2481484.98	5739753.03	*Tilia x europaea*	Common Lime		1	
T379	98	Western Valley Road	T379	R4C, 69C, H33	2493710.5	5716423.37	*Dacrycarpus dacrydioides*	Kahikatea	Heritage	1	
T380	104	Western Valley Road	T380	R4C, 69C, H33	2493734.02	5716473.89	*Podocarpus totara*	Totara	Heritage	1	
T381	106	Western Valley Road	T381	R4C, 69C, H33	2493756.46	5716487.51	*Podocarpus totara*	Totara	Heritage	1	
T1156	106	Western Valley Road	T1156	R4C, 69C, H33	2493749.7	5716538.24	*Elaeocarpus hookerianus*	Pokaka	Heritage Landscape	1	
T1157	107	Western Valley Road	T1157	R4C, 69C, H33	2493716.92	5716525.67	*Quercus robur*	English Oak	Heritage Landscape	1	
T1158	63	Westgrove Avenue	T1158	23C	2473900.17	5744547.82	*Juglans regia*	Common Walnut			
T382	11	Weston Road	T382	24C, H39	2479147.58	5744433.75	*Fagus sylvatica Purpurea*	Copper Beech	Heritage	1	
T1159	35	Whiteleigh Avenue	T1159	38C	2478214.31	5740304.03	*Ulmus procera*	English Elm		1	
T1160	35	Whiteleigh Avenue	T1160	38C	2478206.17	5740315.1	*Fraxinus excelsior*	English Ash		1	
T1161	35	Whiteleigh Avenue	T1161	38C	2478197.24	5740325.06	*Quercus robur*	English Oak		1	
T1162	35	Whiteleigh Avenue	T1162	38C	2478188.29	5740337.24	*Acer pseudoplatanus*	Sycamore		1	
T1163	35	Whiteleigh Avenue	T1163	38C	2478180.16	5740347.2	*Ulmus procera*	English Elm		1	
T1164	35	Whiteleigh Avenue	T1164	38C	2478150.9	5740382.61	*Quercus robur*	English Oak		1	
T1165	35	Whiteleigh Avenue	T1165	38C	2478138.71	5740397	*Quercus robur*	English Oak		1	
T1166	35	Whiteleigh Avenue	T1166	38C	2478133.02	5740403.64	*Ulmus procera*	English Elm		1	
T1167	35	Whiteleigh Avenue	T1167	38C	2478120.83	5740418.03	*Tilia x europaea*	Common Lime		1	
T1168	35	Whiteleigh Avenue	T1168	38C	2478115.13	5740425.78	*Quercus robur*	English Oak		1	
T383	9	William Street	T383	R5C, 77C, H37	2506955.71	5710523.69	*Morus nigra*	Common Mulberry	Landscape	1	
T1169	14	William Street	T1169	R5C, 77C, H37	2506923.04	5710546.31	*Morus nigra*	Common Mulberry	Heritage Landscape	1	
T384	192	Wilsons Road South	T384	39C	2481827.43	5739218.92	*Nothofagus fusca*	Red Beech	Heritage	1	
T1170	192	Wilsons Road South	T1170	39C	2481847.39	5739229.3	*Agathis australis*	Kauri		1	
T385	1	Wood Lane	T385	31C, H9	2478692.98	5742532.85	*Fagus sylvatica Purpurea*	Copper Beech		1	
T1173	53	Woodills Road	T1173	R5C, 77C, H35	2507815.7	5711932.37	*Dacrycarpus dacrydioides*	Kahikatea		1	

T1174	67	Woodills Road	T1174	R5C, 77C, H35	2507821.88	5711943.67	*Podocarpus totara*	Totara	Heritage Landscape	1	
T1175	67	Woodills Road	T1175	R5C, 77C, H35	2507814.51	5711944.55	*Podocarpus totara*	Totara		1	
T1179	2	Worcester Street	T1179	32C, H15	2479936.63	5741751.83	*Podocarpus totara*	Totara	Heritage Landscape	1	
T1180	2	Worcester Street	T1180	32C, H15	2480044.13	5741753.42	*Tilia platyphyllos Rubra*	Red Twigged Lime	Heritage Landscape	1	
T1181	2	Worcester Street	T1181	32C, H15	2479976.53	5741685.35	*Fagus sylvatica Purpurea*	Copper Beech	Heritage Landscape	1	
T1182	15	Worcester Street	T1182	32C, H15	2479979.3	5741789.8	*Magnolia grandiflora*	Southern Magnolia		1	
T1183	30	Worcester Street	T1183	32C, H15	2480086.17	5741753.61	*Podocarpus totara*	Totara	Heritage	1	
T1184	124	Worcester Street	T1184	32C, H16	2480854.1	5741760.29	*Chamaecyparis lawsoniana*	Lawson Cypress		1	
T1185	154	Worcester Street	T1185	32C, H16	2481047.29	5741761.11	*Acer pseudoplatanus*	Sycamore			
T386	314	Worcester Street	T386	32C	2481930.84	5741761.49	*Quercus palustris*	Pin Oak			
T387	7	Worsleys Road	T387	45C, H42	2479026.01	5736883.43	*Tilia x europaea*	Common Lime		1	Address is 7A not 7
T388	7	Worsleys Road	T388	45C, H42	2479014.64	5736896.71	*Tilia x europaea*	Common Lime		1	Address is 7B not 7
T1187	7A	Worsleys Road	T1187	45C, H42	2479035.7	5736883.47	*Quercus robur*	English Oak		1	
T1188	7B	Worsleys Road	T1188	45C, H42	2479009.76	5736903.35	*Quercus robur*	English Oak		1	
T389	67	Yaldhurst Road	T389	30C, H18	2474849.73	5741806.05	*Eucalyptus delegatensis*	Alpine Ash		1	
T390	67	Yaldhurst Road	T390	30C, H18	2474765.91	5741724.39	*Sequoiadendron giganteum*	Wellingtonia	Heritage	1	
T391	67	Yaldhurst Road	T391	30C, H18	2474828.24	5741722.34	*Quercus robur*	English Oak		1	
T392	67	Yaldhurst Road	T392	30C, H18	2474769.64	5741701.16	*Quercus robur*	English Oak		1	
T1189	67	Yaldhurst Road	T1189	30C, H18	2474849.12	5741831.81	*Aesculus hippocastanum*	Horse Chestnut		1	
T1190	67	Yaldhurst Road	T1190	30C, H18	2474841.14	5741823.78	*Tilia x europaea*	Common Lime		1	
T1191	67	Yaldhurst Road	T1191	30C, H18	2474841.78	5741815.18	*Fraxinus excelsior*	English Ash		1	
T1192	67	Yaldhurst Road	T1192	30C, H18	2474767.28	5741719.27	*Cedrus atlantica*	Atlas Cedar		1	
T1193	67	Yaldhurst Road	T1193	30C, H18	2474756.51	5741740.72	*Ulmus procera*	English Elm		1	
T1194	67	Yaldhurst Road	T1194	30C, H18	2474754.03	5741755.71	*Sequoia sempervirens*	Coast Redwood		1	
T1195	67	Yaldhurst Road	T1195	30C, H18	2474852.63	5741731.58	*Ulmus procera*	English Elm		1	
TG5	75	Aynsley Terrace	TG5	46C, H25	2482965.11	5738429.12	*Araucaria araucana*	Monkey Puzzle			
00					2482969.09	5738442.47	*Abies alba*	Silver Fir		1	
00					2482969.12	5738434.69	*Abies alba*	Silver Fir		1	
TG8					2478549.33	5741794.75	*Cordyline australis*	Cabbage Tree		1	
00	82	Brockworth Place	TG8	31C	2478545.96	5741794.27	*Cordyline australis*	Cabbage Tree	Heritage	1	
00					2478546.48	5741792.55	*Cordyline australis*	Cabbage Tree		1	
TG20	5797	Christchurch Akaroa Road	TG20	R4, 73C	2503040.67	5716387.82	*Dacrycarpus dacrydioides*	Kahikatea		1	
TG20	5797	Christchurch Akaroa Road	TG20	R4, 73C	2503042.17	5716397.99	*Dacrycarpus dacrydioides*	Kahikatea		1	
TG20	5797	Christchurch Akaroa Road	TG20	R4, 73C	2503033.89	5716369.92	*Dacrycarpus dacrydioides*	Kahikatea		1	
TG20	5797	Christchurch Akaroa Road	TG20	R4, 73C	2503026.53	5716365.53	*Dacrycarpus dacrydioides*	Kahikatea		1	
TG20	5797	Christchurch Akaroa Road	TG20	R4, 73C	2503029.15	5716405.04	*Dacrycarpus dacrydioides*	Kahikatea		1	
TG20	5797	Christchurch Akaroa Road	TG20	R4, 73C	2503031.41	5716413.35	*Dacrycarpus dacrydioides*	Kahikatea		1	

TG20	5797	Christchurch Akaroa Road	TG20	R4, 73C	2503033.33	5716425.78	*Dacrycarpus dacrydioides*	Kahikatea		1
TG20	5797	Christchurch Akaroa Road	TG20	R4, 73C	2503015.25	5716423.64	*Dacrycarpus dacrydioides*	Kahikatea	Heritage	1
TG20	5797	Christchurch Akaroa Road	TG20	R4, 73C	2503018.59	5716416.25	*Dacrycarpus dacrydioides*	Kahikatea		1
TG20	5797	Christchurch Akaroa Road	TG20	R4, 73C	2503022.64	5716407.97	*Dacrycarpus dacrydioides*	Kahikatea		1
TG20	5797	Christchurch Akaroa Road	TG20	R4, 73C	2503027.93	5716421.56	*Dacrycarpus dacrydioides*	Kahikatea		1
TG20	5797	Christchurch Akaroa Road	TG20	R4, 73C	2503012.09	5716402.46	*Dacrycarpus dacrydioides*	Kahikatea		1
TG20	5797	Christchurch Akaroa Road	TG20	R4, 73C	2503004.99	5716416.65	*Dacrycarpus dacrydioides*	Kahikatea		1
TG20	5797	Christchurch Akaroa Road	TG20	R4, 73C	2502999.36	5716412.83	*Dacrycarpus dacrydioides*	Kahikatea		1
TG20	5797	Christchurch Akaroa Road	TG20	R4, 73C	2503000.92	5716394.28	*Dacrycarpus dacrydioides*	Kahikatea		1
TG9	168	Clyde Road	TG9	31C, H8	2477007.8	5743265.94	*Acer pseudoplatanus*	Sycamore		
TG9	168	Clyde Road	TG9	31C, H8	2476994.05	5743266.98	*Acer pseudoplatanus*	Sycamore		
TG10	189	Deans Avenue	TG10	31C, CC	2478666.72	5742267.18	*Tilia x europaea*	Common Lime		1
TG10	189	Deans Avenue	TG10	31C, CC	2478666.71	5742268.29	*Tilia x europaea*	Common Lime		1
TG10	189	Deans Avenue	TG10	31C, CC	2478668.34	5742267.18	*Tilia x europaea*	Common Lime		1
TG10	189	Deans Avenue	TG10	31C, CC	2478669.95	5742267.19	*Tilia x europaea*	Common Lime		1
TG10	189	Deans Avenue	TG10	31C, CC	2478669.15	5742266.08	*Tilia x europaea*	Common Lime		1
TG10	189	Deans Avenue	TG10	31C, CC	2478668.34	5742266.07	*Tilia x europaea*	Common Lime		1
TG10	189	Deans Avenue	TG10	31C, CC	2478666.73	5742264.96	*Tilia x europaea*	Common Lime		1
TG4	239	Eastern Terrace	TG4	46C	2481499.32	5738648.67	*Pseudopanax crassifolium*	Lancewood		
TG4	239	Eastern Terrace	TG4	46C	2481496.93	5738639.77	*Pseudopanax crassifolium*	Lancewood		
TG11	22	Fendalton Road	TG11	31C, H9	2478620.93	5742726.95	*Acer palmatum*	Japanese Maple		
TG11	22	Fendalton Road	TG11		2478628.99	5742732.54	*Acer palmatum*	Japanese Maple		
TG11	22	Fendalton Road	TG11		2478637.05	5742739.25	*Acer palmatum*	Japanese Maple		
TG11	24A	Fendalton Road	TG11		2478638.68	5742735.92	*Acer palmatum*	Japanese Maple		
TG11	24A	Fendalton Road	TG11		2478646.74	5742741.51	*Acer palmatum*	Japanese Maple		
TG11	24A	Fendalton Road	TG11		2478623.37	5742724.74	*Acer palmatum*	Japanese Maple		
TG11	24A	Fendalton Road	TG11		2478631.43	5742730.33	*Acer palmatum*	Japanese Maple		
TG21	27	Glandovey Road	TG21	31C, H8	2477292.81	5743350.65	*Platanus x acerifolia*	London Plane		
TG21	27	Glandovey Road	TG21	31C, H8	2477299.33	5743340.68	*Platanus x acerifolia*	London Plane		
TG21	27	Glandovey Road	TG21	31C, H8	2477296.97	5743326.22	*Platanus x acerifolia*	London Plane		
TG21	27	Glandovey Road	TG21	31C, H8	2477302	5743332.67	*Platanus x acerifolia*	London Plane		
TG21	27	Glandovey Road	TG21	31C, H8	2477304.29	5743317.37	*Platanus x acerifolia*	London Plane		
TG21	27	Glandovey Road	TG21	31C, H8	2477308.41	5743323.63	*Platanus x acerifolia*	London Plane		
TG21	27	Glandovey Road	TG21	31C, H8	2477317.26	5743311.88	*Platanus x acerifolia*	London Plane		
TG12	60	Glandovey Road	TG12		2477554.41	5743431.9	*Tilia x europaea*	Common Lime	Landscape	
TG12	60	Glandovey Road	TG12		2477548.51	5743427.77	*Tilia x europaea*	Common Lime	Heritage	
TG12	60	Glandovey Road	TG12		2477559.82	5743424.22	*Tilia x europaea*	Common Lime		

TG12	60	Glandovey Road	TG12		2477565.03	5743417.02	*Tilia x europaea*	Common Lime		
TG12	60	Glandovey Road	TG12		2477570.37	5743409.62	*Tilia x europaea*	Common Lime		
TG12	60	Glandovey Road	TG12		2477576.14	5743401.64	*Tilia x europaea*	Common Lime		
TG12	60	Glandovey Road	TG12		2477581.79	5743394.18	*Tilia x europaea*	Common Lime		
TG12	60	Glandovey Road	TG12	31C, H8	2477586.95	5743387.02	*Tilia x europaea*	Common Lime		
TG12	60	Glandovey Road	TG12		2477597.42	5743372.62	*Tilia x europaea*	Common Lime		
TG12	60	Glandovey Road	TG12		2477592.54	5743368.77	*Tilia x europaea*	Common Lime		
TG12	60	Glandovey Road	TG12		2477581.32	5743383.19	*Tilia x europaea*	Common Lime		
TG12	60	Glandovey Road	TG12		2477575.87	5743390.82	*Tilia x europaea*	Common Lime		
TG12	60	Glandovey Road	TG12		2477570.72	5743398.3	*Tilia x europaea*	Common Lime		
TG12	60	Glandovey Road	TG12		2477564.8	5743405.62	*Tilia x europaea*	Common Lime		
TG12	60	Glandovey Road	TG12		2477559.46	5743413.28	*Tilia x europaea*	Common Lime		
TG12	60	Glandovey Road	TG12		2477553.89	5743420.26	*Tilia x europaea*	Common Lime		
TG14	11	Gwynfa Avenue	TG14		2479858.57	5736994.85	*Podocarpus totara*	Totara		
TG14	11	Gwynfa Avenue	TG14	46C	2479857.58	5736995.93	*Dacrycarpus dacrydioides*	Kahikatea	Heritage	
TG15	70	Harakeke Street	TG15		2478094.44	5742473.17	*Picea smithiana*	Morinda Spruce		1
TG15	70	Harakeke Street	TG15	31C, H9	2478094.25	5742465.05	*Cupressus torulosa*	Bhutan Cypress		1
TG15	70	Harakeke Street	TG15		2478096.1	5742458.25	*Picea smithiana*	Morinda Spruce		1
TG3	2/4	Ludecke Place	TG3		2474872.1	5741766.37	*Platanus orientalis*	Oriental Plane		
TG3	8	Ludecke Place	TG3		2474868.1	5741758.57	*Fagus sylvatica*	European Beech		1
TG3	8	Ludecke Place	TG3	30C, H18	2474868.96	5741747.47	*Fagus sylvatica*	European Beech		1
TG3	8	Ludecke Place	TG3		2474857.59	5741758.52	*Fagus sylvatica*	European Beech		1
TG3	8	Ludecke Place	TG3		2474858.45	5741747.41	*Fagus sylvatica*	European Beech		1
TG2	2/10	Ludecke Place	TG2		2474859.37	5741726.31	*Fagus sylvatica*	European Beech		1
TG2	2/10	Ludecke Place	TG2		2474869.93	5741716.36	*Fagus sylvatica*	European Beech		1
TG2	2/10	Ludecke Place	TG2	30C, H18	2474854.51	5741728.5	*Ulmus procera*	English Elm		1
TG2	2/10	Ludecke Place	TG2		2474854.49	5741731.84	*Ulmus procera*	English Elm		1
TG2	2/10	Ludecke Place	TG2		2474853.92	5741724.67	*Ulmus procera*	English Elm		1
TG16	1	Martindales Road	TG16		2486638.2	5736799.79	*Myoporum laetum*	Ngaio		
TG16	1	Martindales Road	TG16		2486642.6	5736799.77	*Sophora microphylla*	Small-leaved Kowhai		
TG16	1	Martindales Road	TG16		2486651.69	5736800.33	*Pittosporum eugenioides*	Lemonwood		
TG16	1	Martindales Road	TG16		2486655.48	5736800.54	*Kunzea ericoides*	Kanuka		
TG16	1	Martindales Road	TG16	47C	2486650.21	5736794.01	*Hoheria sextylosa*	Long-leaved Lacebark	Heritage	
TG16	1	Martindales Road	TG16		2486647.36	5736795.27	*Nothofagus fusca*	Red Beech		
TG16	1	Martindales Road	TG16		2486645.26	5736790.53	*Griselinia littoralis*	Broadleaf		
TG16	1	Martindales Road	TG16		2486645.28	5736788.46	*Pittosporum eugenioides*	Lemonwood		
TG16	1	Martindales Road	TG16		2486645.5	5736786.45	*Cordyline australis*	Cabbage Tree		
TG16	1	Martindales Road	TG16		2486636.1	5736788.29	*Kunzea ericoides*	Kanuka		
TG17	73	Rossall Street	TG17		2478778.43	5743308.21	*Betula pendula*	Silver Birch		
TG17	73	Rossall Street	TG17		2478781.63	5743302.15	*Betula pendula*	Silver Birch		
TG17	73	Rossall Street	TG17		2478771.86	5743296.63	*Betula pendula*	Silver Birch		
TG17	73	Rossall Street	TG17	31C	2478767.56	5743302.46	*Betula pendula*	Silver Birch		
TG17	73	Rossall Street	TG17		2478760.14	5743290.6	*Betula pendula*	Silver Birch		
TG17	73	Rossall Street	TG17		2478757.35	5743297.04	*Betula pendula*	Silver Birch		
TG17	73	Rossall Street	TG17		2478748.33	5743284.34	*Betula pendula*	Silver Birch		
TG17	73	Rossall Street	TG17		2478737.38	5743279.1	*Betula pendula*	Silver Birch		
TG18	108	Shortland Street	TG18		2485452.31	5743274	*Eucalyptus viminalis*	Manna Gum		

TG18	108	Shortland Street	TG18	33C	2485453.12	5743271.78	*Eucalyptus viminalis*	Manna Gum		
TG18	108	Shortland Street	TG18		2485456.37	5743268.46	*Eucalyptus viminalis*	Manna Gum		
TG18	108	Shortland Street	TG18		2485460.43	5743264.03	*Eucalyptus viminalis*	Manna Gum		
TG1	29	Snowdon Road	TG1	31C	2477725.23	5743214.95	*Tilia x europaea*	Common Lime		
TG1	29A	Snowdon Road	TG1		2477729.26	5743218.3	*Tilia x europaea*	Common Lime		
TG19	1	Wood Lane	TG19	31C, H9	2478712.44	5742520.71	*Liriodendron tulipifera*	Tulip Tree		
TG19	1	Wood Lane	TG19		2478711.65	5742517.85	*Liriodendron tulipifera*	Tulip Tree		

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Appendix 26

Attachment B1 Significant Individual Trees - Christchurch City Council

Significant Trees Qualifying Matters Technical Report

Christchurch City Council

Technical Report

Attachment B -1

QM Reports 2022 – Individual Trees T0-T500s

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T1
Address:	91 Wairakei Road Bryndwr
Tree Species:	*Abies pinsapo*, Spanish Fir
Native/Exotic:	Exotic
Photograph:	2022-04-15 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is occupied by a residential dwelling. The tree marks the entrance to the property along with similar tree on the south side of the driveway. The property’s driveway and neighbouring property’s small gardens occupy the space under the tree’s canopy.		
Characteristics Contributions	▪ all year greenery ▪ visually soften hard landscapes ▪ visual screening ▪ streetscape ▪ architectural form ▪ wayfinding marker This tree has a height of 18m and a broad pyramidal canopy shape with a diameter of 12-13m. The canopy has been raised, exposing its single trunk. The tree’s size and shape is significant in the streetscape.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T2
Address:	66A Johns Road Belfast
Tree Species:	*Fagus sylvatica Purpurea*, Copper Beech
Native/Exotic:	Exotic
Photograph:	2022-05-23 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a rural area. The property is currently occupied by an access way to multiple properties. The tree sits on the south-western access way off Johns Road. The space immediately surrounding the tree is occupied by the private access way and pastoral land.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 14m and a spreading canopy that is 16-17m in diameter. It currently marks a very long private access way that is not legal road reserve. Its canopy shape is unmodified, and the open character of the surrounding landscape gives the tree further visual prominence.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T4
Address:	24A Achilles Street Burwood
Tree Species:	*Agathis australis*, Kauri
Native/Exotic:	Native
Photograph:	2022-05-25 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling and a shared access way. The tree sits on the property’s western boundary. The space immediately surrounding the tree is occupied by hard surfaces.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ architectural form This tree has a height of 14m and a pyramidal canopy that is 8.5-10m in diameter. It has a tight growth habit that helps to define its pyramidal canopy shape. The species is a native tree that occurs infrequently in Christchurch.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T12
Address:	32 Armagh Street Christchurch Central
Tree Species:	*Tilia x europaea*, Common Lime
Native/Exotic:	Exotic
Photograph:	2022-04-12 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a mixed use (residential and commercial businesses) area of the central city. The property is currently mostly vacant (used as a car park) with some small buildings remaining on its southern boundary. The tree sits on the property’s western boundary. A grassed area immediately surrounds the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 18m and a spreading canopy that is 11-12m in diameter. Prior to the earthquakes the site was occupied the by Christchurch Girls' High School buildings which were established on the Armagh Street site in the 1881.		
Summary	This tree is significant in the landscape and it provides positive characteristics and contributions to an urban environment. It also provides a connection to the site’s historic past.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T14
Address:	85 Armagh Street Christchurch Central
Tree Species:	*Fagus sylvatica Purpurea*, Copper Beech
Native/Exotic:	Exotic
Photograph:	2022-04-24 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a commercial area of the central city and adjoins an open space park to the east. The property is currently occupied by a heritage building, the former Magistrates’ Court. The tree sits towards the east of the property adjacent to the Avon River, and opposite Victoria Square.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ heritage setting This tree has a height of 15m and a spreading canopy that is 19-26m in diameter. The tree contributes to the surrounding park-like setting, assisting with transition from the built up area to the river corridor and Victoria Square. The tree forms part of the context for the former Magistrates’ Court which is a gothic revival building designed by Benjamin Mountfort, and has high historical and social significance as the oldest purpose-built court building remaining in Christchurch and is still in use for judicial purposes.		
Summary	This tree is significant in the landscape and it provides positive characteristics and contributions to an urban environment. It also provides a connection to the sites historic heritage.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T15
Address:	85 Armagh Street Christchurch Central
Tree Species:	*Aesculus hippocastanum*, Horse Chestnut
Native/Exotic:	Exotic
Photograph:	2022-04-23 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a commercial area. The property is currently occupied by a heritage building, the former Magistrates’ Court. The tree sits on the property’s south-eastern boundary, adjoining Armagh Street and the Avon River.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ heritage setting ▪ wayfinding marker This tree has a height of 16m and a spreading canopy that is 19-27m in diameter. Its canopy arches over the public pathway along the Avon River, creating a significant entrance maker to the walkway. The tree contributes to the surrounding park-like setting, assisting with transition from the built up area to the river corridor and Victoria Square. The tree forms part of the context for the former Magistrates’ Court which is a gothic revival building designed by Benjamin Mountfort, and has high historical and social significance as the oldest purpose-built court building remaining in Christchurch and is still in use for judicial purposes.		
Exceptional Significance	City Feature (30). This tree is considered to be an exceptional feature within the Christchurch landscape. The tree has a large spreading canopy that forms an archway over a public access way along the Avon River. It is a dominant feature in this landscape and is located on a historical site significant to Christchurch.		
Summary	This tree is significant in the landscape. It provides positive characteristics and contributions to an urban environment. It is recommended to obtain an Exceptional Significance status for this tree.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T18
Address:	672 Avonside Drive Avonside
Tree Species:	*Ginkgo biloba*, Maidenhair Tree
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area, opposite the Ōtākaro/Avon River and Red Zone. The property is currently occupied by a residential dwelling. The tree sits at the property’s northern boundary marking the vehicle entrance. The driveway and a mix of other trees occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ wayfinding marker This tree has a height of 10m and a spreading canopy with a diameter of 10-15m. The canopy shape is modified in response to its current urban environment. The tree is slightly set back from the street, with a small overhang into the space over the street. It is in an area shared with a mix of trees which predominantly occupy the neighbouring property.		
Summary	This tree remains significant in the landscape and its characteristics contribute positively to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T22
Address:	140 Barbadoes Street Christchurch Central
Tree Species:	*Cedrus deodara*, Deodar Cedar
Native/Exotic:	Exotic
Photograph:	2022-04-22 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a commercial area in the Central City, opposite the current Ara campus. It sits towards the western edge of the property adjoining Barbadoes Street. The property currently has minimal built form and looks to be mostly used as a carpark. The tree sits in proximity to significant tree T428 and marks the entrance to the site’s carpark area.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ wayfinding marker This tree has a height of 17m and a spreading canopy that is 19-23m in diameter. The tree is an exotic evergreen that has dark green foliage and produces cones. The tree has coarse texture with defined lateral branches, arranged in layers along a strong central trunk. The canopy has been lifted to approximately 5m, above ground level to allow for car movements underneath. The tree has a large stature that exceeds the height of other trees in the neighbourhood, giving it further visual prominence		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T29
Address:	2R William Nicholls Drive, Belfast
Tree Species:	*Tilia x vulgaris*, Common Lime
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Above Average
Context	The tree is located within a residential area, opposite rural areas to the south and east. The property is currently occupied by a stormwater basin. The tree sits on the property’s southern boundary adjacent to Thompsons Road. Lawn and a park like setting occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape This tree has a height that exceeds 16m. It has a broad spreading canopy. The canopy has an even form and is raised up to about 1-1.5m from ground level. The tree is one of only two large stature trees within the site, and contributes to the streetscape and the park-like setting of the stormwater basin within the site. The openness of the surrounding landscape lends further visual prominence to the tree.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T48
Address:	61 Cashmere Road Cashmere
Tree Species:	*Sequoiadendron giganteum*, Wellingtonia
Native/Exotic:	Exotic
Photograph:	2022-04-19 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits towards the property’s north-eastern boundary adjoining Cashmere Road. The space immediately surrounding the tree is occupied by garden and driveway.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ architectural ▪ wayfinding marker This tree has a height of 30m and a pyramidal canopy with a diameter of 9-12m. The height is rare in Christchurch. The canopy is 1.5-2m above ground level, which adds to its significance within the landscape. The tree sits opposite the Heathcote River corridor and is widely visible along the river corridor. It is an infrequent species within Christchurch.		
Exceptional Significance	Local Feature (10). This tree is considered to be an exceptional feature within the local landscape. The tree site at the front of the property and has a wide visual catchment. It has a defined pyramidal canopy shape that stand out amount a landscape dominated by board spreading trees. The tree is a dominant feature in this landscape, exceeding the height of surrounding trees on the property and within the adjacent areas.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment. It is also recommended to obtain an Exceptional Significance status for this tree.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T51
Address:	151 Cashmere Road Cashmere
Tree Species:	*Quercus robur*, English Oak
Native/Exotic:	Exotic
Photograph:	2022-05-25 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a community facility (Cracroft Guiding Centre). The tree sits on the property’s north eastern boundary, adjacent to Cashmere Road and Shalamar Drive. The driveway and other trees occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 18m with a spreading canopy that is 18-19m in diameter. It provides screening between the road (Shalamar Drive) and the site. The tree’s visual amenity is connected with the other mature trees on site, providing a unique woodland feel. The site previously held ‘Cracroft House’, (built between 1854 and 1856) which was removed after the Christchurch Earthquakes. The site has been used as a Guiding Centre for camping and conferences since 1958, when it was gifted the Girl Guide Association by John Frederick Cracroft Wilson.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment. It also provides a connection to the sites historic past.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T53
Address:	61A Cashmere Road Cashmere
Tree Species:	*Cupressus sempervirens*, Italian Cypressyes
Native/Exotic:	Exotic
Photograph:	2022-04-19 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within residential area. The property is currently occupied by a residential dwelling. The tree sits on the edge of the property adjacent to Cashmere Road, and close to a private access way to the property’s southern boundary. A clipped hedge, lawn and a public bus stop within the road reserve occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ architectural form ▪ wayfinding marker This tree has a height of 17m and a pyramidal canopy that is 8-11m in diameter. It overhangs the streetscape and adds extra shade and shelter to the public bus stop. The tree assists in marking the entrance to the large shared access way/lane to other properties to the south.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T57
Address:	41A Centennial Avenue Riccarton
Tree Species:	*Quercus robur*, English Oak
Native/Exotic:	Exotic
Photograph:	2022-04-21 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located in a residential area. The property is currently occupied by a residential dwelling. The tree sits on the property’s southern boundary, adjacent to Centennial Avenue. The private dwelling, lawn, driveway and public streetscape occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ architectural form ▪ wayfinding marker This tree has a height of 18m and a broad spreading canopy with a diameter of 16-24m. It has a vertical habit that forms a tight dome spreading from a single trunk. Its canopy has been raised to the north to enable the dwelling to be tucked underneath it. The tree’s canopy overhangs the street, contributing to traffic calming.		
Exceptional Significance	Local Feature (10). This tree is considered an exceptional feature within the local landscape, as it provides an immediate impression on the viewer. The tree is visible prominent to the immediately adjacent dwellings and is a notable public feature to locals when approaching the site.		
Summary	This tree is significant in the landscape, and it should retain its Exceptional Significance status. Its positive characteristics contributes significantly to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T70
Address:	30 Church Square Addington
Tree Species:	*Tilia x europaea*, Common Lime
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a community facility (church). The tree sits towards the north of the property close to the heritage gates. The site is open and park-like with many trees. Lawn, pathway and the heritage item occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ heritage setting ▪ wayfinding marker This tree has a height of 15m and a broad spreading canopy that is 15-16m in diameter. The tree’s location adjacent to the entrance gates makes it a wayfinding marker. It contributes to the heritage setting which contains an English style church and yard that reflects the efforts of the early Canterbury settlers to recreate the familiar village landscapes they left behind.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment. It also provides a connection to the sites history.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T104
Address:	20 Evans Pass Road Sumner
Tree Species:	*Cupressus macrocarpa*, Monterey Cypress
Native/Exotic:	Exotic
Photograph:	2022-05-09 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits towards the property’s southern corner boundary. The tree sits on the northern edge of the neighbouring access way and the western edge of the access to the property’s garage.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 17m and a broad spreading canopy that is 18-22m in diameter. Its canopy has been raised in response to its environment (enabling vehicle access under its southern section, and raised to accommodate a hill slope to the south). The tree’s canopy spreads across the legal road reserve, however due to the landform (hill slope) the tree’s canopy is not visually connected to the formed streetscape, which sits further south.		
Summary	This tree remains significant in the landscape and its characteristics contribute positively to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T110
Address:	24 Garden Road Merivale
Tree Species:	*Fagus sylvatica Purpurea*, Copper Beech
Native/Exotic:	Exotic
Photograph:	2022-04-18 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits towards the south-western boundary of the property, adjacent to Garden Road. The property’s brick boundary fence, and smaller trees, occupy the area immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually soften hard landscapes ▪ visual screening ▪ streetscape ▪ wayfinding marker This tree has a height of 15m and a broad spreading canopy that is 20-21m in diameter. The canopy has a reasonably even form that adds to its significance in the landscape. Its shape is modified slightly in response to the overhead power lines.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

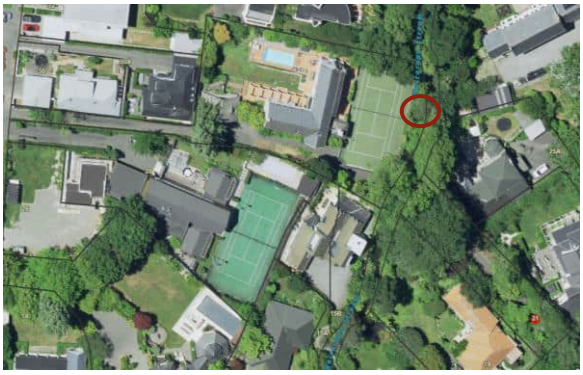
Tree ID:	T111
Address:	8A Garden Road Merivale
Tree Species:	*Thuja plicata*, Western Red
Native/Exotic:	Exotic
Photograph:	2022-06-09 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits on the property’s north-eastern corner boundary. The space immediately surrounding the tree is occupied by private garden area.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 21m and a broad spreading canopy that is 15m in diameter. The tree is a key feature of the residential garden and provides the garden with significant height and vertical screening.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T112
Address:	21 Glandovey Road Fendalton
Tree Species:	*Metasequoia glyptostroboides*, Dawn Redwood
Native/Exotic:	Exotic
Photograph:	2022-05-27 (arborist)
Location Plan:	

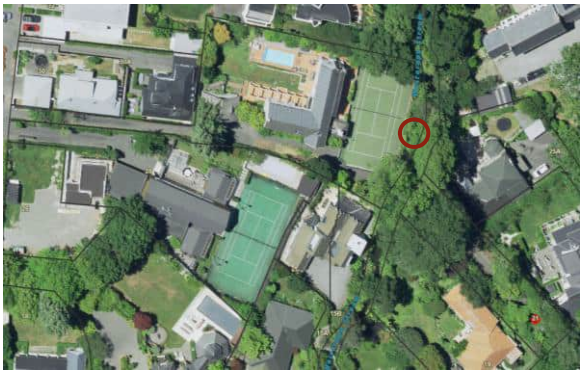


Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits on the property’s eastern boundary adjoining the Wairarapa Stream. Private garden area and a tennis court occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 24m and a pyramidal canopy that is 8m in diameter. The trees characteristics and contributions are based on the CTEM data supplied by the arborist.		
Summary	This tree has scored Fair-Good under the CTEM Landscape evaluation and therefore is considered to remain a significant tree within the landscape. It is also considered able to provide positive characteristics and contributions to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T113
Address:	21 Glandovey Road Fendalton
Tree Species:	*Metasequoia glyptostroboides*, Dawn Redwood
Native/Exotic:	Exotic
Photograph:	2022-05-27 (arborist)
Location Plan:	



Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits on the property’s eastern boundary adjoining the Wairarapa Stream. Private garden area and a tennis court occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 24m with a pyramidal canopy that is 8m in diameter. The trees characteristics and contributions are based on the CTEM data supplied by the arborist.		
Summary	This tree has scored Fair-Good under the CTEM Landscape evaluation and therefore is considered to remain a significant tree within the landscape. It is also considered able to provide positive characteristics and contributions to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T128
Address:	38 Hamilton Avenue Ilam
Tree Species:	*Tilia x europaea*, Common Lime
Native/Exotic:	Exotic
Photograph:	2022-04-15 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits in the corner of the property adjacent to the road boundary shared with Hamilton Ave. The space immediately surrounding the tree contains lawn or garden.		
Characteristics Contributions	▪ seasonal changes ▪ visually soften hard landscapes ▪ visual screening ▪ streetscape ▪ wayfinding marker This tree has a height of 12m and a spreading canopy that is 9-10m in diameter. The canopy has been raised up to about 2m from the ground exposing its single trunk. The canopy has an even form, with a slight modification in shape due to the overhead power line, as its branches extend below and above.		
Summary	This tree is visually significant in the landscape and it positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T147
Address:	16 Hendon Street Edgeware
Tree Species:	*Fagus sylvatica Purpurea*, Copper Beech
Native/Exotic:	Exotic
Photograph:	2022-05-25 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The northern part of this property adjoins with Hendon Street and includes five significant trees (T147, T754-T757). This tree sits at the eastern boundary of the property. The space immediately surrounding the tree is occupied by the boundary fence, small garden area and the driveway.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 16m and a spreading canopy that is 14-19m in diameter. It is visually interconnected to the adjacent trees.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T153
Address:	78 Hinau Street Riccarton
Tree Species:	*Tilia species*, Lime
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits in the property’s south-western corner, adjoining Hinau Street. The space immediately surrounding the tree is occupied by private garden, a small shed and the adjoining property’s access way.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ wayfinding marker This tree has a height of 24m and a broad spreading canopy that is 16-17m in diameter. The tree marks the corner of the property and the entranceway to the adjoining properties. The tree stands alone against the skyline, giving it further visual prominence.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T159
Address:	6 Idris Road Fendalton
Tree Species:	*Quercus palustris*, Pin Oak
Native/Exotic:	Exotic
Photograph:	2022-04-15 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits towards the front of the property adjoining Idris Road. Hard surfaces and some smaller trees occupy the area under the tree canopy.		
Characteristics Contributions	▪ seasonal changes ▪ visually soften hard landscapes ▪ visual screening ▪ streetscape ▪ wayfinding marker This tree has a height of 17m and a broad spreading canopy with a diameter of 22-25m. The canopy has a relativity even shape and a prominent presence within the streetscape.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T163
Address:	24A Jacksons Road Merivale
Tree Species:	*Ginkgo biloba*, Maidenhair
Native/Exotic:	Exotic
Photograph:	2022-09-06 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits centrally within the property. The dwelling, private patio and garden area occupies the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 16m and a pyramidal canopy that is 9-13m in diameter. The tree is a feature of this property’s private yard and its deciduous habit provides the residents with shade in the summer and enables sunlight admission during the winter months.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T198
Address:	67A Kotare Street Fendalton
Tree Species:	*Quercus palustris*, Pin Oak
Native/Exotic:	Exotic
Photograph:	2022-06-10 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Good
Context	The tree is located within a residential area. The property adjoins the Avon River to the east and is occupied by a residential dwelling. The tree sits on the property’s eastern boundary, on the banks of the Ōtākaro/Avon River. The river and private garden occupies the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 25m and a broad spreading canopy that is 30m in diameter. This tree has a significantly large canopy, which enables it’s canopy to be viewable from the street (Clyde Road and Kotare Street).		
Exceptional Significance	This tree has a large impressive canopy shape and dimensions. Due to its location within the backyard and its obscured by the dwelling, a site visit by a Landscape Architect is required prior (preferable when the tree is also in leaf) to confirmation of an Exceptional Significance status.		
Summary	This tree is significant in the landscape and it provides positive characteristics and contributions to an urban environment. It is recommended that this tree is reviewed in the future for Exceptional Significance status.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T226
Address:	89 Maidstone Road Ilam
Tree Species:	*Metasequoia glyptostroboides*, Dawn Redwood
Native/Exotic:	Exotic
Photograph:	2022-04-18 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. A community facility is currently nearing the end of construction on the property. The tree sits on the edge of the property adjoining Maidstone Road. The space immediately surrounding the tree is occupied by a small garden, vehicle entrance and parking area.		
Characteristics Contributions	▪ seasonal changes ▪ visually soften hard landscapes ▪ visual screening ▪ streetscape ▪ architectural ▪ wayfinding marker This tree has a current height of 17m with a pyramid canopy that is 10m in diameter. The canopy is relativity evenly shaped despite its response to the overhead power lines within the street.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T230
Address:	3 Main South Road Upper Riccarton
Tree Species:	*Tilia x europaea*, Common Lime
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits on the property’s northern boundary adjoining Main South Road. The space immediately surrounding the tree is occupied by hard surfaces. The tree forms part of a line of significant trees along the road boundary; T230-T232, T235-T238 and T924.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape This tree has a height that exceeds 17m and has a broad spreading canopy. It is visually interconnected with the adjacent trees. Its location in a line of eight Common Lime trees is rare and contributes its significance.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T231
Address:	5 Main South Road Upper Riccarton
Tree Species:	*Tilia x europaea*, Common Lime
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits on the property’s northern boundary adjoining Main South Road. The space immediately surrounding the tree is occupied by hard surfaces. The tree forms part of a line of significant trees along the road boundary; T230-T232, T235-T238 and T924.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape This tree has a height that exceeds 18m and has a broad spreading canopy. It is visually interconnected with the adjacent trees. Its location in a line of eight Common Lime trees is rare and contributes its significance.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T232
Address:	7 Main South Road Upper Riccarton
Tree Species:	*Tilia x europaea*, Common Lime
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits on the property’s northern boundary adjoining Main South Road. Lawn and the boundary fence occupy the space immediately surrounding the tree. The tree forms the most western end of a line of significant trees; T230-T232, T235-T238 and T924.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape This tree has a height that exceeds 20m and has a broad spreading canopy. The tree is one of a line of eight Common Lime trees, also contributing to the significance of this tree, and the character and amenity that it lends to the surrounding landscape.		
Summary	This tree is significant in the landscape. It provides positive characteristics and contributions to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T234
Address:	75 Main South Road Sockburn
Tree Species:	*Tilia x europaea*, Common Lime
Native/Exotic:	Exotic
Photograph:	2022-04-24 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a commercial area, opposite a residential area. The property is currently occupied by an industrial facility. The tree sits within the property, approximately 34m from the site’s western boundary. Garden, lawn and the vehicle entrance way to the site occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height that exceeds 22m and has a broad spreading canopy. The tree currently contributes to the visual amenity of the site’s entrance way and visually connects to the other trees on the site’s boundary with Main South Road. If further development occurred on the site, the tree would provide further critical visual perspective and softening within an urban landscape.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T235
Address:	1 Main South Road, Upper Riccarton
Tree Species:	Tilia x europaea, Common Lime
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)

Location Plan:

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Above Average
Context	The tree is located within a residential area. The property is currently occupied by a residential complex. The tree sits on the property’s northern boundary adjoining Main South Road. The space immediately surrounding the tree is occupied by the public footpath and lawn area. The tree forms part of a line of significant trees; T230-T232, T235-T238 and T924.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape This tree has a height that exceeds 15m with a spreading canopy. The tree is one of a line of eight Common Lime trees, which also contributes to the significance of this tree, and the character and amenity that it lends to the surrounding landscape.		
Summary	This tree is significant in the landscape. It provides positive characteristics and contributions to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T236
Address:	1 Main South Road, Upper Riccarton
Tree Species:	Tilia x europaea, Common Lime
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)

Location Plan:

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Above Average
Context	The tree is located within a residential area. The property is currently occupied by a residential complex. The tree sits on the property’s northern boundary adjoining Main South Road. The space immediately surrounding the tree is occupied by the public footpath and lawn area. The tree forms part of a line of significant trees; T230-T232, T235-T238 and T924.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape This tree has a height that exceeds 17m. It has as a broad spreading canopy. The canopy has an even form and stems from a solid trunk. The tree is one of a line of eight Common Lime trees, which also contributes to the significance of this tree, and the character and amenity that it lends to the surrounding landscape.		
Summary	This tree is significant in the landscape. It provides positive characteristics and contributions to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T237
Address:	1 Main South Road Upper Riccarton
Tree Species:	*Tilia x europaea*, Common Lime
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential complex. The tree sits on the property’s northern boundary adjoining Main South Road. The space immediately surrounding the tree is occupied by the public footpath and lawn area. The tree forms part of a line of significant trees; T230-T232, T235-T238 and T924.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape This tree has a height that exceeds 17m and has as a broad spreading canopy. The tree is one of a line of eight Common Lime trees, which also contributes to the significance of this tree, and the character and amenity that it lends to the surrounding landscape.		
Summary	This tree is significant in the landscape. It provides positive characteristics and contributions to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T238
Address:	1 Main South Road Upper Riccarton
Tree Species:	*Tilia x europaea*, Common Lime
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential complex. The tree sits on the property’s northern boundary, in its north-western corner, adjoining Main South Road. The space immediately surrounding the tree is occupied by the public footpath and lawn area. The tree forms part of a line of significant trees; T230-T232, T235-T238 and T924.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape This tree has a height that exceeds 16m with a spreading canopy. The tree and adjoining trees mark the transition from private space to public space. The tree is one of a line of eight Common Lime trees, which also contributes to the significance of this tree, and the character and amenity that it lends to the surrounding landscape.		
Summary	This tree is significant in the landscape. It provides positive characteristics and contributions to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T243
Address:	248 Manchester Street Christchurch Central
Tree Species:	*Tilia x europaea*, Common Lime
Native/Exotic:	Exotic
Photograph:	2022-04-22 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a mixed used area with residential zoned land to the north and commercial zoned land to the south. The tree sits adjacent to the heritage item ‘former Church of St Luke the Evangelist Bell Tower’. The property is currently vacant with the exception of the heritage item.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ heritage setting ▪ wayfinding marker This tree has a height of 18m and a spreading canopy that is 14-15m in diameter. The tree currently helps to mark a public bus stop located within the streetscape. The tree’s canopy is even and symmetrical in shape and largely unmodified by built form, contributing to its significance. The tree provides a backdrop to the heritage item when viewed from the south, screening urban form and enabling the bell tower to stand out in the landscape.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T251
Address:	7 Middleton Road Upper Riccarton
Tree Species:	*Quercus coccinea*, Scarlet Oak
Native/Exotic:	Exotic
Photograph:	2022-05-23(arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits on the property’s northern boundary. The space immediately surrounding the tree is occupied by neighbouring hard surface and private lawn area.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ heritage setting This tree has a height of 17m and a broad spreading canopy that is 24-25m in diameter. The tree is a feature of the garden which is part of the heritage setting. The heritage house is associated with Kate Sheppard and remains a prominent reminder of the type of suburban estate that was once characteristic of Riccarton in the vicinity of Church Corner.		
Summary	This tree is significant in the landscape and it provides positive characteristics and contributions to an urban environment. It also provides a connection to the site’s heritage.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T307
Address:	17A Poynder Avenue Merivale
Tree Species:	*Aesculus hippocastanum*, Horse Chestnut
Native/Exotic:	Exotic
Photograph:	2022-05-21 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits within the property towards the end of a shared driveway. The driveway and lawn area occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ wayfinding marker This tree has a height of 14m with a broad spreading canopy that is 18-19m in diameter. It visually comprises part of the neighbouring formal front entrance. The tree provides a visual marker where the driveway splits between properties.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T309
Address:	92 Puriri Street Riccarton
Tree Species:	*Fagus sylvatica*, European Beech
Native/Exotic:	Exotic
Photograph:	2022-04-21 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits on the property’s south western boundary. Private garden, the boundary fences and public streetscape occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape This tree has a height of 23m and a broad spreading canopy that is 18-20m in diameter. The tree’s canopy has been raised above the two storied dwelling below it, and protrudes above the skyline, adding to its visual prominence.		
Summary	This tree is significant in the landscape. It provides positive characteristics and contributions to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T356
Address:	57 Saint Andrew's Hill Road Mount Pleasant
Tree Species:	*Metrosideros excelsa*, Pohutukawa
Native/Exotic:	Native
Photograph:	2022-05-27 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area, adjoining a public open space (King Park) to the north. The property is currently occupied by a residential dwelling. The tree sits towards the north on the property’s western boundary. The space immediately surrounding the tree is occupied by a private garden area and likely hard surface on the adjoining residential property.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 6m and a broad spreading canopy that is 8-9m in diameter. The tree’s canopy has been largely unaltered as it currently extends close to ground level. It is a native tree that is infrequent at this size and spread in Christchurch City and produces noticeable and iconic red flowers in the summer.		
Summary	This tree remains significant in the landscape and its characteristics contribute positively to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T361
Address:	123 Totara Street Riccarton
Tree Species:	*Fraxinus excelsior*, English Ash
Native/Exotic:	Exotic
Photograph:	2022-04-21 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits in the north-west corner of the property, adjacent to the Konini Street and Totara Street intersection. The space immediately surrounding the tree is occupied by the streetscape and private lawn/ garden area.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ wayfinding marker This tree has a height of 17m and a broad spreading canopy with a diameter of 18-21m. The canopy has been raised above the dwelling creating a soft dome shape. The location in the corner of the property and the canopy spanning into the streetscape contributes to its prominence in the landscape.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T370
Address:	8 Tui Street Fendalton
Tree Species:	*Fagus sylvatica Purpurea*, Copper Beech
Native/Exotic:	Exotic
Photograph:	2022-04-15 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a community facility (church). The tree sits within the property towards the northern boundary adjoining Fendalton Road. The tree sits amongst an array of trees forming a park-like setting.		
Characteristics Contributions	▪ seasonal changes ▪ visually soften hard landscapes ▪ visual screening ▪ visual perspective ▪ heritage setting This tree has a height or 16m with a broad spreading canopy that is 15-17m in diameter. The canopy has an even shape that can still be defined within the array of trees.		
Summary	This tree remains significant in the landscape and its characteristics contribute positively to an urban environment. It also provides a link to the sites history.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T386
Address:	314 Worcester Street Linwood
Tree Species:	*Quercus palustris*, Pin Oak
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a recent multi-unit residential development. The tree sits at the north western corner of the site, adjoining Worcester Street. A lawn area and small hedging occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ wayfinding marker This tree has a height of 16m and a broad spreading canopy with a diameter of 19-24m. The canopy extends in to the streetscape and has been modified only slightly in response to its current urban environment. The tree marks the pedestrian entrance to the residential development.		
Summary	This tree remains significant in the landscape and its characteristics contribute positively to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

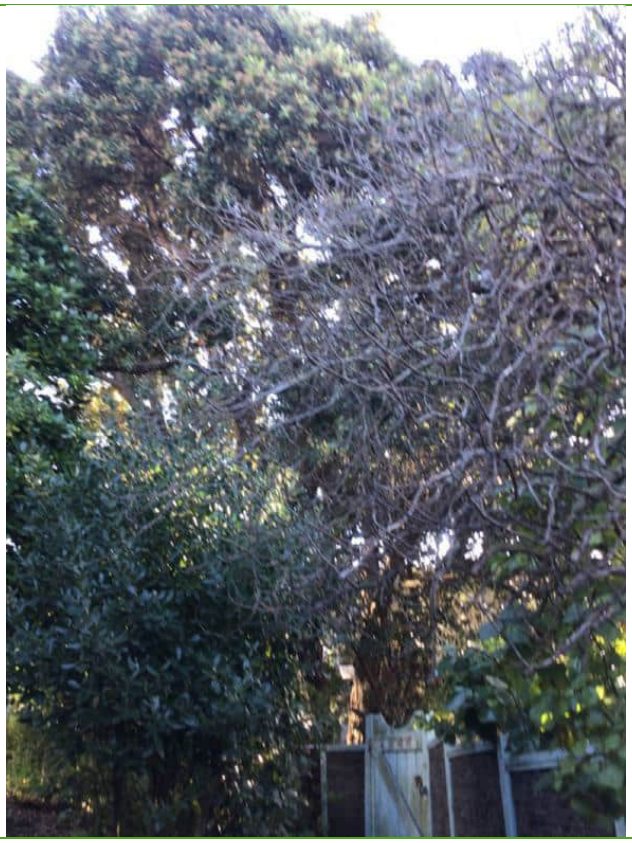
Tree ID:	T412
Address:	245 Antigua Street Christchurch Central
Tree Species:	*Fagus sylvatica Purpurea*, Copper Beech
Native/Exotic:	Exotic
Photograph:	2022-04-21 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a commercial area. The property is currently occupied by a public health facility (Christchurch Outpatients Building). The tree sits on the property’s north western boundary in front of the building. The space immediately surrounding the tree is occupied by urban hard surfaces and street furniture.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ wayfinding marker This tree has a height of 13m and a pyramidal canopy with a diameter of 5-13m.The tree marks the entrance way to the building, and creates a connection to the streetscape. It provides visual softening and screening, and assists with mitigating building bulk.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T413
Address:	10 Aranoni Track Clifton
Tree Species:	*Metrosideros excels*, Pohutukawa
Native/Exotic:	Native
Photograph:	2022-05-27 (arborist)
Location Plan:	

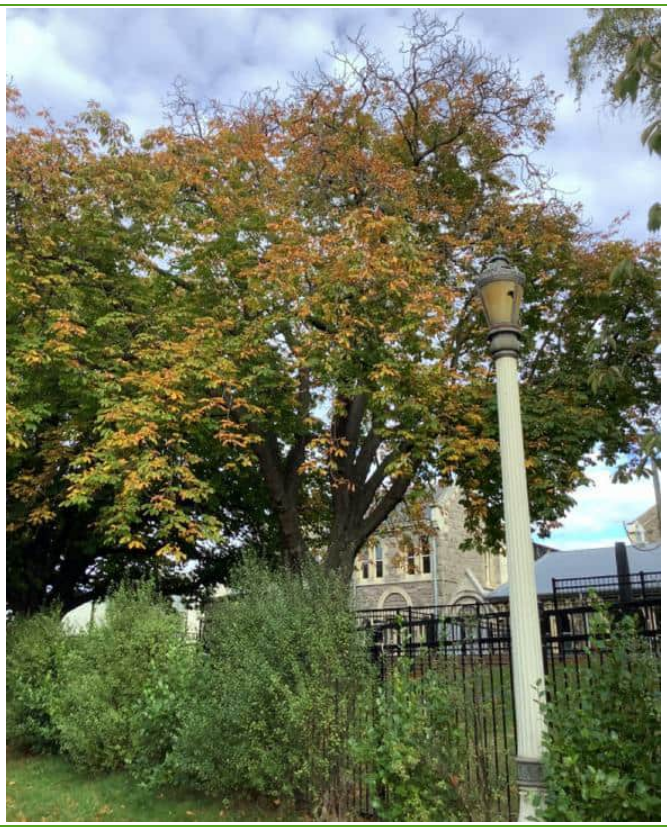


Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits on the property’s southern boundary. Private garden area and other trees occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 10m and a spreading canopy that is 11-15m in diameter. Is a native tree that occurs infrequently within Christchurch. During the summer, it produces large red flowers. It contributes to the dense treed character within its current surrounding environment.		
Summary	This tree remains significant in the landscape and its characteristics contribute positively to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T414
Address:	85 Armagh Street Christchurch Central
Tree Species:	*Aesculus hippocastanum*, Horse Chestnut
Native/Exotic:	Exotic
Photograph:	2022-04-24 (arborist)
Location Plan:	



Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a commercial area, adjacent to public open space (Victoria Square). The property is currently occupied by the heritage building ‘Former Magistrates Court’. The tree sits within the property towards its eastern boundary, alongside the public Ōtākaro/Avon River pathway.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ heritage setting This tree has a height of 16m and a spreading canopy that is 15-18m in diameter. The tree’s deciduous nature and spreading canopy contributes to the park like landscape of this European heritage setting.		
Summary	This tree remains significant in the landscape and its characteristics contribute positively to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T419
Address:	3 Aynsley Terrace Hillsborough
Tree Species:	*Tilia x europaea*, Common Lime
Native/Exotic:	Exotic
Photograph:	2022-05-25 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a community facility (church). The tree sits on the property’s north western corner, adjacent to Aynsley Terrace and Opawa Road. The space immediately surrounding the tree is occupied by lawn.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ wayfinding marker This tree has a height of 14m and a broad spreading canopy that is 15-16m in diameter. It occupies a prominent location on the corner of the Aynsley Terrace and Opawa Road intersection. Its canopy has been raised to accommodate the overhead power lines. The site is currently open with no boundary fences, which further enhances the visual prominence of the tree.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T454
Address:	24 Banks Avenue Burwood
Tree Species:	*Sciadopitys verticillata*, Japanese Umbrella Pine
Native/Exotic:	Exotic
Photograph:	2022-05-25 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is currently vacant. The tree sits in a central location within the property. Other vegetation occupies the space immediately surrounding the tree.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ architectural form This tree has a height of 17m and a pyramidal canopy that is 8-9m in diameter. It has a significant height that stands out from the surrounding vegetation, adding to its visual dominance. This tree is a rare species within Christchurch.		
Summary	This tree remains significant in the landscape and its characteristics contribute positively to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

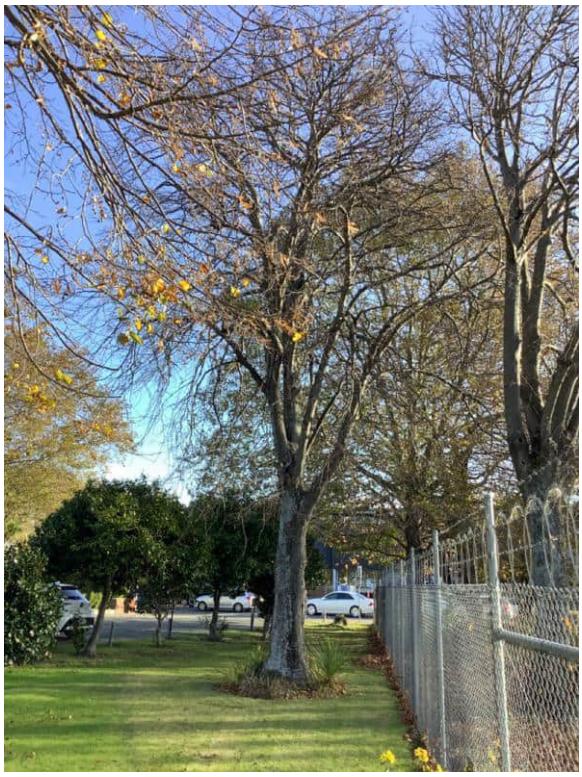
Tree ID:	T425
Address:	21 Bannister Place Ilam
Tree Species:	*Fraxinus excelsior Jaspidea*, Golden Ash
Native/Exotic:	Exotic
Photograph:	2022-04-18 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is large and occupied by a residential dwelling. The tree sits at the edge of the property on the road boundary shared with Bannister Place. Other smaller stature trees occupy the space immediately surrounding the tree along the same boundary line.		
Characteristics Contributions	▪ seasonal changes ▪ visually soften hard landscapes ▪ visual screening ▪ streetscape This tree has a height of 15m and a broad spreading canopy that is 13-14m in diameter. The canopy overhangs the footpath and the tree’s colour stands out amongst the other trees on this boundary line.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T426
Address:	122A Barbadoes Street Christchurch Central
Tree Species:	*Tilia x europaea*, Common Lime
Native/Exotic:	Exotic
Photograph:	2022-05-25 (arborist)
Location Plan:	



Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a mixed use area, surrounded by educational facilities. The property is currently partly occupied by an educational facility (Marian College) and partly vacant. The tree sits within the property on the southern side of the current internal fence separating the two land uses. It is in a central location on the overall property.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 14m and a spreading canopy that is 12-15m in diameter. The tree sits within a lawn area, which has allowed the tree to form a relativity even shaped canopy. Its presence has influenced the shape of the northern tree (T427).		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

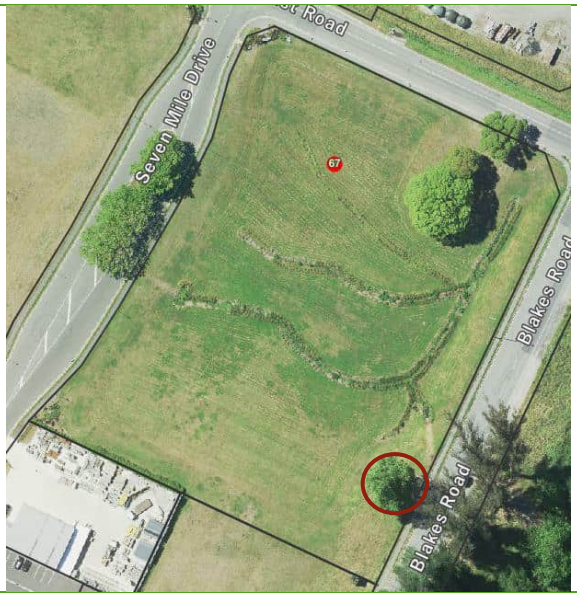
Tree ID:	T427
Address:	122A Barbadoes Street Christchurch Central
Tree Species:	*Tilia x europaea*, Common Lime
Native/Exotic:	Exotic
Photograph:	2022-05-25 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a mixed use area, surrounded by educational facilities. The property is currently partly occupied by an educational facility (Marian College) and partly a vacant lot. The tree sits within the property, on the northern side of the current internal fence separating the two land uses.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 15m and a spreading canopy that is 7-14m in diameter. Its canopy shape is been formed through its response to its environment and restricted by the other tree located directly to the south (T426).		
Summary	This tree remains significant in the landscape and its characteristics contribute positively to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T432
Address:	67 Belfast Road Belfast
Tree Species:	*Platanus x acerifolia*, London Plane
Native/Exotic:	Exotic
Photograph:	2022-04-19 (arborist)
Location Plan:	



Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a rural industrial area. The property is currently in pasture. The tree sits on the eastern boundary of the property, adjacent to Blakes Road.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape This tree has a height of 12m and has a broad spreading canopy with a diameter of 17-18m. The canopy has been raised off the ground and currently has a slight overhang into the streetscape. The tree has a wide viewing catchment due to the openness of its environment, adding to its visual prominence. When the site develops in future the tree will become more significant, providing important positive contributions to the public and site users.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

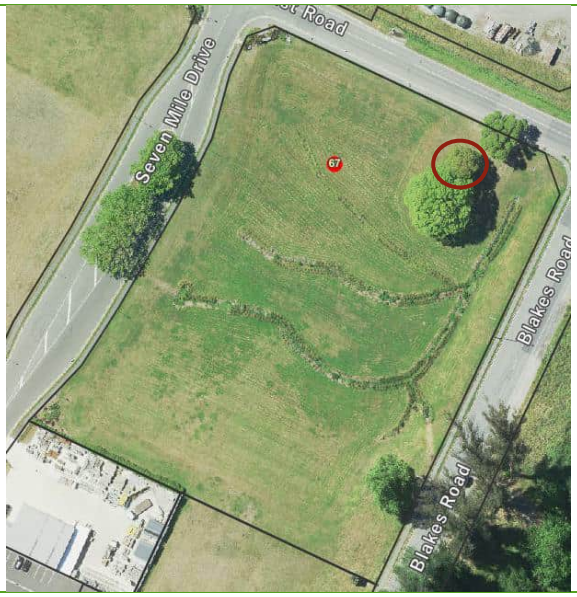
Tree ID:	T433
Address:	67 Belfast Road Belfast
Tree Species:	*Ulmus glabra*, Wych Elm
Native/Exotic:	Exotic
Photograph:	2022-04-19 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a rural industrial area. The property is currently in pasture. The tree sits within the site towards the north-eastern corner. It sits next to, and south of, T434.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ architectural This tree has a height of 20m and a broad spreading canopy with a diameter of 22-23m. The canopy is relatively even and it has a low point of divaricating branches from its trunk. The tree currently has a wide viewing catchment due to the openness of its environment, adding to its visual prominence. In an urban environment, it will enable a unique architectural response and visual perspective due to its height.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T434
Address:	67 Belfast Road Belfast
Tree Species:	*Tilia x europaea*, Common Lime
Native/Exotic:	Exotic
Photograph:	2022-04-19 (arborist)
Location Plan:	

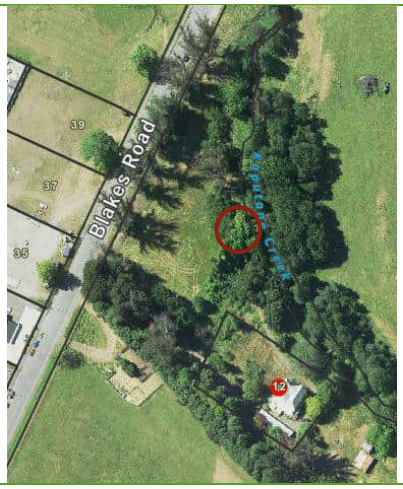


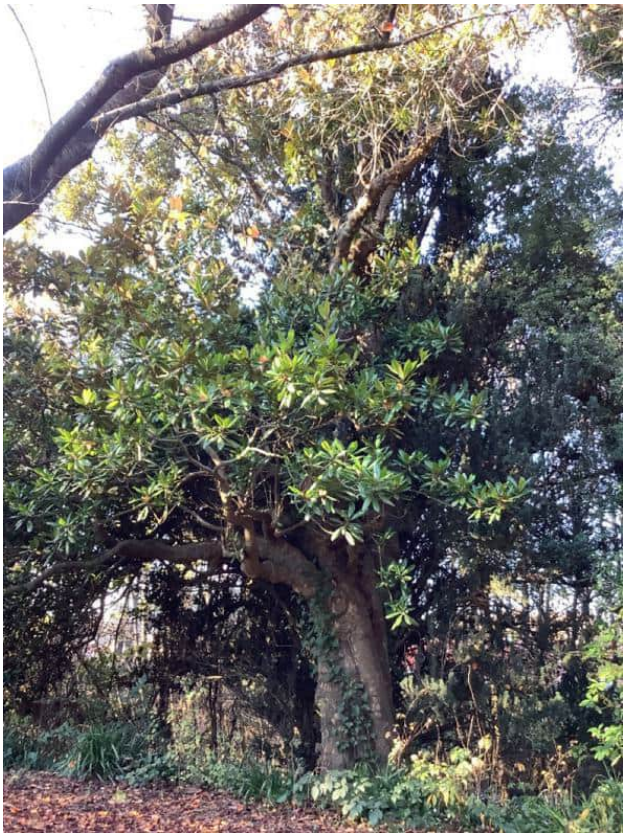
Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a rural area, adjoining industrial businesses. The property is currently a pastoral paddock with four large trees. The tree sits within the site towards its north-eastern corner, next to and north of T433.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 16m and a narrow spreading canopy with a diameter of 13m. The tree currently has a wide viewing catchment due to the openness of its environment, adding to its visual prominence. In an urban environment, it will enable a unique architectural response and visual perspective due to its height.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T445
Address:	10 Blakes Road Belfast
Tree Species:	*Magnolia grandiflora*, Southern Magnolia
Native/Exotic:	Exotic
Photograph:	2022-05-24 (arborist)
Location Plan:	





Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a rural area opposite commercial businesses. The property is currently occupied by pastoral land, stock yards and a residential dwelling. The tree sits within the property, adjoining the Kā Pūtahi/Kaputone Creek, and the vehicle access way to the dwelling at 12 Blakes Road. The space immediately surrounding the tree is occupied by the creek, access way and other vegetation/trees.		
Characteristics Contributions	▪ All year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ heritage setting This tree has a height of 14m and a spreading canopy with a diameter of 12-16m. As an exotic tree it is significant within the environment, as it lines the driveway and provides contrast to the native plantings along the stream. It provides a connection to the historic setting in which it sits. The heritage setting is the remaining section of Spring Grove and the dwelling from the 1880s. The dwelling was located in extensive grounds containing listed trees, a historic farm and other ancillary buildings, and the Kaputone Stream from which the property derived its name.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T450
Address:	2R William Nicholls Drive Belfast
Tree Species:	*Ulmus glabra Lutescens*, Golden Elm
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area, opposite rural areas to the south and east. The property is currently occupied by a stormwater basin. The tree sits on the property’s southern boundary adjacent to Thompsons Road. Lawn and a park-like setting occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ All year greenery or seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape This tree has a height of 15m and a broad spreading canopy with a diameter of 18m. Its canopy has been asymmetrically raised in response to its environment and reaches into the streetscape. The tree has a large viewing catchment due to the site’s current use as a stormwater basin, adding to its visual prominence.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T451
Address:	65 Thompsons Road Belfast
Tree Species:	*Platanus orientalis*, Oriental Plane
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits towards the south of the property, adjacent to Thompson Road. The space immediately surrounding the tree is occupied by lawn, public footpath and private driveway.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ wayfinding marker This tree has a height of 14m and a broad spreading canopy with a diameter of 18-20m. The canopy is relativity symmetrical with and spreads out into the streetscape. The tree is visible from a wide catchment due to the surrounding low-elevation development of one to two storey dwellings, and the rural paddock opposite the site.		
Summary	This tree is significant in the landscape. It provides positive characteristics and contributions to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T457
Address:	150A Bridle Path Road Heathcote Valley
Tree Species:	*Quercus robur*, English Oak
Native/Exotic:	Exotic
Photograph:	2022-04-23 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area, opposite a rural commercial business. The property is currently occupied by a residential dwelling. The tree sits on the property’s western boundary. The vehicle entrance, private garden/lawn and the streetscape occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape This tree has a height of 16m and a broad spreading canopy with a diameter of 19-25m. The tree is currently interconnected with other large trees directly to the south. Its spreading canopy is visible from the north by public users along Bridle Path Road. Its canopy stretches over the streetscape and carriageway, contributing to traffic calming.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T459
Address:	96 Bristol Street Saint Albans
Tree Species:	*Platanus orientalis*, Oriental Plane
Native/Exotic:	Exotic
Photograph:	2022-05-26 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a community facility. The tree sits within the property towards the southern boundary. Lawn/garden area, the vehicle access way and a neighbouring dwelling occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 16m and a spreading canopy that is 18-20m in diameter. The tree’s canopy has been raised high, enabling the adjoining residential dwelling to sit underneath. The canopy spreads over the vehicle entrance way, contributing to internal traffic calming and marking the change from the narrow entrance way, widening into the remainder of the site.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T460
Address:	90 Bristol Street Saint Albans
Tree Species:	*Ulmus glabra Camperdownii*, Camperdown Elm
Native/Exotic:	Exotic
Photograph:	2022-05-26 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is currently occupied by a community facility. The tree sits within the property. Lawn, car parking and a vehicle parking area occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ architectural form ▪ wayfinding marker This tree has a height of 6m and a spreading canopy that is 11-12m in diameter. Its current location on the southern point of the vehicle island makes it an internal wayfinding marker, as is signifies the point where traffic movements diverge. The tree has strong defined branches with a slight weeping habit, making it visually unique.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T461
Address:	59 Brockworth Place Riccarton
Tree Species:	*Nothofagus solandri*, Black Beech
Native/Exotic:	Native
Photograph:	2022-04-22 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Poor-Fair
Context	The tree is located within a residential area. The property is currently occupied by a residential complex. The tree sits on the property’s eastern boundary adjoining Brockworth Place. The building, private lawn/garden and the boundary fence occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ architectural form This tree has a height of 13m and a pyramidal canopy with a diameter of 6-10m. The tree’s asymmetrical shape represents its relationship to its environment, the overhead power lines and the adjacent building. The canopy extends over the roof of the adjacent building. The consequent modification of the canopy has caused it to score lower in the CTEM Landscape Evolution, however has been scored highly in terms of its structure and good health by the Arborist.		
Summary	This tree is a significant native in the landscape. Its positive characteristics contribute to the environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T462
Address:	75 Deans Avenue Riccarton
Tree Species:	*Arbutus unedo*, Irish Strawberry Tree
Native/Exotic:	Exotic
Photograph:	2022-04-22 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area, opposite Hagley Park. A residential complex currently occupies the property. The tree sits on the property’s eastern boundary adjoining Deans Avenue. The tree is surrounded by a concrete block fence that is open to the street.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ architectural form This tree has a height of 10m and an elongated canopy with an east-west diameter of 7m and north-south diameter of 12m. The tree has multiple trunks that branch from its base, forming a strong architecturally and visually striking feature. Due to the environment, the tree has been shaped to form a fan-like canopy, spreading wider parallel to the street. The canopy shape and visually dominant branch structure provides visual screening to the urban form behind.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T466
Address:	220A Brougham Street, Sydenham
Tree Species:	*Aesculus hippocastanum*, Horse Chestnut
Native/Exotic:	Exotic
Photograph:	2022-04-16 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a large private residential development, Nazareth House. The tree sits within this property close to a central parking area and north of residential units. Garden and lawn currently occupies the space immediately surrounding the tree. It sits at the southern end of a cluster of Significant Trees.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 16m and a broad spreading canopy that has a diameter of 17-18m. The tree provides visual amenity to the residents of the private resident development. Its co-location with other significant trees within a residential development is rare. Nazareth House/Sister of Nazareth has occupied the site since the 1905. Nazareth House Chapel (built in 1939) that occupied the site was removed after the Christchurch Earthquakes. It was originally a residential home for children and the elderly administered by Catholic religious order, the Sisters of Nazareth.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment. It also provides a link to the sites historic past.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T697
Address:	220A Brougham Street Sydenham
Tree Species:	*Ulmus procera*, English Elm
Native/Exotic:	Exotic
Photograph:	2022-04-16 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a large private residential development, Nazareth House. The tree sits within this property close to a central parking area and north of residential units. Garden, lawn and a small pathway currently occupy the space immediately surrounding the tree. It sits amongst a cluster of Significant Trees.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 20m and a slight lean to the south, which looks to be a response to its environment. The tree provides visual perspective to the public with views from Brougham Street and to the residents of the private resident development. Its co-location with other significant trees within a residential development is rare. Nazareth House/Sister of Nazareth has occupied the site since the 1905. Nazareth House Chapel (built in 1939) that occupied the site was removed after the Christchurch Earthquakes. It was originally a residential home for children and the elderly administered by Catholic religious order, the Sisters of Nazareth.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment. It also provides a link to the sites historic past.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T698
Address:	220A Brougham Street Sydenham
Tree Species:	*Ulmus procera*, English Elm
Native/Exotic:	Exotic
Photograph:	2022-04-16 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is currently occupied by a large private residential development, Nazareth House. The tree sits within this property close to a central parking area and north of residential units. Garden and lawn currently occupies the space immediately surrounding the tree. It sits amongst a cluster of Significant Trees.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 20m and a spreading canopy that is 13-15m in diameter. The trees provides visual perspective to the public with views from Brougham Street and to the residents of the private resident development. Its co-location with other significant trees within a residential development is rare. Nazareth House/Sister of Nazareth has occupied the site since the 1905. Nazareth House Chapel (built in 1939) that occupied the site was removed after the Christchurch Earthquakes. It was originally a residential home for children and the elderly administered by Catholic religious order, the Sisters of Nazareth.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment. It also provides a link to the sites historic past.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

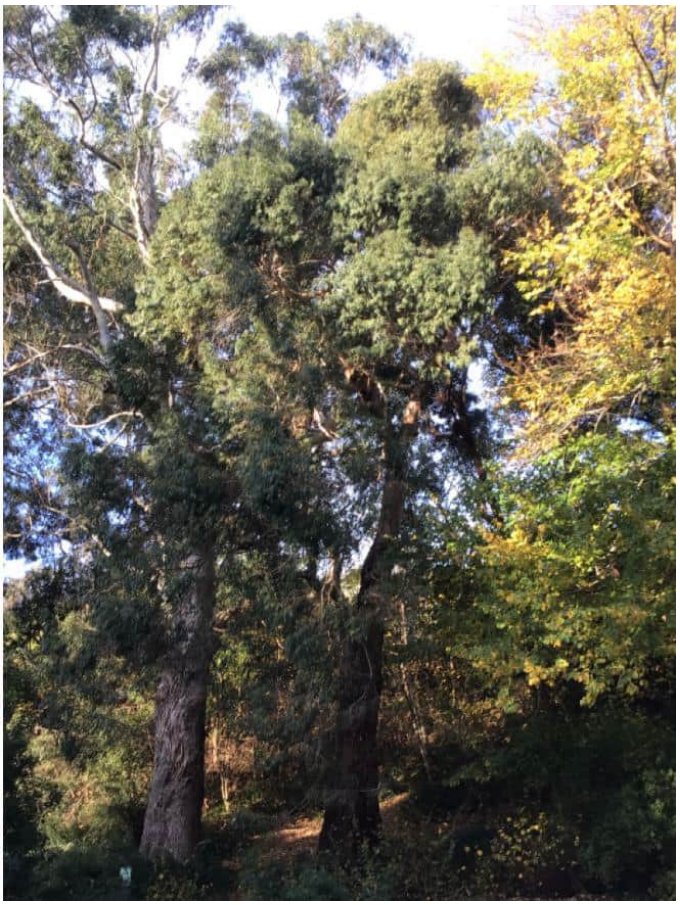
Tree ID:	T469
Address:	220A Brougham Street Sydenham
Tree Species:	*Ulmus procera*, English Elm
Native/Exotic:	Exotic
Photograph:	2022-05-16 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a large private residential development, Nazareth House. The tree sits within this property close to a central parking area and north of residential units. Garden and lawn currently occupies the space immediately surrounding the tree. It sits amongst a cluster of Significant Trees.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 18m and a broad spreading canopy with a diameter of 18-21m. The tree provides visual perspective to the public with views from Brougham Street and to the residents of the private resident development. Its co-location with other significant trees within a residential development is rare. Nazareth House/Sister of Nazareth has occupied the site since the 1905. Nazareth House Chapel (built in 1939) that occupied the site was removed after the Christchurch Earthquakes. It was originally a residential home for children and the elderly administered by Catholic religious order, the Sisters of Nazareth.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T485
Address:	151 Cashmere Road Cashmere
Tree Species:	*Eucalyptus viminalis*, Manna Gum
Native/Exotic:	Exotic
Photograph:	2022-05-26 (arborist)
Location Plan:	



Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a community facility (Girl Guide centre). The tree sits on the property’s eastern boundary, adjacent to Shalamar Drive. Other trees and vegetation occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ All year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 22m with a broad spreading canopy that is 16m in diameter. This species occurs infrequently within Christchurch. The tree contributes to the amenity of the whole site which has a woodland-like landscape due to the strong presence of mature trees. The site previously held ‘Cracroft House’, (built between 1854 and 1856) which was removed after the Christchurch Earthquakes. The site has been used as a Guiding Centre for camping and conferences since 1958, when it was gifted the Girl Guide Association by John Frederick Cracroft Wilson.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment. It also provides a link to the sites historic past.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T486
Address:	151 Cashmere Road Cashmere
Tree Species:	*Eucalyptus viminalis*, Manna Gum
Native/Exotic:	Exotic
Photograph:	2022-05-26 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a community facility (Girl Guide centre). The tree sits on the property’s eastern boundary, adjacent to Shalamar Drive. Other trees and vegetation occupies the space immediately surrounding the tree.		
Characteristics Contributions	▪ All year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 26m with a broad spreading canopy that is 17-25m in diameter. A species that occurs infrequently within Christchurch. The site previously held ‘Cracroft House’ (built between 1854 and 1856) which was removed after the 2011 Christchurch Earthquakes. The site has been used as a Guiding Centre for camping and conferences since 1958, when it was gifted to the Girl Guide Association by John Frederick Cracroft Wilson.		
Summary	This tree remains significant in the landscape and its characteristics contribute positively to an urban environment. It also provides a link to the site’s historic past.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T489
Address:	151 Cashmere Road Cashmere
Tree Species:	*Ulmus procera*, English Elm
Native/Exotic:	Exotic
Photograph:	2022-05-26 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a community facility (Girl Guide centre). The tree sits on the property’s eastern boundary, adjacent to Shalamar Drive. Other trees, the existing building and lawn area occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 20m with a spreading canopy that is 18-19m in diameter. The tree is interconnected with the other mature trees on site, providing a unique woodland feel to the site. The existing building sits underneath the canopy. The site previously held ‘Cracroft House’, (built between 1854 and 1856) which was removed after the Christchurch Earthquakes. The site has been used as a Guiding Centre for camping and conferences since 1958, when it was gifted the Girl Guide Association by John Frederick Cracroft Wilson.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment. It also provides a link to the sites historic past.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T490
Address:	151 Cashmere Road Cashmere
Tree Species:	*Quercus palustris*, Pin Oak
Native/Exotic:	Exotic
Photograph:	2022-05-26 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is currently occupied by a community facility (Girl Guide centre). The tree sits on the property’s southern boundary, adjacent to residential properties. Open lawn area and an existing building occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 20m with a broad spreading canopy that is 22-23m in diameter. A small plaque at the base of the tree notes that it was planted ‘In memory of Gerrit Van Asch, 1978’. The site previously held ‘Cracroft House’, (built between 1854 and 1856) which was removed after the Christchurch Earthquakes. The site has been used as a Guiding Centre for camping and conferences since 1958, when it was gifted the Girl Guide Association by John Frederick Cracroft Wilson.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment. It also provides a direct link to the past.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T494
Address:	151 Cashmere Road Cashmere
Tree Species:	*Acer pseudoplatanus*, Sycamore
Native/Exotic:	Exotic
Photograph:	2022-05-26 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is currently occupied by a community facility (Girl Guide centre). The tree sits on the property’s western boundary, on the bank of the Cashmere Stream. Other trees and the stream occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 20m with a spreading canopy that is 16-18m in diameter. The tree’s visual amenity is interconnected with the other mature trees on the site, providing a unique woodland feel. The site previously held ‘Cracroft House’, (built between 1854 and 1856) which was removed after the Christchurch Earthquakes. The site has been used as a Guiding Centre for camping and conferences since 1958, when it was gifted the Girl Guide Association by John Frederick Cracroft Wilson.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment. It also provides a link to the sites historic past.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T497
Address:	151 Cashmere Road Cashmere
Tree Species:	*Eucalyptus globulus*, Tasmanian Blue Gum
Native/Exotic:	Exotic
Photograph:	2022-04-19 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Good
Context	The tree is located within a residential area. The property is currently occupied by a community facility (Girl Guide centre). The tree sits on the property’s northern boundary, adjoining the Cashmere Road and Shalamar Drive intersection. Other trees, the vehicle entrance and the streetscape occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ wayfinding marker This tree has a height of 32m with a spreading canopy that is 29m in diameter. The tree’s branch network is interconnected with the other mature trees on the site, providing a unique woodland feel. The site previously held ‘Cracroft House’, built between 1854 and 1856, which was removed after the Christchurch Earthquakes. The site has been used as a Guiding Centre for camping and conferences since 1958, when it was gifted the Girl Guide Association by John Frederick Cracroft Wilson.		
Exceptional Significance	City Feature (30). This tree is considered to be an exceptional feature within the Christchurch landscape. The tree is a dominant feature in this landscape, as it is of a very large stature, and located on a prominent corner on a busy Minor Arterial road. The site also has historic significance to Christchurch.		
Summary	This tree is visually significant in the landscape and it provides positive characteristics and contributions to an urban environment. It is recommended that this tree obtains Exceptional Significance status.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T498
Address:	151 Cashmere Road Cashmere
Tree Species:	*Chamaecyparis lawsoniana* Lawson Cypress
Native/Exotic:	Exotic
Photograph:	2022-05-25 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a community facility (Girl Guide centre). The tree sits on the property’s western boundary, on the bank of the Cashmere Stream. Other trees and the stream occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 25m with a spreading canopy that is 10-15m in diameter. The tree’s visual amenity is interconnected with the other mature trees on the site, providing a unique woodland feel. The site previously held ‘Cracroft House’, (built between 1854 and 1856) which was removed after the 2011 Christchurch Earthquakes. The site has been used as a Guiding Centre for camping and conferences since 1958, when it was gifted to the Girl Guide Association by John Frederick Cracroft Wilson.		
Summary	This tree is significant in the landscape. It provides positive characteristics and contributions to an urban environment. It also provides a link to the site’s historic past.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T499
Address:	151 Cashmere Road Cashmere
Tree Species:	*Ulmus procera*, English Elm
Native/Exotic:	Exotic
Photograph:	2022-05-26 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a community facility (Girl Guide centre). The tree sits on the property’s western boundary, adjacent to Cashmere Stream. Other trees occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 25m with a spreading canopy that is 12-14m in diameter. The tree’s visual amenity is interconnected with the other mature trees on site, providing a unique woodland feel. The site previously held ‘Cracroft House’, (built between 1854 and 1856) which was removed after the Christchurch Earthquakes. The site has been used as a Guiding Centre for camping and conferences since 1958, when it was gifted the Girl Guide Association by John Frederick Cracroft Wilson.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment. It also provides a link to the sites historic past.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

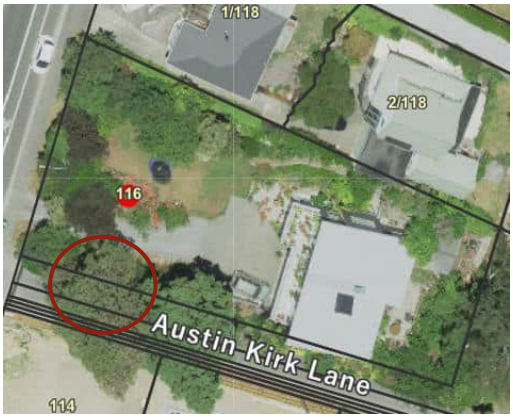
Tree ID:	T500
Address:	151 Cashmere Road Cashmere
Tree Species:	*Ulmus procera*, English Elm
Native/Exotic:	Exotic
Photograph:	2022-05-26 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a community facility (Girl Guide centre). The tree sits on the property’s western boundary, adjacent to Cashmere Stream. Other trees occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 25m with a spreading canopy that is 16-17m in diameter. The tree’s visual amenity is interconnected with the other mature trees on site, providing a unique woodland feel. The site previously held ‘Cracroft House’, (built between 1854 and 1856) which was removed after the Christchurch Earthquakes. The site has been used as a Guiding Centre for camping and conferences since 1958, when it was gifted the Girl Guide Association by John Frederick Cracroft Wilson.		
Summary	This tree remains significant in the landscape and its characteristics contribute positively to an urban environment. It also provides a link to the sites historic past.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T502
Address:	116 Centaurus Road Huntsbury
Tree Species:	*Sequoiadendron giganteum*, Wellingtonia
Native/Exotic:	Exotic
Photograph:	2022-04-19 (arborist)
Location Plan:	



Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits on the property’s south-western boundary adjoining Centaurus Road. Low hedging, the properties driveway and the neighbouring right-of-way occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 24m. It has as a pyramid canopy (8-10m in diameter), which is slightly unbalanced in response to its environment. The tree is set back from the road boundary and currently has a wide public visibility due to its height and the surrounding low elevation development of one to two storey dwellings. It is an infrequent species within Christchurch City.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T508
Address:	4A Cephas Close Sockburn
Tree Species:	*Fagus sylvatica*, European Beech
Native/Exotic:	Exotic
Photograph:	2022-05-23 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits on the property’s western boundary and is in close proximity to TG2 located directly to the north wand north west.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has height of 26m and a broad spreading canopy that is 17-18m in diameter. It is visually interconnected with the surrounding group of TG2 trees. The tree assists in providing a vegetated backdrop to the residential housing to the east.		
Summary	This tree is significant in the landscape. It provides positive characteristics and contributions to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T526
Address:	30 Church Square Addington
Tree Species:	*Cupressus torulosa*, Bhutan Cypress
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a community facility/church. The tree sits within the property, slightly closer to the northern boundary. The site is open and park-like with many trees. A footpath and lawn area occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ heritage setting ▪ architectural form This tree has a height that exceeds 20m. It has as a narrow pyramidal canopy. The tree’s height and narrow canopy shape make it significant within the surrounding landscape, in contrast to the surrounding trees that are all broad, spreading in shape. The tree contributes to the heritage setting which contains an English style church and yard that reflects the efforts of the early Canterbury settlers to recreate the familiar village landscapes they left behind. The species occurs infrequently within Christchurch.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment. It also provides a connection to the sites history.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T528
Address:	30 Church Square Addington
Tree Species:	*Tilia x europaea*, Common Lime
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is currently occupied by a community facility/church. The tree sits on the western edge of the property. The site is open and park-like with many trees. A footpath, lawn and small shrubs occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ heritage setting This tree has a height of 14m and a spreading canopy with a diameter of 12-16m. The canopy is interlaced with neighbouring trees. Being deciduous, it contributes to the heritage setting which contains an English style church and yard that reflects the efforts of the early Canterbury settlers to recreate the familiar village landscapes they left behind.		
Summary	This tree remains significant in the landscape and its characteristics contribute positively to an urban environment. It also provides a connection to the sites history.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

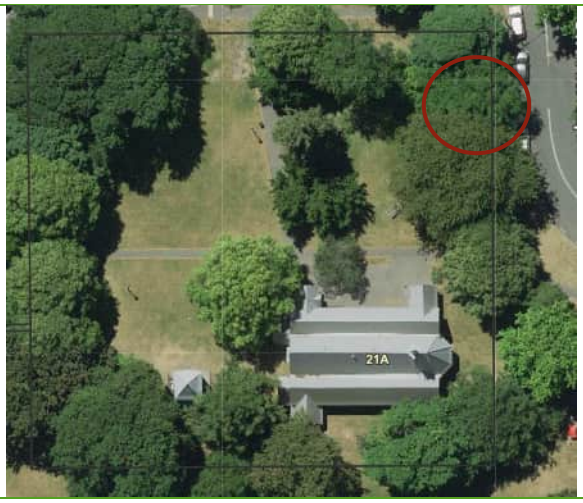
Tree ID:	T529
Address:	30 Church Square Addington
Tree Species:	*Tilia x europaea*, Common Lime
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a community facility/church. The tree sits on the western edge of the property. The site is open and park-like with many trees. A footpath, lawn and small shrubs occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ All year greenery or seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ heritage setting This tree has a height of 13m with a broad spreading canopy that is 14-17m in diameter. The canopy spreads wide and encroaches into the streetscape, providing shade and amenity for path users. Being deciduous, it contributes to the heritage setting which contains an English style church and yard that reflects the efforts of the early Canterbury settlers to recreate the familiar village landscapes they left behind.		
Summary	This tree remains visually in the landscape and its characteristics contribute positively to an urban environment. It also provides a connection to the sites history.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T532
Address:	30 Church Square Addington
Tree Species:	*Ulmus x hollandica*, Dutch Elm
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)
Location Plan:	



Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is currently occupied by a community facility (church). The tree sits towards the property’s eastern boundary. The site is open and park-like with many trees. A footpath and lawn area occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ heritage setting This tree has a height of 10m and a spreading canopy that is 12-16m in diameter. The tree contributes to the park-like setting while also providing visual marking of the site boundary. Being deciduous, it contributes to the heritage setting which contains an English style church and yard that reflects the efforts of the early Canterbury settlers to recreate the familiar village landscapes they left behind.		
Summary	This tree remains significant in the landscape and its characteristics contribute positively to an urban environment. It also provides a connection to the sites history.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T534
Address:	30 Church Square Addington
Tree Species:	*Quercus robur*, English Oak
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a community facility/church. The tree sits within the property within close proximity to the church building, and close to the southern boundary. The site is open and park-like with many trees. The church building and lawn area occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ heritage setting This tree has a height of 12m and a broad spreading canopy that is 15-18m in diameter. The canopy spread and growth form of the tree has been modified in response to its existing environment. Being deciduous, it contributes to the heritage setting which contains an English style church and yard that reflects the efforts of the early Canterbury settlers to recreate the familiar village landscapes they left behind.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment. It also provides a connection to the sites history.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T535
Address:	16 Circuit Street Merivale
Tree Species:	*Juglans regia*, Common Walnut
Native/Exotic:	Exotic
Photograph:	2022-06-16 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits on the property’s northern boundary, adjoining other residential properties. The tree sits within the private garden of the property.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 16m and a spreading canopy that is 20m in diameter. It is a visually significant feature in the mature garden and is able to produce edible nuts.		
Summary	This tree is significant in the landscape. It provides positive characteristics and contributions to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T540
Address:	3 Clifton Bay Clifton
Tree Species:	*Araucaria heterophylla*, Norfolk Island Pine
Native/Exotic:	Exotic
Photograph:	2022-06-09 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area, adjoining public open space (Sumner Coronation Gardens) to the north. The property is currently occupied by private garden space. The tree sits centrally within the property and is surrounded by a mix of other trees which are shorter in stature. Many of these trees have been identified as exceeding 100 years of age.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ wayfinding marker This tree has a height of 40m and a pyramidal canopy that is 12m in diameter. Its height makes this tree a wayfinding marker, as it sits above surrounding tree tops and has a wide visual catchment.		
Summary	This tree is significant in the landscape. It provides positive characteristics and contributions to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T544
Address:	83 Clyde Road Ilam
Tree Species:	*Fraxinus excelsior Aurea*, Golden Ash
Native/Exotic:	Exotic
Photograph:	2022-05-23 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area, adjoining an education facility (Canterbury University). The property is currently occupied by the Kate Sheppard Educational Building and Museum. The tree sits on the property’s eastern boundary adjoining the university. The space immediately surrounding the tree is occupied by garden area.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ architectural form ▪ heritage setting This tree has a height of 14m and a broad spreading canopy of 16-19m in diameter. It has four large branches that diverging from the single trunk and are visually unique. The tree sits within the heritage setting, with the large, mature garden reflecting the generous size of the residential sections that were developed in Fendalton in the late 19th and early 20th centuries.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T584
Address:	1 Dallas Street Riccarton
Tree Species:	*Podocarpus hallii*, Hall's Totara
Native/Exotic:	Native
Photograph:	2022-04-21 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area with a commercial business to the east. The property is currently occupied by a residential dwelling currently used as a commercial business. The tree sits at the property’s eastern boundary, close to the intersection of Dallas Street and Matipo Street. The building, lawn/garden and the public footpath occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ wayfinding marker This tree has a height of 11m and a broad spreading canopy with a diameter of 12-14m. Its location in proximity to the intersection make it a wayfinding marker. It provides consistent greenery throughout the year which provides contrast to the surrounding street trees.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T591
Address:	189 Deans Avenue Riccarton
Tree Species:	*Aesculus x carnea*, Pink Horse Chestnut
Native/Exotic:	Exotic
Photograph:	2022-04-22 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located on the edge of a residential area with a school to the north and Hagley Park to the east. A commercial business (hotel) currently occupies the property. The tree sits on the property’s eastern boundary adjacent to Deans Avenue. The space immediately surrounding the tree is occupied by fences and hard surfaces.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape This tree has a height of 9m and a broad spreading canopy with a diameter of 17-19m. The canopy has an open, vertical growth habit, creating a light texture. It overhangs the footpath providing a sense of transition for footpath users as they pass under. It provides some visual screening from Deans Avenue.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

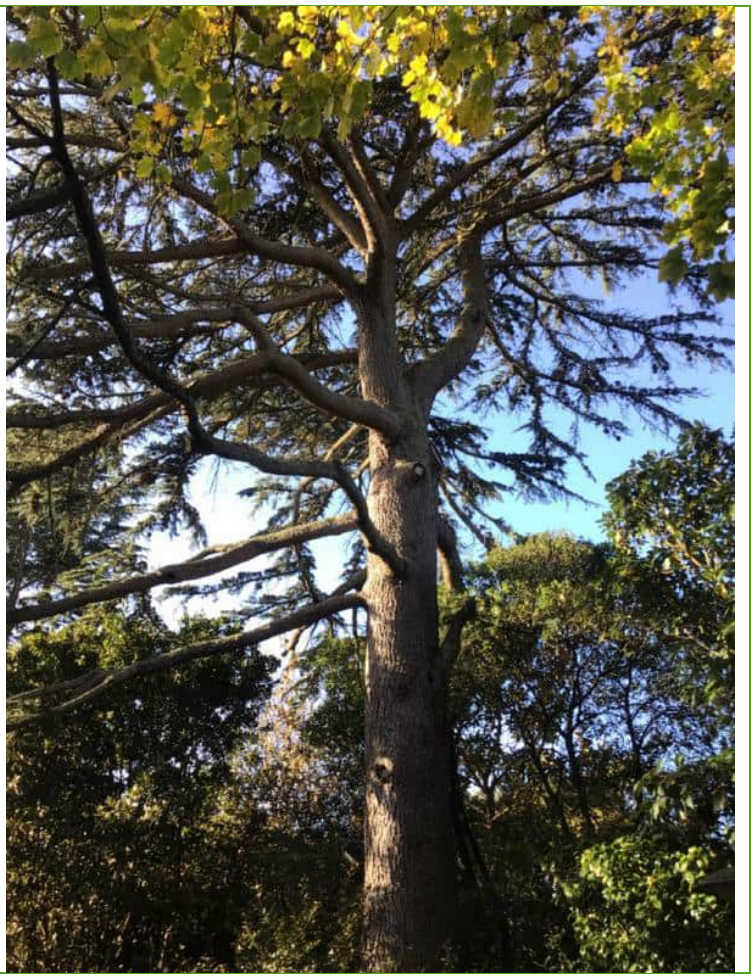
Tree ID:	T592
Address:	2B Division Street, Riccarton
Tree Species:	*Cordyline australis*, Cabbage Tree
Native/Exotic:	Native
Photograph:	2022-04-21 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area, with a commercial area to the south. A residential complex currently occupies the property. The tree sits within the property in its north-western corner. Private lawn/garden, vehicle movement areas, and property boundary fences occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ All year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ architectural ▪ wayfinding marker This tree has a height of 10m, with a columnar canopy with a diameter of 5m. It has multiple trunk/branches with leave bunches at varying heights. The tree is a native species that was commonly used by Ngai Tahu for wayfinding. It is located close to the Division Street and Blenheim Road intersection and has a large viewing catchment, adding to its visual prominence.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T595
Address:	54 Dyers Pass Road Cashmere
Tree Species:	*Cedrus deodara*, Deodar Cedar
Native/Exotic:	Exotic
Photograph:	2022-05-25 (arborist)
Location Plan:	



Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling with a large established garden. The tree sits within the property towards the eastern boundary. It is located adjacent to the property’s vehicle access and amongst other mature trees.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 16m and a spreading canopy with a diameter of 14-15m. The tree species occurs infrequently within Christchurch City. It contributes to the private residential garden setting. The resident confirmed with the arborist that the tree was part of the house’s original planting.		
Summary	This tree is significant in the landscape and its positive characteristics contribute to the urban environment.		

Appendix 27

Attachment B2 Significant Individual Trees - Christchurch City Council

Significant Trees Qualifying Matters Technical Report

Christchurch City Council

Technical Report

Attachment B -2

QM Reports 2022 – Individual Trees T600 -T1100s

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T606
Address:	165 Fendalton Road Fendalton
Tree Species:	*Quercus palustris*, Pin Oak
Native/Exotic:	Exotic
Photograph:	2022-04-15 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits towards the front of the property adjoining Fendalton Road. The driveway and small trees occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually soften hard landscapes ▪ visual screening ▪ streetscape ▪ wayfinding marker This tree has a height of 18m with a broad spreading canopy that is 20m in diameter. The canopy is lifted up high, exposing its thick single trunk. The tree currently has a wide viewing catchment due to the surrounding low elevation one to two storey dwellings.		
Exceptional Significance	Local Feature (10). This tree is considered to be an exceptional feature within the local landscape. The tree is a visually dominant feature in this landscape and it has a defined vertical canopy that stems from a large single trunk. The tree is visible prominent to the immediately adjacent dwellings and is a notable public feature to locals when approaching the site.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment. It is also recommend to obtain an Exceptional Significance status for this tree.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T608
Address:	2 Flavell Street Heathcote Valley
Tree Species:	*Schinus molle*, Pepper Tree
Native/Exotic:	Exotic
Photograph:	2022-06-09 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The site, for 130 years, was occupied by the Heathcote Tavern, which was destroyed in the earthquakes. A commercial business (The Valley Inn) rebuilt within the existing footprint, and contains within it an original brick lined well, currently occupies the property. The property contains trees T608 and T609, which are located adjacent. The tree sits on the property’s northern boundary, adjoining Flavell Street. A courtyard and the streetscape occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape This tree has a height of 11m and a spreading canopy that is 15-18m in diameter. The tree has a weeping habit adding, providing a shading as well as softening effect within an urban landscape. The tree has a uniquely shaped and textured trunk which provides visual interest. The trees also provide a connection to the sites history and is a species occurs infrequently within Christchurch.		
Summary	This tree is significant in the landscape. It provides positive characteristics and contributions to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T609
Address:	2 Flavell Street Heathcote Valley
Tree Species:	*Schinus molle*, Pepper Tree
Native/Exotic:	Exotic
Photograph:	2022-06-09 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The site, for 130 years, was occupied by the Heathcote Tavern, which was destroyed in the earthquakes. A commercial business (The Valley Inn) rebuilt within the existing footprint, and contains within it an original brick lined well, currently occupies the property. The property contains treesT608 and T609, which are located adjacent. The tree sits on the property’s northern boundary, adjoining Flavell Street. A courtyard and the streetscape occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape This tree has a height of 12m and a spreading canopy that is 15m in diameter. The tree has a weeping habit, providing a shading as well as softening effect within an urban landscape. It is a species that occurs infrequently within Christchurch.		
Summary	This tree is significant in the landscape. It provides positive characteristics and contributions to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T667
Address:	21 Gwynfa Avenue Cashmere
Tree Species:	*Ulmus procera*, English Elm
Native/Exotic:	Exotic
Photograph:	2022-06-02 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits over a shared access way to properties 19-25 Gwynfa Avenue.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 19m and a spreading canopy that is 12-17m in diameter. The trees characteristics and contributions are based on the CTEM data supplied by the arborist.		
Summary	This tree remains significant in the landscape and its characteristics contribute positively to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T668
Address:	36 Hackthorne Road Cashmere
Tree Species:	*Metrosideros excelsa*, Pohutukawa
Native/Exotic:	Native
Photograph:	2022-04-19 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits in the property’s north-eastern corner adjacent to Hackthorne Road. The space immediately surrounding the tree is occupied by garden area and the streetscape.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ wayfinding marker This tree has a height of 9m and a spreading canopy which is 10m in diameter, with an even form and a tight dome shape. The evergreen tree produces distinctive and iconic red flowers in the summer. The defined shape and wide canopy spread contributes to its significance in the landscape.		
Exceptional Significance	Local Feature (10). This tree is considered to be an exceptional feature within the local landscape. The tree is visually prominent to the properties immediately opposite the site and a notable feature when a approaching the site particularly as people travel north (downhill) towards the site. The tree has tight compact habit forming a dominating dome shaped canopy contrasting other trees within proximity. The tree is a native species that is iconic and recognised internationally.		
Summary	This tree is visually significant in the landscape. Its positive characteristics contribute to the urban environment. It is also recommended to obtain an Exceptional Significance status for this tree.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T670
Address:	63 Hackthorne Road Cashmere
Tree Species:	*Araucaria heterophylla*, Norfolk Island Pine
Native/Exotic:	Exotic
Photograph:	2022-04-19 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits within the property toward the south-west corner. Garden and the driveway occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ architectural form This tree has a height of 22m and a narrow pyramidal canopy that is 9m in diameter. The canopy has been raised up 2-3m from the ground, exposing its single trunk. The view from the street accentuates the visual prominence of the tree, due to the property’s higher elevation from the street. The species occurs infrequently within Christchurch City.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T681
Address:	16 Halswell Junction Road Halswell
Tree Species:	*Juglans regia*, Common Walnut
Native/Exotic:	Exotic
Photograph:	2022-04-19 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits on the property’s southern boundary adjacent to Halswell Junction Road. Hard surfacing, lawn, boundary fencing and public footpath occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape This tree has a height of 12m and a broad spreading canopy that is 18-20m in diameter. It has a loose broad spreading canopy that provides for a wide screening of urban form. It also provides a source of food in the production of walnuts.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T692
Address:	9C Harakeke Street Riccarton
Tree Species:	*Cordyline australis*, Cabbage Tree
Native/Exotic:	Native
Photograph:	2022-04-21 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a mixed-use area with commercial businesses to the south and residential use to the north. The property is currently occupied by a commercial business (Totara Club). The tree sits on the property’s eastern boundary adjoining Harakeke Street. The space immediately surrounding the tree is occupied by private garden/lawn area.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ architectural form This tree has a height of 9m and a canopy with a diameter of 5-6m. Its canopy growth has defined separation of its branches/trunks, providing a unique visual form in the landscape.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T693
Address:	39 Harakeke Street Riccarton
Tree Species:	*Quercus rubra*, Red Oak
Native/Exotic:	Exotic
Photograph:	2022-04-21 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a single storey residential dwelling. The tree sits in the north-east corner of the property, adjoining Matai Street and Harakeke Streets. Public hard surfaces, private lawn/garden areas and the white picket boundary fence occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ wayfinding marker This tree has a height of 22m and a broad spreading canopy with a diameter of 20-26m. Its canopy spread over the streetscape is significant and has a traffic calming effect. The tree’s notable height and canopy shape on the corner of an intersection make it a wayfinding marker in the landscape, and adds to its visual prominence.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T695
Address:	73 Harakeke Street Fendalton
Tree Species:	*Platanus x acerifolia*, London Plane
Native/Exotic:	Exotic
Photograph:	2022-04-15 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling and adjoins the Ōtākaro/Avon River to the south. The tree sits at the road boundary shared with Harakeke Street. The tree assists in marking the entrance to the shared driveway. The driveway, stream trees and other road boundary trees occupy the area immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually soften hard landscapes ▪ visual screening ▪ streetscape This tree has a current height of 22m and a broad spreading canopy that is 20-24m in diameter. The tree’s canopy currently interconnects with the surrounding boundary trees to its north and smaller stream trees to its south. The canopy protrudes into the streetscape and has a positive visual impact that contributes to traffic calming.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T696
Address:	74 Harakeke Street Fendalton
Tree Species:	*Tilia x europaea*, Common Lime
Native/Exotic:	Exotic
Photograph:	2022-04-15 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property itself, and adjacent properties adjoining the driveway are currently occupied by residential dwellings. The tree sits on the driveway facing Harakeke Street. Vehicle entrances and dwellings occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually soften hard landscapes ▪ visual screening ▪ visual perspective ▪ wayfinding marker This tree has a height of 15m and a spreading canopy that is 12-13m in diameter. The canopy has a reasonably even form and has been raised to sit above the existing rooflines. The tree is set back from the street, and currently has a wide viewing catchment due to the surrounding low elevation development of one to two storey dwellings.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T703
Address:	26A Harrow Street Phillipstown
Tree Species:	*Quercus robur*, English Oak
Native/Exotic:	Exotic
Photograph:	2022-05-12 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. A residential complex currently occupies the property. The tree sits within the property, towards the south of the property. The tree is located within the vehicle manoeuvring space of the complex and its canopy overhangs the buildings to the east and west.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 13m and a spreading canopy with a diameter of 14-28m. The canopy’s shape has been modified in response to its environment, as the buildings which sit within close proximity to the east and west have required modifications to the tree causing the canopy to become uniquely elongated. Its height and response to its current environment contributes to its significance.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T705
Address:	14 Hawford Road Opawa
Tree Species:	*Magnolia grandiflora*, Southern Magnolia
Native/Exotic:	Exotic
Photograph:	2022-05-27 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling with an extensive private garden. The tree sits with the property. The space immediately surrounding the tree is occupied by private garden and lawn space.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 11m and a broad spreading canopy that is 15m in diameter. The tree contributes to the current garden setting and has a large canopy that is low to the ground.		
Summary	This tree is significant in the landscape. It provides positive characteristics and contributions to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

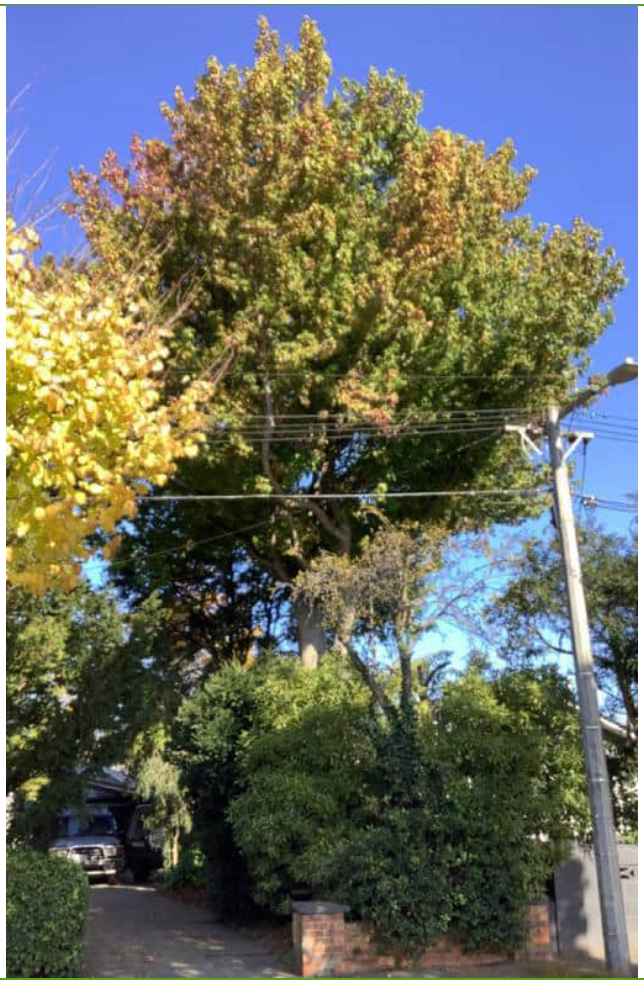
Tree ID:	T754
Address:	16 Hendon Street Edgeware
Tree Species:	*Agathis australis*, Kauri
Native/Exotic:	Native
Photograph:	2022-05-25 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. This tree sits within the property on its northern boundary adjoining Hendon Street. There are five significant trees (T147, T754-T757) in the northern part of this property. The space immediately surrounding the tree is occupied by the boundary fence, small garden area and the vehicle access way.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape This tree has a height of 12m and a pyramidal canopy that is 8-9m in diameter. Its canopy shape has been altered in response to its environment, with the overhead power lines in front of this property. It is an infrequently occurring native tree within Christchurch.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T756
Address:	12 Hendon Street Edgeware
Tree Species:	*Liquidambar styraciflua*, Sweet Gum
Native/Exotic:	Exotic
Photograph:	2022-05-25 (arborist)
Location Plan:	



Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. This tree sits in the north-west corner of the site adjoining Hendon Street. There are five significant trees (T147, T754-T757) in the northern part of this property. The space immediately surrounding the tree is occupied by the boundary fence, a small garden area and the vehicle access way.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 20m and a broad spreading canopy that is 11-18m in diameter. Its height, raised canopy, and vertical habit helps to make it significant in the landscape.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T757
Address:	16 Hendon Street Edgeware
Tree Species:	*Podocarpus totara*, Totara
Native/Exotic:	Native
Photograph:	2022-05-25 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. This tree sits within the property at the western boundary adjoining another residential property. There are five significant trees (T147, T754-T757) in the northern part of this property. The space immediately surrounding the tree is occupied by the boundary fence, a small garden area and the vehicle access way.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective This tree has a height of 12m and a spreading canopy this is 8-10m in diameter. It’s visually interconnected to the adjacent trees and an infrequent native within Christchurch.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

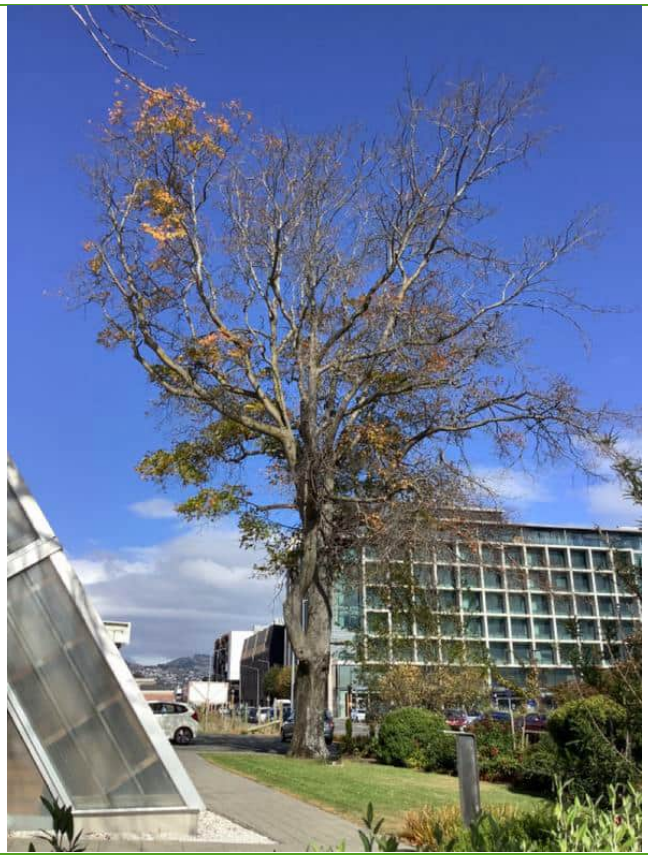
Tree ID:	T759
Address:	234 Hereford Street Christchurch Central
Tree Species:	*Magnolia grandiflora*, Southern Magnolia
Native/Exotic:	Exotic
Photograph:	2022-04-21 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a mixed use area surrounded by residential, business and open space. A Community Facility (“Cardboard Cathedral”) currently occupies the property. The tree sits in the north-east corner of the property adjacent to Hereford Street. Public hard surfaces, private lawn, small garden, footpath and the property’s boundary fence occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ all year greenery ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape This tree has a height of 13m with a spreading canopy of 12-14m in diameter. The canopy stems from a single, wide trunk that slopes slightly towards the street. The tree has medium texture with visible branches and foliage focused at its outer edges.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T762
Address:	234 Hereford Street Christchurch Central
Tree Species:	*Quercus palustris*, Pin Oak
Native/Exotic:	Exotic
Photograph:	2022-04-22 (arborist)
Location Plan:	



Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a mixed-use area, with a heritage park (Latimer Square) located to the north, residential development to the west and commercial development to the south. A Community Facility (Cardboard Cathedral) currently occupies the property. The tree sits towards the property’s western boundary adjacent to Madras Street. Public hardstand, private lawn, pathway and vehicle parking occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ architectural form ▪ wayfinding marker This tree has a height of 19m and a spreading canopy of 18-19m in diameter. The tree’s height and sole dominance close to the intersection corner provides a way-finding marker in the landscape. It provides a visual transition between the park environment of Latimer Square and a more urban landscape.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T768
Address:	34 Hills Road Edgeware
Tree Species:	*Ginkgo biloba*, Maidenhair Tree
Native/Exotic:	Exotic
Photograph:	2022-04-21 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits on the property’s western boundary adjacent to Hills Road. Public hard surfaces, private lawn/garden, driveway, a garage and the property’s stone fence occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ wayfinding marker This tree has a height of 13m with a spreading canopy with a diameter of 16-19m. Its canopy overhangs the streetscape but is restricted by overhead power lines to the front of the property. Its height and canopy shape add to its visual prominence within the wider streetscape. It is in close proximity to the intersection with Gresford Street, providing a wayfinding marker.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T769
Address:	75 Hinau Street Riccarton
Tree Species:	*Liquidambar styraciflua*, Sweet Gum
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-Good
Context	The tree is located within a residential area. A residential dwelling currently occupies the site. The tree sits in the north-east corner of the property, adjacent to Hinau Street. Public hardstand, private lawn and the access way to 75A Hinau Street occupy the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape ▪ wayfinding marker This tree has a height of 22m, with a broad spreading canopy that has a diameter of 19-20m. The canopy has a vertical spreading habit, which provides the tree with a domed (almost round) canopy top. The tree intrudes into the streetscape and is significant within its landscape.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T771
Address:	32 Holmwood Road Merivale
Tree Species:	*Ulmus glabra Camperdownii*, Camperdown Elm
Native/Exotic:	Exotic
Photograph:	2022-06-09 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits on the property’s western boundary adjoining an access way. Garden space occupies the space immediately surrounding the tree.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ architectural form This tree has a height of 8m and a spreading canopy that has a diameter of 12-13m. The tree has large spreading branches that transition into a fine weeping habit, giving it an architectural form. It is a significant feature of the private garden.		
Summary	This tree is significant in the landscape. It provides positive characteristics and contributions to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T776
Address:	379 Ilam Road Bryndwr
Tree Species:	*Agathis australis*, Kauri
Native/Exotic:	Native
Photograph:	2022-04-18 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Poor-Fair
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits on the edge of the property adjacent to Ilam Road. A large tree to the east, the boundary fence to the south and the driveway to the west occupies the space immediately surrounding the tree.		
Characteristics Contributions	▪ all year greenery ▪ visually soften hard landscapes ▪ visual screening ▪ streetscape ▪ architectural form This tree has a height of 11m and a pyramidal canopy with a diameter of 5m. The canopy form responds to its current urban environment with an overhead power line in close proximity and another tree to the east. It is a native species that occurs infrequently within Christchurch.		
Summary	This native tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T855
Address:	14 Kirkwood Avenue Upper Riccarton
Tree Species:	*Acer platanoides*, Norway Maple
Native/Exotic:	Exotic
Photograph:	2022-05-23 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area with educational facilities (Canterbury University) to the north and west of the property. The property is currently occupied by a historic residential dwelling with an extensive mature garden. The tree sits within the property, south of the historic dwelling, amongst other mature trees.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ heritage setting This tree has a height of 20m and a spreading canopy that is 14-15m in diameter. The tree forms a part of the large mature garden within the heritage grounds. The house is a very large home of more than twenty rooms, representing the privileged way of life enjoyed by Christchurch's elite in the early twentieth century. There were previously five listed trees on the property including an oak, a yew, an elm and this maple.		
Summary	This tree is significant in the landscape and it provides positive characteristics and contributions to an urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

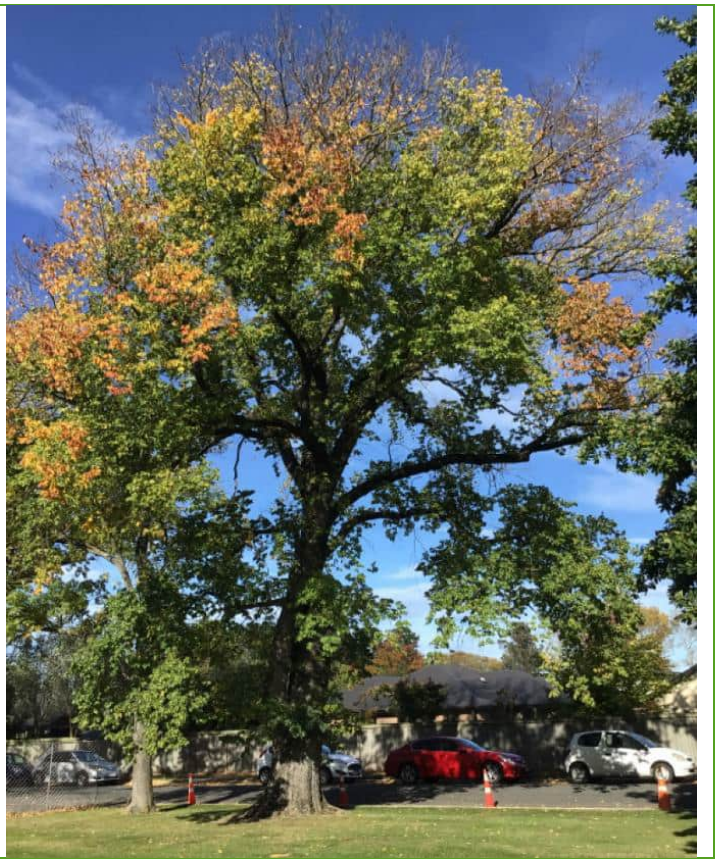
Tree ID:	T857
Address:	80 Lake Terrace Road Burwood
Tree Species:	*Quercus coccinea*, Scarlet Oak
Native/Exotic:	Exotic
Photograph:	2022-04-21 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a residential area. The property is currently occupied by a residential dwelling. The tree sits on the property’s southern corner boundary which adjoins Lake Terrace Road to the west.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape This tree has a height of 20m and a spreading canopy that is 24 m in diameter. The tree’s canopy overhangs the front of the building and the streetscape. Lower branches obscure the dwelling’s second storey windows, however provide a softening effect.		
Summary	This tree remains a significant within the landscape and contributes positively to urban environment.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T869
Address:	1 Lincoln Road Middleton
Tree Species:	*Ulmus procera*, English Elm
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)
Location Plan:	



Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair-good
Context	The tree is located within a residential area. The property is currently occupied by a community facility (Hillmorton Hospital). The tree sits on the property’s eastern boundary, adjacent to Annex Road at the hospital’s Gate 2 Entrance. The space immediately surrounding the tree is occupied by hard surface for vehicles and lawn.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ streetscape This tree has a height of 19m and a broad spreading canopy that is 15-24m in diameter. The canopy overhangs the streetscape and contributes to traffic calming due to the narrow width of the carriageway. It forms part of a row of trees that line this property’s eastern boundary. The grounds were part of the historic Sunnyside Hospital, Christchurch’s first mental asylum, which was opened in 1863. The hospital was closed in 1999 and demolition began on its last building in late April 2007.		
Summary	This tree remains visually significant in the landscape and its characteristics contribute positively to an urban environment. It also provides a connection to the sites history.		

‘Qualifying Matter’ Significant Tree

Landscape Contributions

Tree ID:	T909
Address:	23 Yaldhurst Road Sockburn
Tree Species:	*Quercus robur*, English Oak
Native/Exotic:	Exotic
Photograph:	2022-04-20 (arborist)
Location Plan:	

Criteria	Assessment		
CTEM	Pass	***CTEM Landscape Evaluation Points:***	Fair
Context	The tree is located within a mixed use area, with residential development to the south and commercial development to the north. A Heritage Community Facility/Church and graveyard currently occupy the property. The tree sits within the property east of the church building. The space immediately surrounding the tree is occupied by lawn and graves.		
Characteristics Contributions	▪ seasonal changes ▪ visually softens hard landscapes ▪ visual screening ▪ visual perspective ▪ heritage setting This tree has a height of 16m with a broad spreading canopy that has diameter of 17-19m. The tree is screened from the street by other trees. Its canopy is raised high above the ground, and its central location on the site contributes to the open space/churchyard setting.		
Summary	This tree is significant in the landscape. Its positive characteristics contribute to the urban environment.		