



Application Form for a Resource Consent

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Ph 03 477 4000 | www.dunedin.govt.nz

PLEASE FILL IN ALL THE FIELDS

Application details

I/We Chantal Joy Hillier (must be the FULL name(s) of an individual or an entity registered with the New Zealand Companies Office. Family Trust names and unofficial trading names are not acceptable: in those situations, use the trustee(s) and director(s) names instead) hereby apply for:

☒ Land Use Consent ☐ Subdivision Consent

I opt out/do not opt out (delete one) of the fast-track consent process (only applies to controlled activities under the district plan, where an electronic address for service is provided)

Brief description of the proposed activity: Removal of dangerously large tree in close proximity to family home.

Have you applied for a Building Consent? ☐ Yes, Building Consent Number ABA ☒ No

Site location/description

I am/We are the: ☒ owner ☐ occupier ☐ lessee ☐ prospective purchaser of the site (tick one)

Street Address of Site: 62 Chambers st, N.E.V. DUNEDIN, 9010

Legal Description: LOT 56. DP1950

Certificate of Title: OT 7 D-100

Contact details

Name: Chantal Hillier (applicant/agent (delete one))

Address: 62 Chambers street, N.E.V. DUNEDIN Postcode: 9010

Phone (daytime): [REDACTED] Email: Chantal.hillier@gmail.com

Chosen contact method (this will be the first point of contact for all communications for this application)

I wish the following to be used as the address for service: ☒ email ☐ post ☐ other (tick one)

Address for invoices or refunds (if different from above)

Name: Same as above

Address: Same as above

Bank details for refunds

Bank Account Name: [REDACTED]

Account Number: [REDACTED]

Bank Branch

Account Number

Suffix

Ownership of the site

Who is the current owner of the site? Chantal Hillier

If the applicant is not the site owner, please provide the site owner's contact details:

Address: Same as above

Postcode: [REDACTED]

Phone (daytime): [REDACTED] Email: [REDACTED]

Occupation of the site

Please list the full name and address of each occupier of the site: _____

Chantal Hillier - @ 1 live at 62 chambers st.

Monitoring of your Resource Consent

To assist with setting a date for monitoring, please estimate the date of completion of the work for which Resource Consent is required. Your Resource Consent may be monitored for compliance with any conditions at the completion of the work. (If you do not specify an estimated time for completion, your Resource Consent, if granted, may be monitored three years from the decision date).

as appropriate (month and year)

Monitoring is an additional cost over and above consent processing. You may be charged at the time of the consent being issued or at the time monitoring occurs. Please refer to City Planning's Schedule of Fees for the current monitoring fee.

Detailed description of proposed activity

Please describe the proposed activity for the site, giving as much detail as possible. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please provide proposed site plans and elevations.

Removal of dangerously large ^{T303} golden elm - Significant tree

Description of site and existing activity

Please describe the existing site, its size, location, orientation and slope. Describe the current usage and type of activity being carried out on the site. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please also provide plans of the existing site and buildings. Photographs may help.

Standard residential property with a house.

(Attach separate sheets if necessary)

District plan zoning

What is the District Plan zoning of the site? Residential.

Are there any overlaying District Plan requirements that apply to the site e.g. in a Landscape Management Area, in a Townscape or Heritage Precinct, Scheduled Buildings on-site etc? If unsure, please check with City Planning staff.

Significant tree T303

Breaches of district plan rules

Please detail the rules that will be breached by the proposed activity on the site (if any). Also detail the degree of those breaches. In most circumstances, the only rules you need to consider are the rules from the zone in which your proposal is located. However, you need to remember to consider not just the Zone rules but also the Special Provisions rules that apply to the activity. If unsure, please check with City Planning staff or the Council website.

Rule 15.5.1 i) removal of significant tree.

Affected persons' approvals

I/We have obtained the written approval of the following people/organisations and they have signed the plans of the proposal:

Name: _____

Address: _____

Name: _____

Address: _____

Please note: You must submit the completed written approval form(s), and any plans signed by affected persons, with this application, unless it is a fully notified application in which case affected persons' approvals need not be provided with the application. If a written approval is required, but not obtained from an affected person, it is likely that the application will be fully notified or limited notified.

Assessment of Effects on Environment (AEE)

In this section you need to consider what effects your proposal will have on the environment. You should discuss all actual and potential effects on the environment arising from this proposal. The amount of detail provided must reflect the nature and scale of the development and its likely effect. i.e. small effect equals small assessment.

You can refer to the Council's relevant checklist and brochure on preparing this assessment. If needed there is the Ministry for the Environment's publication "A Guide to Preparing a Basic Assessment of Environmental Effects" available on www.mfe.govt.nz. Schedule 4 of the Resource Management Act 1991(RMA) provides some guidance as to what to include.

Tree is too large for location, it has simply outgrown its location. It towers over house, leaving house in permanent shade, blocking sporting area at my house as well as neighbours. It is currently cabled to hold large limbs of tree these cables are 30 years old. I am concerned about the significant safety risk of having a tree so close to my home & family. It is a beautiful tree, well suited to a park, not 1.5m away from my house and the neighbours. Sadly it really must be removed.

(Attach separate sheets if necessary)

The following additional Resource Consents from the Otago Regional Council are required and have/have not (delete one) been applied for:

☐ Water Permit ☐ Discharge Permit ☐ Coastal Permit ☐ Land Use Consent for certain uses of lake beds and rivers ☐ Not applicable

Declaration

I certify that, to the best of my knowledge and belief, the information given in this application is true and correct.

I accept that I have a legal obligation to comply with any conditions imposed on the Resource Consent should this application be approved.

Subject to my/our rights under section 357B and 358 of the RMA to object to any costs, I agree to pay all the fees and charges levied by the Dunedin City Council for processing this application, including a further account if the cost of processing the application exceeds the deposit paid.

Signature of Applicant/Agent (delete one):



Date: 21/5/2018

Privacy – Local Government Official Information and Meetings Act 1987

You should be aware that this document becomes a public record once submitted. Under the above Act, anyone can request to see copies of applications lodged with the Council. The Council is obliged to make available the information requested unless there are grounds under the above Act that justify withholding it. While you may request that it be withheld, the Council will make a decision following consultation with you. If the Council decides to withhold an application, or part of it, that decision can be reviewed by the Office of the Ombudsmen.

Please advise if you consider it necessary to withhold your application, or parts of it, from any persons (including the media) to (tick those that apply):

- ☐ Avoid unreasonably prejudicing your commercial position
- ☐ Protect information you have supplied to Council in confidence
- ☐ Avoid serious offence to tikanga Maori or disclosing location of waahi tapu

What happens when further information is required?

If an application is not in the required form, or does not include adequate information, the Council may reject the application, pursuant to section 88 of the RMA. In addition (section 92 RMA) the Council can request further information from an applicant at any stage through the process where it may help to a better understanding of the nature of the activity, the effects it may have on the environment, or the ways in which adverse effects may be mitigated. The more complete the information provided with the application, the less costly and more quickly a decision will be reached.

Fees

Council recovers all actual and reasonable costs of processing your application. Most applications require a deposit and costs above this deposit will be recovered. A current fees schedule is available on www.dunedin.govt.nz or from Planning staff. Planning staff also have information on the actual cost of applications that have been processed. This can also be viewed on the Council website.

Development contributions

Your application may also be required to pay development contributions under the Council's Development Contributions Policy. For more information please ring 477 4000 and ask to speak to the Development Contributions Officer, or email developmentcontributions@dcc.govt.nz.

Further assistance

Please discuss your proposal with us if you require any further help with preparing your application. The Council does provide pre-application meetings without charge to assist in understanding the issues associated with your proposal and completing your application. This service is there to help you.

Please note that we are able to provide you with planning information but we cannot prepare the application for you. You may need to discuss your application with an independent planning consultant if you need further planning advice.

City Planning Staff can be contacted as follows:

In Writing: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

In Person: Customer Services Centre, Ground Floor, Civic Centre, 50 The Octagon

By Phone: (03) 477 4000, Fax: (03) 474 3451

By Email: planning@dcc.govt.nz

There is also information on our website at www.dunedin.govt.nz.

Information requirements (two copies required)

- ☐ Completed and Signed Application Form
- ☐ Description of Activity and Assessment of Effects
- ☐ Site Plan, Floor Plan and Elevations (where relevant)
- ☐ Certificate of Title (less than 3 months old) including any relevant restrictions (such as consent notices, covenants, encumbrances, building line restrictions)
- ☐ Written Approvals
- ☐ Forms and plans and any other relevant documentation signed and dated by Affected Persons
- ☐ Application Fee (cash, cheque or EFTPOS only; no Credit Cards accepted)
- ☐ Bank account details for refunds

In addition, subdivision applications also need the following information

- ☐ Number of existing lots.
- ☐ Number of proposed lots.
- ☐ Total area of subdivision.
- ☐ The position of all new boundaries.

In order to ensure your application is not rejected or delayed through requests for further information, please make sure you have included all of the necessary information. A full list of the information required for resource consent applications is in the Information Requirements Section of the District Plan.

OFFICE USE ONLY

Has the application been completed appropriately (including necessary information and adequate assessment of effects)?

☐ Yes ☐ No

Application: ☐ Received ☐ Rejected

Received by: ☐ Counter ☐ Post ☐ Courier ☐ Other: _____

Comments: _____

(Include reasons for rejection and/or notes to handling officer)

Planning Officer: _____ Date: _____

TREE WORK RESOURCE CONSENT CHECKLIST

Applicant's Name: Chantal Hillier

Site Address: 62 Chambers street, N.E.V., DUNEDIN

This check sheet is to assist you in lodging a complete resource consent application and to avoid delays in processing. Please return this check sheet with your completed application.

Tick each box that is relevant as you compile the information. If it is not relevant, please write NA across the box. Please attach a copy of the required information with your completed resource consent application form and this check sheet.

☐ **Completed Application Form**

Ensure applicant/agent contact and property details are correctly and completely filled out.
Tree/tree group owners details should be provided if not the applicant.
Check application form is signed.

☐ **Locality Plan or Aerial Photograph**

Showing the physical location of the subject tree(s) in relation to site boundaries.

☐ **Description of Application**

Explaining the proposed tree work in full, including the reasons for proposed removal or modification of the tree/bush and identification of species where known.

☐ **Assessment of Environmental Effects**

This is required by the Fourth Schedule of the Resource Management Act 1991 commensurate with the application type.

In considering possible positive or negative effects of the proposed tree work on the environment, where relevant, include comment on the following:

- | | |
|---|---|
| ☐ Extent to which trees contribute to amenity of neighbourhood and streetscape. | ☐ Whether tree(s) can be relocated. |
| ☐ Mitigation measures proposed such as replacement planting. | ☐ Consideration of alternative methods in achievement of applicants objectives. |

☐ **Written Consents of Adversely Affected Parties**

- | | |
|--|---|
| ☐ Identification of affected persons (this will include owner of tree if not the applicant). | ☐ Affected persons consent form signed. |
|--|---|

PLEASE NOTE

Once the above attachments have been compiled and the resource consent application form and this check sheet completed, deliver or post your application to:

City Planning
Dunedin City Council
1st Floor, Civic Centre
50 The Octagon
PO Box 5045
Dunedin

For further information contact the Dunedin City Council Planning Enquiries Team on:
Phone 03 477 4000
Fax 03 474 3451

DISCLAIMER

Please note that the completion of this form does not comprise any type of Council approval under the Resource Management Act 1991. Nor does the completion of the form in any way prevent Council from making a request pursuant to Section 92 of the Resource Management Act 1991 for additional information required for processing the application.



62 Chalmers st



***Golden Elm
21.02.01***

Tree no 49

Design Standards for Urban Infrastructure

Plant Species for Urban Landscape Projects in Canberra

Botanical Name: *Ulmus glabra* 'Lutescens' (Ugl)

Common Name: golden scotch elm

Species description

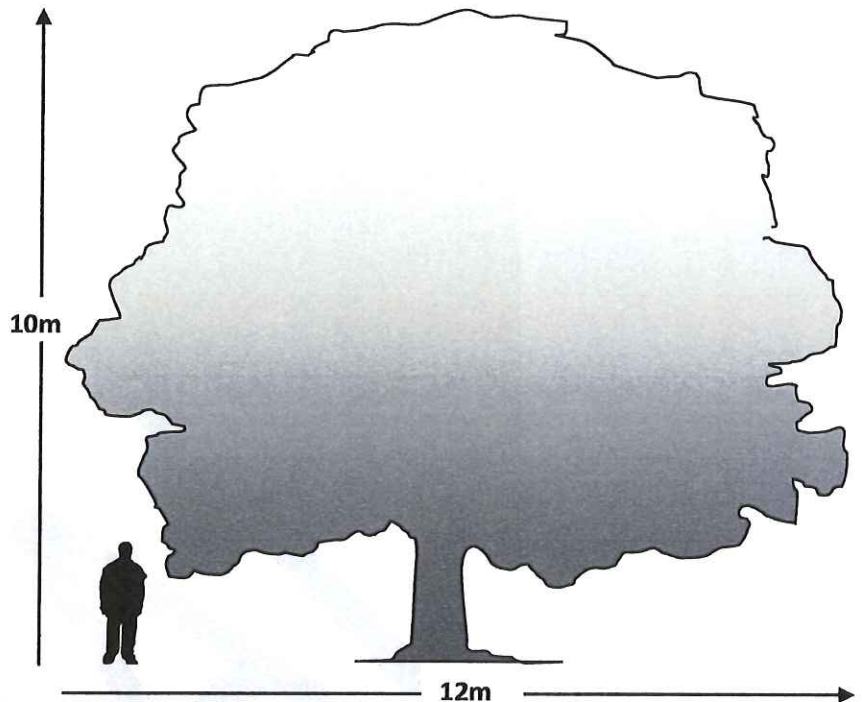
- Deciduous
- Broad spreading tree with branches low to the ground
- Dark, lightly fissured grey-brown bark
- Distinctive greenish-gold leaves turning yellow in autumn
- Insignificant flowers
- Rounded [samaras](#) up to 2 centimetres long

Height and width

10 metres tall by 12 metres wide

Species origin

Europe, with the cultivar being introduced from Germany



Landscape use

- Available Soil Volume required 43m³
- Suitable for use in parks as a shade tree
- Not suitable for use as a street tree or near bike paths due to its low branching structure
- Requires a minimum clearance of 7 metres from buildings

Use considerations

- High frost and drought tolerance
- Suits most soils, but prefers moist well drained soils
- [Long lived](#)
- Fast growing
- Low flammability
- Grows well in full or part sun
- Prone to attack from Elm leaf beetle
- Lower branches may need pruning to enable service vehicles and mowers access under branches
- Roots may sucker when damaged by excavation

Examples in Canberra

Not known in Canberra in public plantings

Availability

Commercially available



ACT
Government

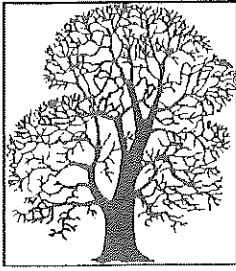
Territory and Municipal Services

Greentrees Tree Risk Report
concerning Golden Elm
listed tree T303 at
62 Chambers St
NEV, Dunedin



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GreenTrees Ltd

Peter Waymouth - Consulting Arborist
11 Bouverie St, Dunedin, NZ, 9010

p 03 473 8065
m 027 432 9646
e pw@greentrees.co.nz

29.05.18

Chantal Hillier
62 Chambers St
North East Valley
Dunedin 9010

Evaluation of Golden Elm (*Ulmus glabra* 'Lutescens') T303

Dear Chantal,

Introduction

My apology for the delay in writing you about the Golden Elm, which is causing great concern within your family. Having thoroughly researched the history of this Wych Elm variety (*aka Ulmus glabra*) I found that it was first registered by a nursery in Belgium about C1903. The parent Wych Elm (*Ulmus glabra*) is a large fast growing & long-lived forest tree (ie 250yrs), capable of reaching a height of 30+ metres at maturity. Your tree, although now semi-mature, may still be capable of increasing height & spread due to its present vigour & good health.

Shading

The intense shading of your house & the neighbouring property (62 & 58 Chambers St) is largely due to the dense foliage of the large ≤ 20 metre canopy spread. While the lime-green light coming through the backlit yellow-green leaves is a pleasant effect, sunlight barely penetrates the foliage.

Being a deciduous tree there is some respite in the winter months where dappled sunlight may enter the house. However, I note that the contour of your property, which lies at the head of a small gully (≤ 50 m contour), is well below your neighbours opposite & above in Montrose St (≤ 70 m contour). Winter sun would arrive late in the morning only to provide dappled light for a few hours through the close-knit branches.

STEM Evaluation

The recognised STEM evaluation of trees throughout New Zealand was first put forward in 1996 by a Nelson based landscape architect, Ron Flook. Since then been in general use by councils & arborists in assessing trees for protected status on their district plans, which are in turn protected by the Resource Management Act.

The STEM (Standard Tree Evaluation Method) is an appraisal methodology, which has recently been reviewed in 2017 for an International Society of Arboriculture (ISA) scientific publication 'Arboriculture & Urban Forestry'. While the STEM is well accepted here in NZ, it is also encouraging to see that its appraisal system stands up to the scrutiny of international researchers. The reason that I mention this aspect, is because my evaluation uses the monetary calculation within STEM, which relies on a multiplication factor. Consequently, the field values are estimated conservatively & summed to provide a total points score, then multiplied to produce a monetary value.



Tree Risk Assessment Levels

- Level 1. 'Drive by' is a fast method of ascertaining major defects. Essentially, it is a cursory look from one side only & used for assessing large tree populations.
- Level 2. A qualitative method using a data sheet & likelihood matrices to estimate a risk rating. Mitigation measures are also described, which may allow for the lowering of risk to an acceptable level. Tools used may include a mallet for sounding, metal rod for probing cavities, tape measure, camera, GPS, binoculars & laptop/tablet for data recording. Climbing gear may also be used for an aerial inspection.
- Level 3. An advanced method using all the techniques in Level 2 when a high value tree or group of trees has serious defects requiring in-depth diagnosis. There are various invasive drill-probes, which record data for computer analysis of internal decay. Sonic tomographs are a non-invasive way of looking within the tree trunk on a sectional plane to assess internal decay. The costs of employing such equipment is only justified in rare cases involving high value targets. Generally, a Level 2 assessment will suffice to find & describe the defects, whereby a tree owner can make an informed decision.

Discussion

By using the STEM evaluation the Golden Elm (*Ulmus glabra* 'Lutescens') attains 138 total points with a monetary valuation of \$26,940.00, in my opinion. The Dunedin City Council requires a significant tree to attain 147 total points for inclusion on the District Plan.

The ISA tree risk assessment Level 2 method which I have used has found the risk rating to be moderate. The fact that the tree was cabled approximately 30 years ago means that replacement of the cables are now due. The reason for the original cable installation underlines the inherent structural weakness, whereby the 3 mainstems arise at the root collar. These mainstems lean outwards and support a very large canopy of ≤ 20 metres in diameter. Should the old cables fail during a storm, the possibility of a mainstem failure arises as a distinct probability. In such a scenario, there is little doubt that consequently there would be high risk of potential harm to people and property.

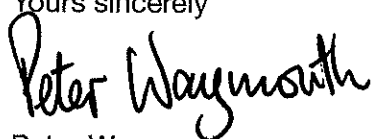
Conclusion

The tree risk assessment offers 2 options for mitigation of the moderate risk posed by the Golden Elm (*Ulmus glabra* 'Lutescens') T303:

- Option 1. Retain the Golden Elm by installing a new cabling support system & RVT (reduction-via-thinning) evenly throughout the canopy by 30% on 3 year cycle.
- Option 2. Remove the Golden Elm & replant with a tree which will grow to maturity while remaining in scale with its surroundings.

I hope this report is useful you and your family in deciding how to approach the problems associated with delisting a DCC protected tree. If you have any queries please do not hesitate to contact me.

Yours sincerely


Peter Waymouth



STEM: Standard Tree Evaluation Method (NZ)

Date: 24.05.18

Adapted from RNZIH - www.rnzih.org.nz - Ron Flook 1996
see below for full explanation

Tree Evaluation for: Chantal Hillier, 62 Chambers St, Dunedin 9010.

E. chantal.hillier@gmail.com

GPS Lat -45.854757° S Lon 170.526113° E

M 0274 637 913

Species: Golden Elm (<i>Ulmus glabra</i> 'Lutescens')	H ≤16.0m	S ≤20.0m	DBH ≤1.2m	Age ≤75yrs		
1. Condition of tree (points)	3 (10%)	9 (30%)	15 (50%)	21 (70%)	27 (90%)	Score
Form (structure / appearance)	imperfect	average	standard	choice	fine	15
Occurrence (frequency in locality)	frequent	common	occasional	scarce	rare	15
Vigour/Vitality (health)	poor	adequate	fair	good	excellent	21
Function (usefulness)	small	useful	practical	strong	robust	15
Age (years)	10 yrs+	20 yrs+	40 yrs+	80 yrs+	100yrs+	15
Subtotal Points						81

2. Amenity Values (points)	3 (10%)	9 (30%)	15 (50%)	21 (70%)	27 (90%)	Score
Stature (greater of height or spread)	3m - 8m	9m -14m	15m -20m	21m -26m	27m+	15
Visibility (from unseen to landmark)	0.5km	1.0km	2.0km	4.0km	8.0km	3
Proximity (presence of other trees)	forest	woodland	group 10+	group 3+	solitary	15
Role (as landscape element)	lesser	modest	select	prime	notable	15
Climate (Micro-ecological effect)	slight	normal	valuable	vital	critical	9
Subtotal Points						57

3. Valuation (based on replacement cost equivalent) *	Σ	Calculations	
a. Total Points (1. + 2.)	a	81 + 57 = 138	TP = 138
b. Unit cost -10 x 1yr trees (H = 0.4m, S = 0.2m, DBH = 0.02m) ★	b	∴ (138 TP x 75) =	\$10,350
c. Cost of planting (10 tree-holes 0.5mø x 0.25m depth, plant & mulch)	c	3hr @ \$40/hr	\$120
d. Maintenance period (over equivalent period to approx tree age) †	d	(75 x 10 x 4) =	\$3000
e. Wholesale value (gst incl)	e	(a x b) + (c + d) = e	\$13,470
f. Retail Value (2e) #	f		\$26,940



NZ-0039BTM

Explanation of terms used above

* Flook formula for wholesale value (a x b) + (c + d) = e. Ref. ISA - Journal of Arboriculture 28(1) Jan 2002

★ Unit cost based on 10 replacement trees @ \$7.50 each = \$75.00

† Maintenance equivalent = Age of tree x 10 replacements x \$4.00 p.a.

Retail Value is twice wholesale ⇒ (2 x e) = f. Ref. ISA - Journal of Arboriculture 28(1) Jan 2002

N.B. This STEM evaluation form is adapted from Ron Flook's 1996 publication ISBN 0.473.04039.5

In order to allow for unique field values within the matrices for database applications, some changes have been made.

These changes in no way affect the intended statistical or functional outcomes of the original Standard Evaluation Tree Method.

Peter Waymouth ISA - BCMA (verify at www.isa-arbor.com) 11 Bouverie St, Dunedin 9010, NZ W greentrees.co.nz P 03 473 8065 M 027 432 9646

STANDARD TREE EVALUATION FORM

GPS Lat -45.854757° S
Lon 170.526113° E

Date	21.2.2001				
Tree	Golden Elm				
Address	62 Chalmers st				
	62 Chambers St NEV DN.				
Height (m)	16m	Radius (m)	20m	Circumference (m)	@ 1.2m dia. 600
CONDITION EVALUATION					
Points	3	9	15	21	27
• Form	Poor	Moderate	Good ✓	Very Good	Specimen
• Occurrence	Predominant	Common	Infrequent	Rare	Very Rare
• Vigour & Vitality	Poor	Some	Good	Very Good	Excellent
• Function	Minor	Useful	Important ✓	Significant	Major
• Age (Yr)	10 Yrs+	20 Yrs +	40 Yrs + ✓	80 Yrs +	100 Yrs+
Subtotal Points	81 ✓				
AMENITY EVALUATION					
Points	3	9	15	21	27
• Stature (m)	3-8	9-14	15-20 ✓	21-26	27+
• Visibility (km)	0.5 ✓	1.0	2.0	4.0	8.0
• Proximity	Forest	Parkland	Group 10+ ✓	Group 3+ ✓	Solitary
• Role	Minor	Moderate	Important ✓	Significant	Major
• Climate	Minor	Moderate	Important	Significant	Major
Subtotal Points	75				
NOTABLE EVALUATION					
Recognition Points	Local 3	District 9	Regional 15	National 21	International 27
Stature	✓	Discard feature rating as overstated			
• Feature	✓				
• Form					
Historic					
• Age 100+					
• Association					
• Commemoration					
• Remnant					
• Relict					
Scientific					
• Source					
• Rarity					
• Endangered					
Subtotal Points	3				
Total Points	159				

DBH
1200
mmHeight or
Spread15
15
21
15
15
15
81
15
3
15
15
9
57

M.T.

Arborist

Re-evaluated by Peter Waymouth
05.05.18

Based on STEM - A Standard Tree Evaluation Method



SCANNED

62 Chalmers st



Golden Elm
21.02.01

Tree no 49

ISA Tree Risk Assessment form

Date: 24.05.18

Peter Waymouth - ISA Board Certified Master Arborist

NZ-0039BTM

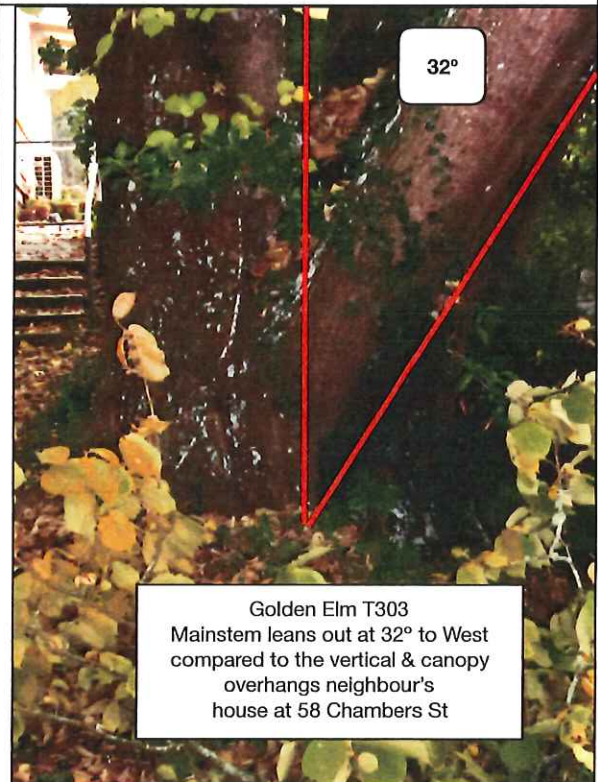
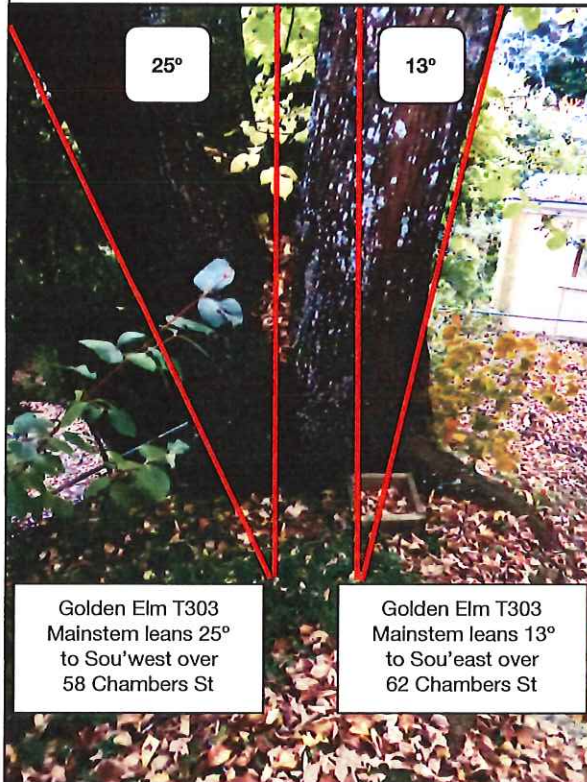


Tree Characteristics				Client: Chantal Hillier			
Genus	Ulmus			Address: 62 Chambers St, NEV, Dunedin M 027 463 7913			
Species	glabra 'Lutescens'						
Common name	Goldden Elm			Tools: Camera, Probe, Measuring tape, etc Time Frame: 1 year			
Age (approx)	≤ 75 yrs			Tree location (GPS / remote sensor)		Latitude -45.854757°S	
Live crown ratio (LCR)	≤ 80%			Assessor(s): Peter Waymouth		Longitude 170.526113°E	
DBH	≤ 1.2mØ			(see over for details)			
Height	≤ 16.0m			Risk		Low High	
Spread	≤ 20.0m			Options		Moderate Extreme	
				Risk Rating Moderate			
No.	Target Description & Assessment			Z1	Z2	Z3	O M R
1	People passing beneath canopy to & from the house daily			100%	100%		3 NO NO
2	House & vehicles parked beneath canopy regularly			100%	100%		3 NO NO
Target Zones: Z1 = 100% Dripline, Z2 = 100% Height, Z3 = 150% Height, M = Move Target, R = Restrict Access? Yes/No							
O = Occupancy Rate, 1 = Rare, 2 = Occasional, 3 = Frequent, 4 = Constant							
Site Factors				Topography Aspect			
History of failures	None to date - 3 x mainstems have been cabled 30+ years ago against failure			Flat	Slope.15%	NW	
Site Changes	None	Grade	Clearing	Hydrology	Root Cuts	Describe: stable site for 50+ years	
Soil Conditions	Low Volume	Saturated	Shallow	Compacted	Paved over roots 25%	Describe: asphalt, etc	
Prevailing Wind: Sou'west	Common Weather		High winds	Ice	Snow	Heavy rain	Describe: sheltered
Tree Health & Species Profile							
Vigour	Low	Normal	High	Foliage	Leafoff	Dead	Normal 95+%, Chlorotic...%, Necrotic ...%
Pests	None			Abiotic	N/A		
Species Failure Profile	Branches	Trunk	Roots	Describe: Large over-extended limbs occasionally fail in elm trees.			
Load Factors							
Wind Exposure	Protected	Partial	Full	Funnelling	Crown Size	Small	Medium Large
Crown Density	Sparse	Normal	Dense		Few	Normal	Dense Vines/Moss
Recent or planned changes in load factors				None to date			
Tree Defects & Conditions Affecting the Likelihood of Failure							
Crown & Branches							
Unbalanced Crown	Dead Branchescm			Cracks		Lightning Damage	
Broken / Hangers	Number			Codominant: The multi-stemmed architecture of this tree		Included Bark	
Over Extended Branches	Epicormics			has created several potentially weak branch attachments		Cavity/Nest hole.....% circ	
Pruning History	Lion Tailed			Previous Branch Failures : None to date		Similar Branches	
Cleaning	Thinned			Dead /Missing Bark		Cankers /Galls / Burls	
Reduced	Topped			Conks		Sapwood Damage / Decay	
Flush Cuts	Raised			Response Growth:		All previous pruning wounds are callusing adequately	
Other: 3 large stems have been cabled ≤ 35 years ago							
Main Concerns: Over extended branches are supported by steel cable system, designed to bolster the structural integrity of the tree.							
This partially insures against branch failure, due to excessive shear & torsion forces experienced in storms. Replacement of cables is now due.							
Load on Defect	N/A	Minor	Moderate	Significant			
Likelihood of Failure	Improbable	Possible	Probable	Imminent			
Trunk				Roots & Root Collar			
Dead / Missing Bark	Codominant Stems		Cankers/Galls/Burls	Collar Buried / Not Visible	Depth.....cm	Stem Girdling	
Abnormal Bark Color	Included Bark		Conks/Mushrooms	Conks / Mushrooms	Decay	Dead	
Sapwood Decay	Trunk Cracks		Poor Trunk Taper	Cavity.....% circ	Sap Ooze	Cracks	
Heartwood Decay	Sap ooze		Lightning Damage	Distance from trunk.....m	Cut/damaged Roots	Root Plate Lifting	
Cavity/Nest Hole% circ	Depth.....cm		Leandegrees	Soil Weakness			
Response Growth:				Response Growth:			
Main Concerns: None				Main Concerns: None			
Defect Load	N/A	Minor	Moderate	Significant			
Likeli..Fail	Improbable	Possible	Probable	Imminent			
Defect Load	N/A	Minor	Moderate	Significant			
Likeli..Fail	Improbable	Possible	Probable	Imminent			

International Society of Arboriculture takes no responsibility for conclusions/recommendations drawn from use of this form. Adapted by Peter Waymouth
ISA Board Certified Master Arborist (NZ - 0039BTM) from a data sheet produced for ISA Tree Risk Assessment Qualified (TRAQ) Arborists in 2013

Risk Categories																						
							LIKELIHOOD				Matrix 1			Matrix 2								
											FAILURE			CONSE-		RISK						
							FAILURE		IMPACT		& IMPACT			QUENCES		Rate						
C						TAR-	i	p	p	i	v	m	h	u	s	l	v	n	m	s	s	of
O			CONDITIONS			TAR-	m	o	r	m	l	e	i	n	o	i	l	e	i	i	e	Part
N	TREE		OF	PART	FALL	GET	p	s	o	m	o	d	g	l	m	k	i	g	n	g	v	
D	PART		CONCERN	SIZE	DIST	No	r	s	b	i	w	w	i	h	i	e	e	k	l	o	n	e
CD	TRP		COC	PS	FD	TN	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	Long branches		Storm Failure	15cm	5m	1&2	NO															
																						
Golden Elm T303 shown above centre right.							Steel cables shown above. Dense shading shown below															
Matrix 1. Likelihood matrix																						
Likelihood of Failure		Likelihood of Impacting Target																				
		Very Low	Low	Medium	High																	
Imminent		Unlikely	Somewhat	Likely	Very Likely																	
Probable		Unlikely	Unlikely	Somewhat	Likely																	
Possible		Unlikely	Unlikely	Unlikely	Somewhat																	
Improbable		Unlikely	Unlikely	Unlikely	Unlikely																	
Matrix 2. Risk rating matrix																						
Likelihood		Consequences of Failure																				
Fail&Impact		Negligible	Minor	Significant	Severe																	
Very Likely		Low	Moderate	High	Extreme																	
Likely		Low	Moderate	High	High																	
Somewhat		Low	Low	Moderate	Moderate																	
Unlikely		Low	Low	Low	Low																	
Notes, Explanations & Descriptions:																						
Pruning & replacing cables, while addressing structurally issues, would not solve the intense shading for 58 & 62 Chambers St properties																						
The Golden Elms has a dense canopy due to a vigorous growth & the natural habit of the species. Maintenance is will be a ongoing cost for a regular 3 to 5 yearly pruning cycle to have any effect on the shading problem.																						
Mitigation Options																						
1. Reduction-via-thinning (RVT) by 25% pruning of livewood evenly throughout the canopy & replacement of the old cabling system.																		Residual Risk				
2. Removal of the tree by sectional takedown to ground level																		Residual Risk				
Tree Risk Rating																						
Overall Tree Risk Rating		Low	Moderate	High	Extreme	Work Priority	1	2	3	4												
Overall Residual Risk		Low	Moderate	High	Extreme	Recommended Inspection Interval of:																
Data	Final	Preliminary	Advanced Assessment needed		No	Yes	Type / Reason															
Inspection Limitations		None	Visibility	Access	Vines	Root Collar Buried	Describe:															

Cabling support installed 30 years ago ties the 3 large mainstems together to prevent mainstem failure during storms at root collar (ie ground level) allowing tree to fall

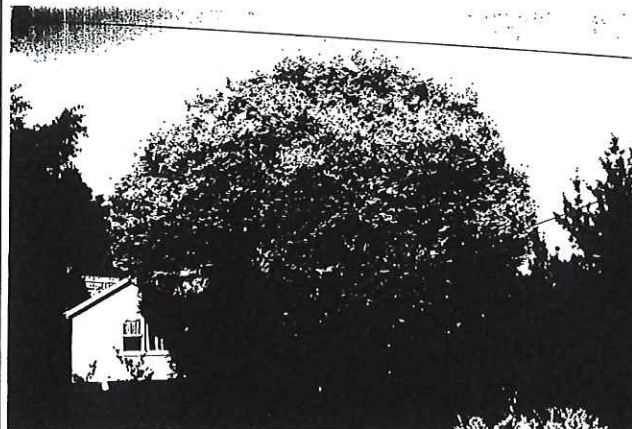


Golden Elm T303 - **30 year old 10mmØ steel cables** in need of replacement, being at the end of their useful life in supporting very large canopy

Golden Elm (T303) Canopy growth comparison 2001 - 2018



62 Chalmers st



Golden Elm
21.02.01

Tree no 49

Design Standards for Urban Infrastructure

Plant Species for Urban Landscape Projects in Canberra

Botanical Name: *Ulmus glabra* 'Lutescens' (Ugl)

Common Name: golden scotch elm

Species description

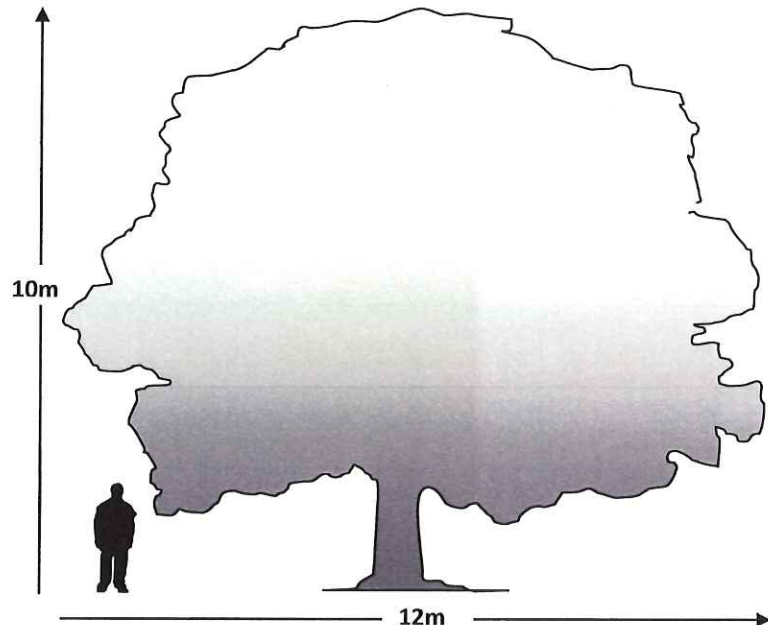
- Deciduous
- Broad spreading tree with branches low to the ground
- Dark, lightly fissured grey-brown bark
- Distinctive greenish-gold leaves turning yellow in autumn
- Insignificant flowers
- Rounded [samaras](#) up to 2 centimetres long

Height and width

10 metres tall by 12 metres wide

Species origin

Europe, with the cultivar being introduced from Germany



Landscape use

- Available Soil Volume required 43m³
- Suitable for use in parks as a shade tree
- Not suitable for use as a street tree or near bike paths due to its low branching structure
- Requires a minimum clearance of 7 metres from buildings

Use considerations

- High frost and drought tolerance
- Suits most soils, but prefers moist well drained soils
- [Long lived](#)
- Fast growing
- Low flammability
- Grows well in full or part sun
- Prone to attack from Elm leaf beetle
- Lower branches may need pruning to enable service vehicles and mowers access under branches
- Roots may sucker when damaged by excavation

Examples in Canberra

Not known in Canberra in public plantings

Availability

Commercially available



ACT
Government

Territory and Municipal Services

POLICY SCHEDULE

Mr P & M Waymouth
C/- Aon New Zealand - Albany

Client No

6001566

Policy No

6106106

Reference No

4-1

**Professional Indemnity**

POLICY NUMBER HO-LPI-6106106

WORDING VL POL PI-0903

INSURED P & M Waymouth

BUSINESS DESCRIPTION Consulting Arborist

PERIOD OF INSURANCE From: 31 July 2017 at 4pm
To: 31 July 2018 at 4pm

RETROACTIVE DATE Unlimited

TERRITORY New Zealand

JURISDICTION New Zealand

LIMIT OF INDEMNITY \$ 500,000 any one claim / in the aggregate during the Period of Insurance including costs and expenses
EXCESS \$ 1,000 each and every claim including costs and expenses

COVERAGE

Defamation	Included
Past Liabilities	Excluded
Loss of Documents	Included
Amendment to Dishonesty Exclusion	Excluded
Fidelity	Excluded
Automatic Reinstatement	Included

ENDORSEMENTS PI1010

Fair Trading Act Extension

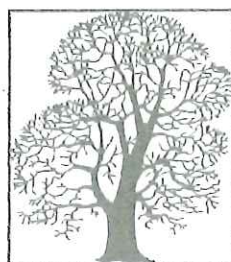
The Company agrees to indemnify the Insured against any claim which may be made against the Insured during the Period of Insurance and reported to the Company during that period in respect of any liability of the Insured in the course of conduct of the Business of the Insured arising out of orders in the nature of monetary compensation under the Fair Trading Act 1986 made by a court of competent jurisdiction, unless such liability was brought about or contributed to by any criminal or malicious act, error, omission or statement of the Insured.

Signed for and on behalf of Vero Liability Insurance Limited

Authorised Officer
ANS



27 July 2017



GreenTrees