EQC claim docmentation here

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Here HQ <hello@here.co.nz>

Information request – 1-29/41-43 CAMBRIDGE TERRACE, CHRISTCHURCH CITY, CHRISTCHURCH 8013

1 message

Official Information Act Requests <oiarequests@naturalhazards.govt.nz> Tue, Sep 29, 2026 at 7:13 AM
To: "HELLO@HERE.CO.NZ" <HELLO@here.co.nz>

Kia ora Caleb,

Thank you for contacting the Natural Hazards Commission (NHC) Toka Tū Ake.

Information request – 1-29/41-43 CAMBRIDGE TERRACE, CHRISTCHURCH CITY, CHRISTCHURCH 8013

We received your request for information on 2 September 2026, as per the attached, relating to Unit 26/41 Cambridge Terrace also know in our system as 1-29/41-43 Cambridge Terrace. Your request has been considered under the Official Information Act (OIA) 1982 and Privacy Act (PA) 2020.

Please find attached our response to your request.

Below is a summary of the claims associated with the above property.

Claim Number	Date of Loss	Exposure	Settlement Method
CLM/2010/097877	04/09/2010	Building Land	Cash Settled - Apportioned Damage (Settled under Master Claim) Less than minimum excess
CLM/2011/020173	26/12/2010	Building	Cash Settled (Settled under Master Claim)
CLM/2011/059851 *Master Claim*	22/02/2011	Building	Cash Settled - Apportioned Damage
CLM/2011/201658	13/06/2011	Building	Cash Settled (Settled under Master Claim)
CLM/2011/243860	09/10/2011	Building	Cash Settled (Settled under Master Claim)
CLM/2012/033451	23/12/2011	Building	Cash Settled (Settled under Master Claim)
CLM/2016/013688	14/02/2016	Building	Closed - Actioned on other claims
CLM/2017/005727	14/11/2016	Building	Withdrawn

Please Note: *Your requested property is apart of a Body Coporate. Only documents that directly relate to your requested property have been included in this pack.*

Please note that, due to the quick succession of Canterbury earthquake events, claims were often merged for administrative purposes. In this case, the claims CLM/2010/097877, CLM/2011/020173, CLM/2011/201658, CLM/2011/243860 and CLM/2012/033451 were merged and settled with CLM/2011/059851 as the master claim.

In accordance with the provisions of section 141(2) of the Natural Hazards Insurance (NHI) Act 2023, I have included NHC Toka Tū Ake documentation relating to the assessments and repairs carried out at the property, which contains information held on unassigned claim numbers. The claim owner has not provided authority for you to have access to the claims; however, pursuant to section 141 (4) (a-b) of the NHI Act, you have a public interest to receive information relating to natural hazard damage at the property.

To protect the privacy of the respective owners, I have withheld information relating to third parties and other neighbouring properties under section 9(2)(a) of the OIA and section 53(b) of the PA.

Further Information
You have the option of approaching the Office of the Ombudsman and/or Privacy Commissioner should you wish. The Ombudsman can be contacted at PO Box 10 152, Wellington 6143, on Freephone 0800 802 602, or visit http://www.ombudsman.parliament.nz.

NHC Toka Tū Ake assessments have a very specific purpose and, for this reason, are limited in their use. The purpose of our building assessment is to record the natural disaster damage which has occurred to residential buildings (as defined in the EQC Act). NHC Toka Tū Ake uses this assessment to create a Scope of Works that details the strategy for repairing the natural disaster damage (only) and the estimated cost of that repair. They are not a substitute for a pre-purchase inspection and should not be solely relied on by home buyers when doing thorough due diligence as part of a potential property purchase.

You can read more about getting help to assess risks in an area affected by earthquakes, floods or other natural disasters when buying a house, on the Consumer Protection website.

Ngā mihi,

Anaua Havea
OIA Advisor | Kaitohutohu Ture Mōhiohio Ōkawa
Natural Hazards Commission Toka Tū Ake
0800 DAMAGE (326243)| Wellington
www.naturalhazards.govt.nz



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Thinking of buying or selling your home? Check out www.settled.govt.nz to help you understand how it works and what to look for when you're researching a property.
While you're there, take a look at their information on understanding the impact of natural hazards.

IN CONFIDENCE-CUSTOMER
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2 attachments

Information Response - Unit 26 - 41 CAMBRIDGE TERRACE_Redacted.pdf
3627K

OIA-0209261710-42011-submission - Caleb.pdf
15K

Released under the Official Information Act 1982

CASH SETTLED CLAIM(S)

The following information contains documents relating to claim(s) that were cash settled for the property.

If you require sign off or repair completion documents, they may be obtainable from the contractors who completed the substantive repairs at the property.

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Scope of Works

CLM/2011/201658

Customer: [redacted]

Document explanatory note:
This document provides a summary of the earthquake damage identified by the EQC assessment team. Land, building and room by room damage is listed along with an indication of how this damage is to be repaired.
A glossary of terms describing the type of damage that may be listed on your Scope of Works is provided at the end of this document.

Assessment of Property at 1-29/41-43 CAMBRIDGE TERRACE, CHRISTCHURCH CITY, CHRISTCHURCH 8013 on 5/09/2011

Site

Element	Damage	Repair
Land (Exposed - Soil - 2275.00 m2)		

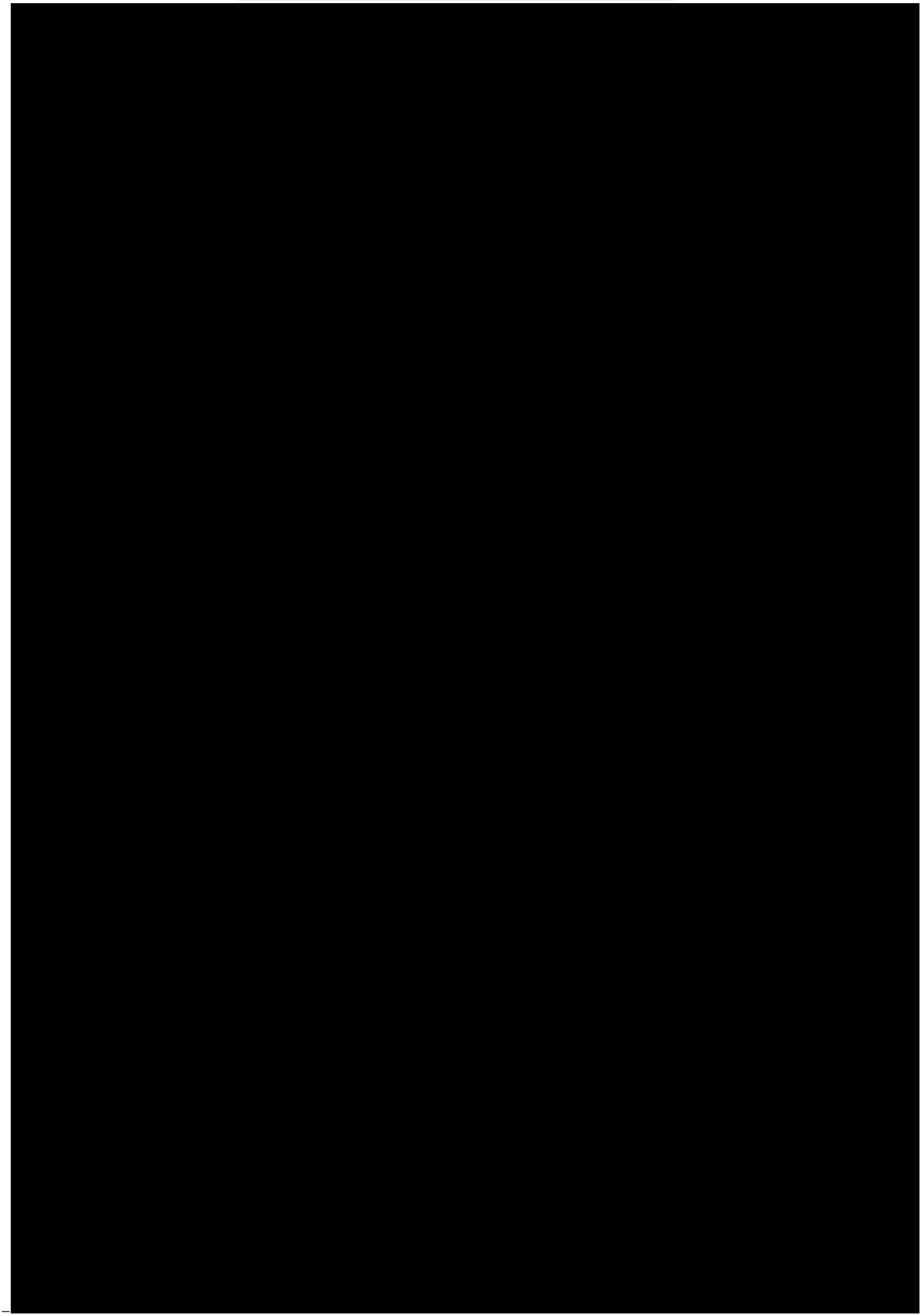
Services

Element	Damage	Repair
Sewerage (Town Connection - PVC Pipe - 25.00 l/m)	No Earthquake Damage	
Water Supply (Town Connection - Plastic - 25.00 l/m)	No Earthquake Damage	

Unit one (block one)

[redacted]

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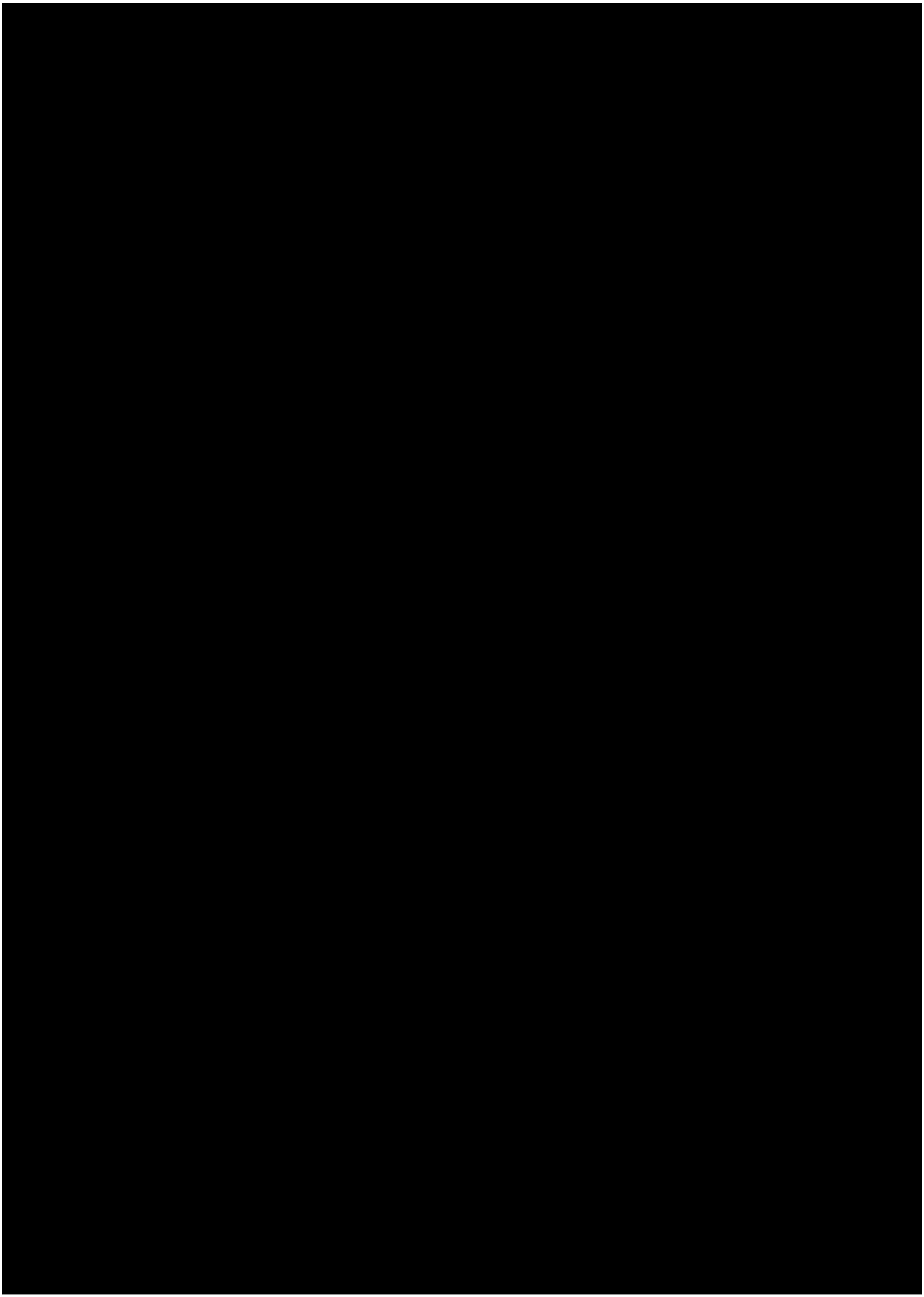
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Unit nine (block one)

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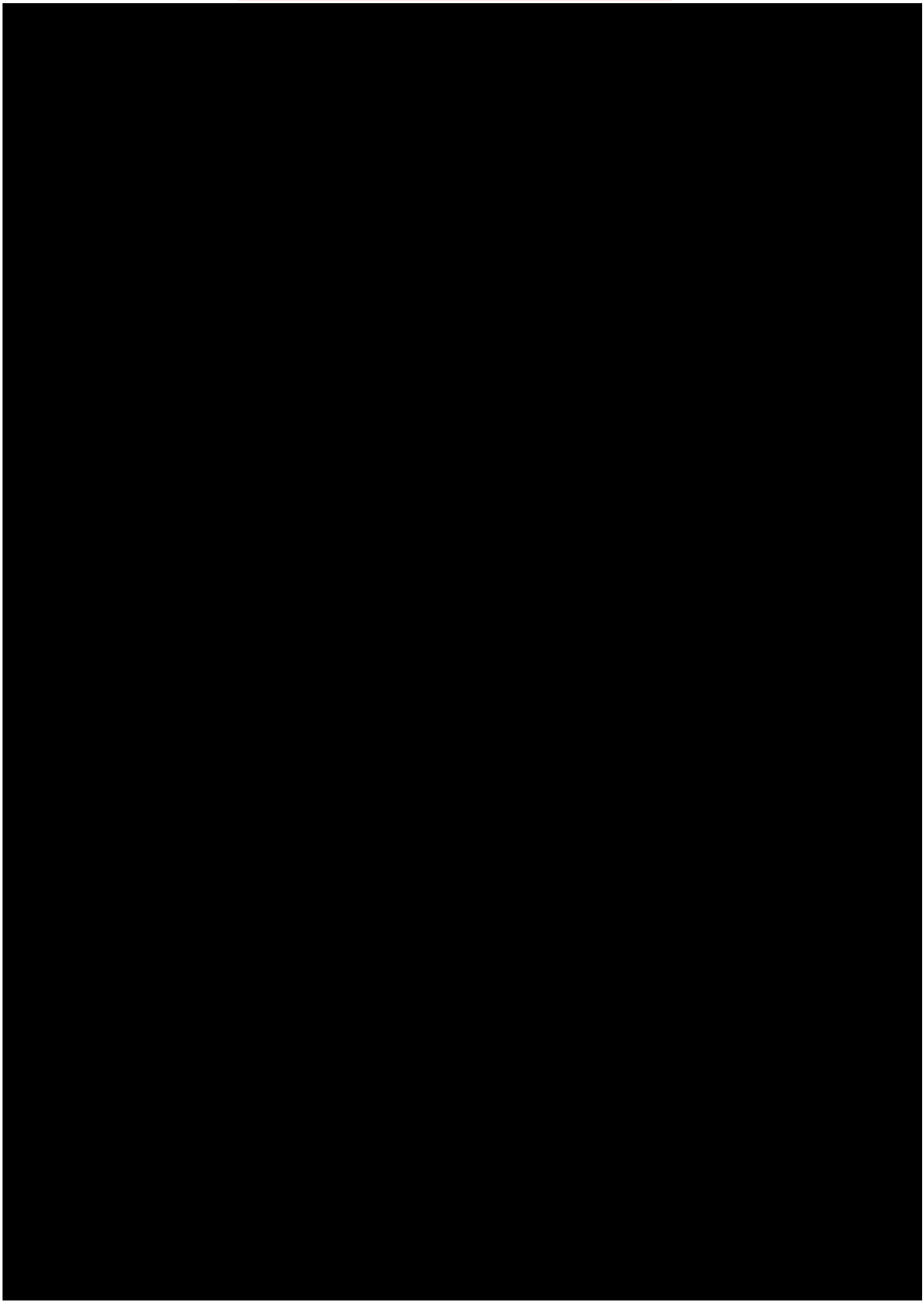
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Unit 10 (block one)

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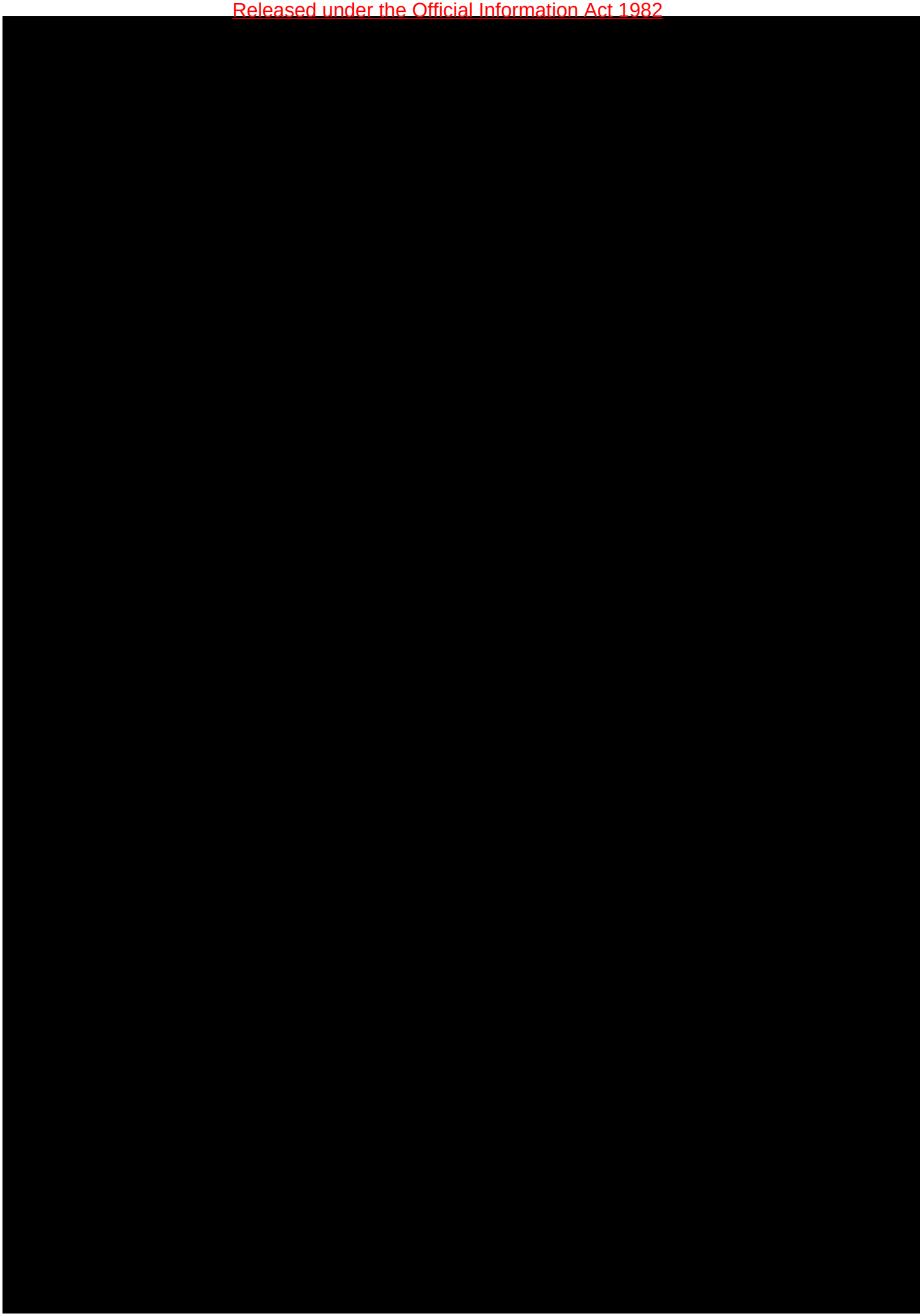
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Unit 11 (block one)

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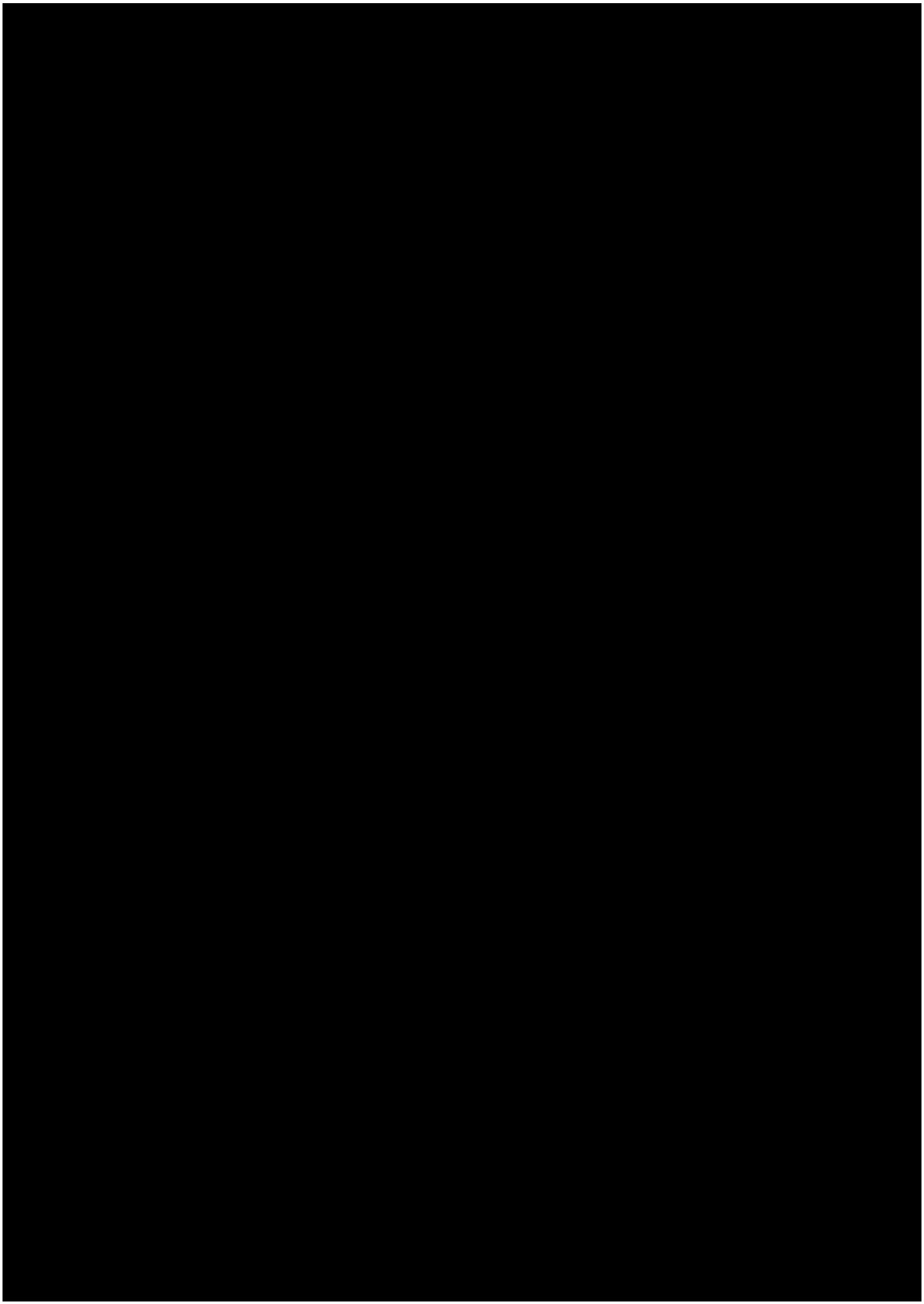
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Unit 19 (block one)

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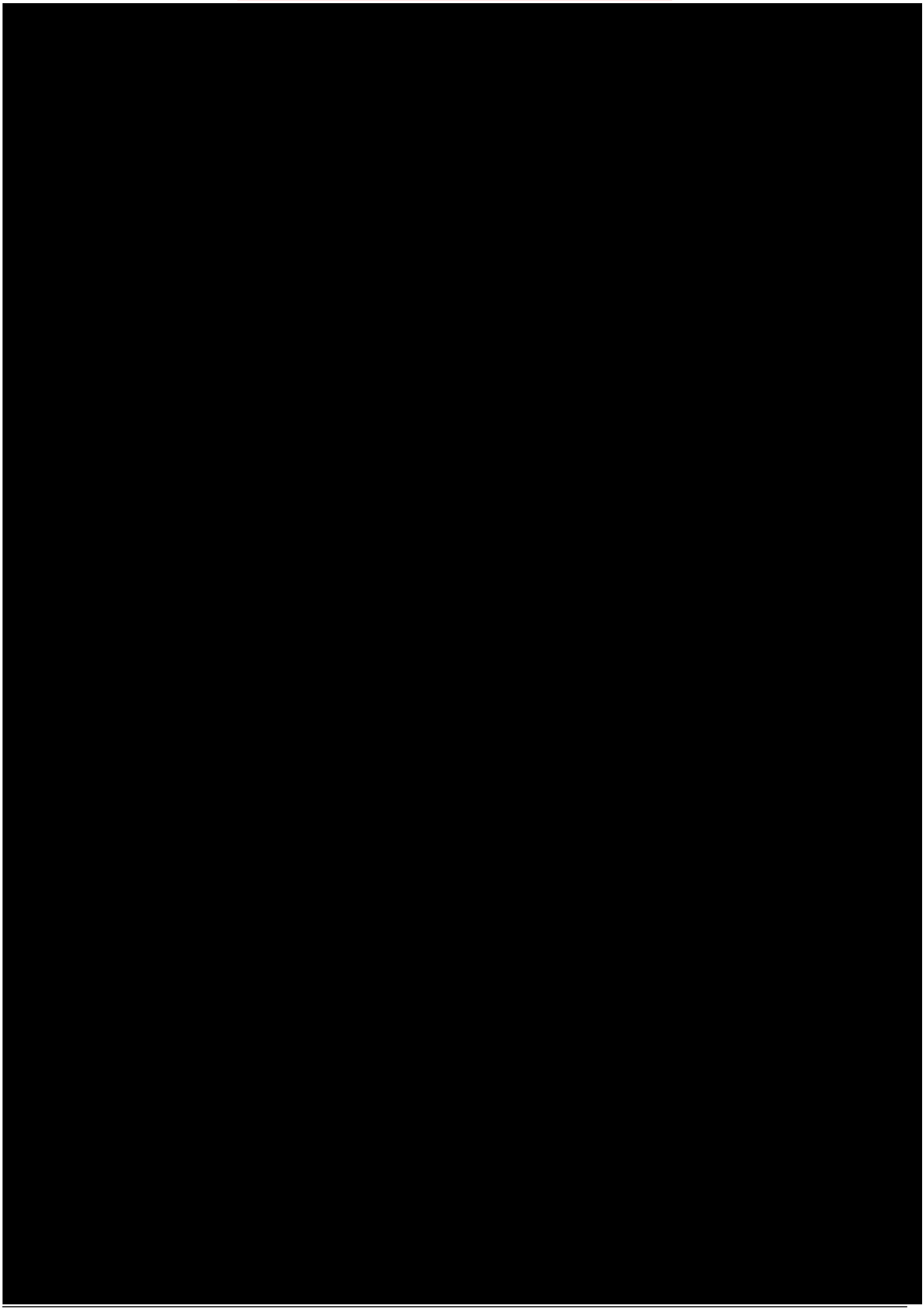
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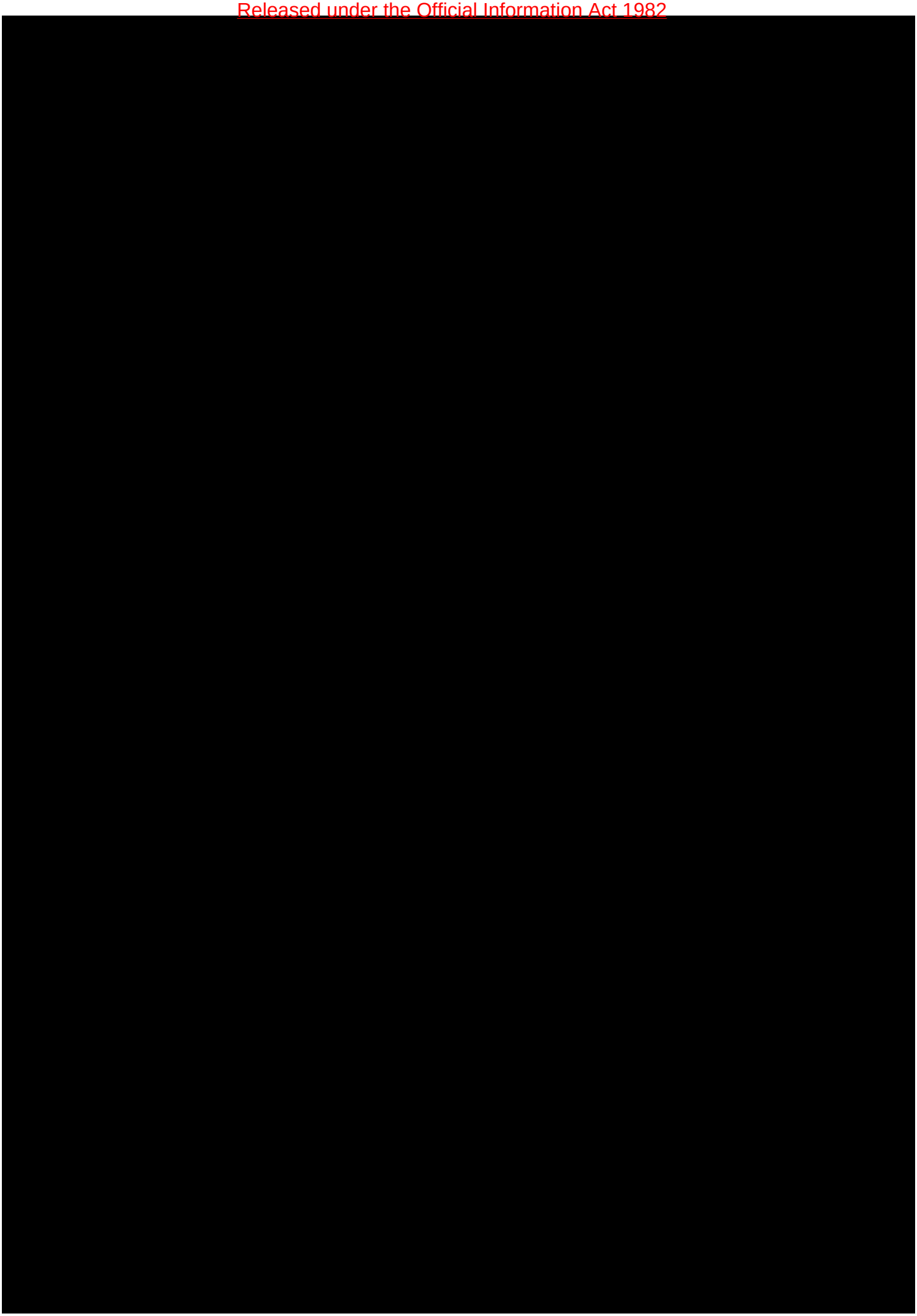
Unit 27 (block one)

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Unit 20 (block one)

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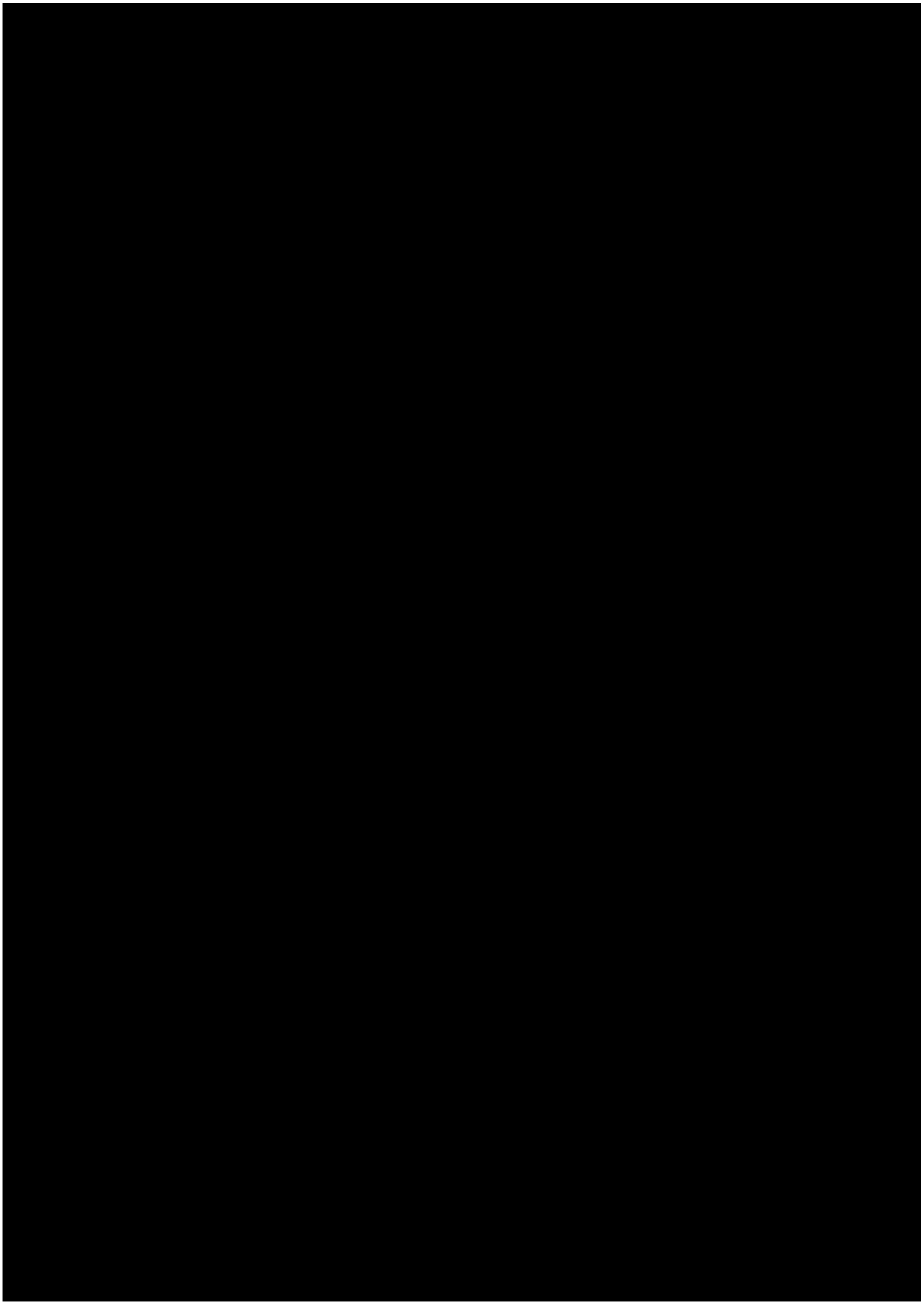
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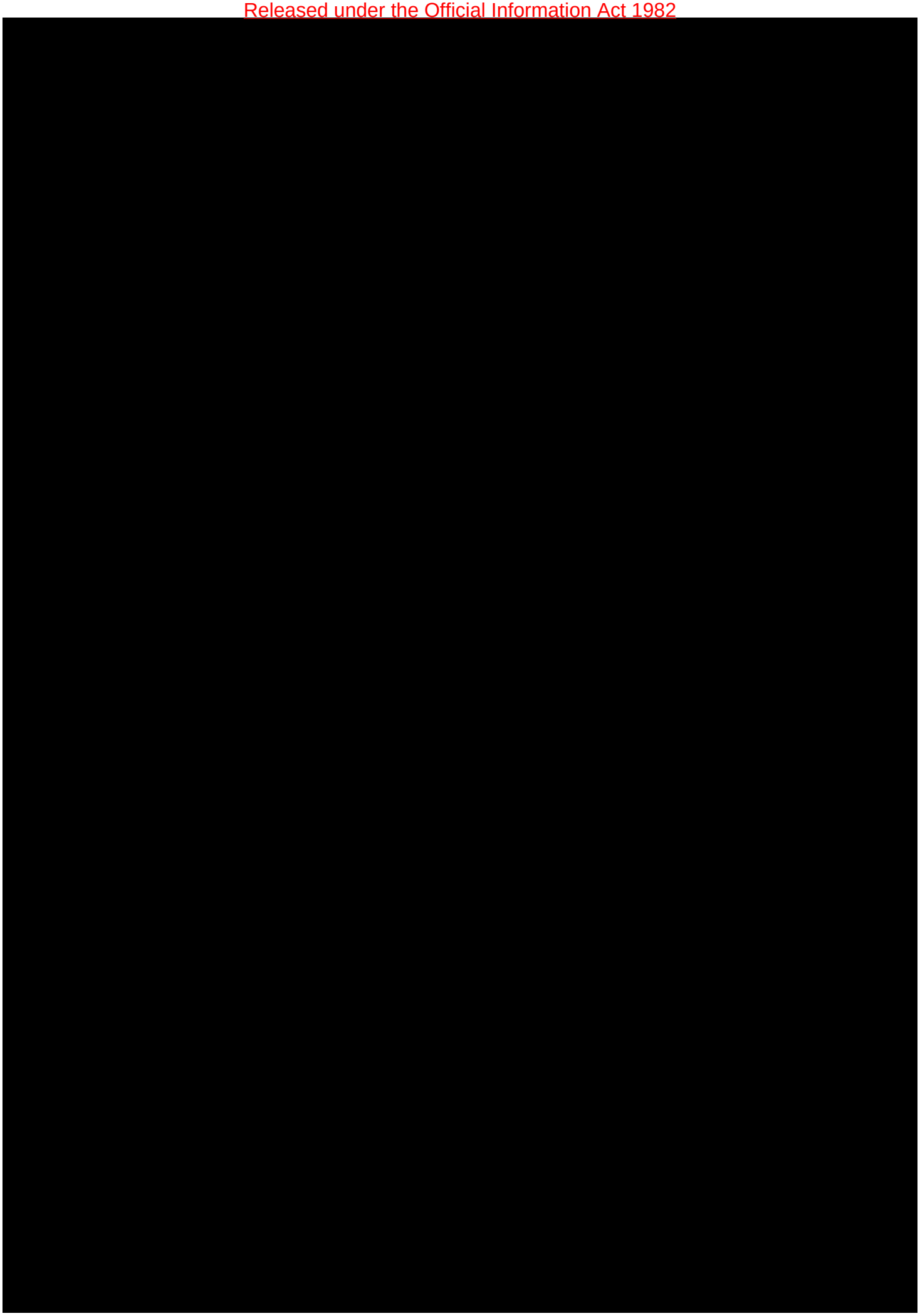
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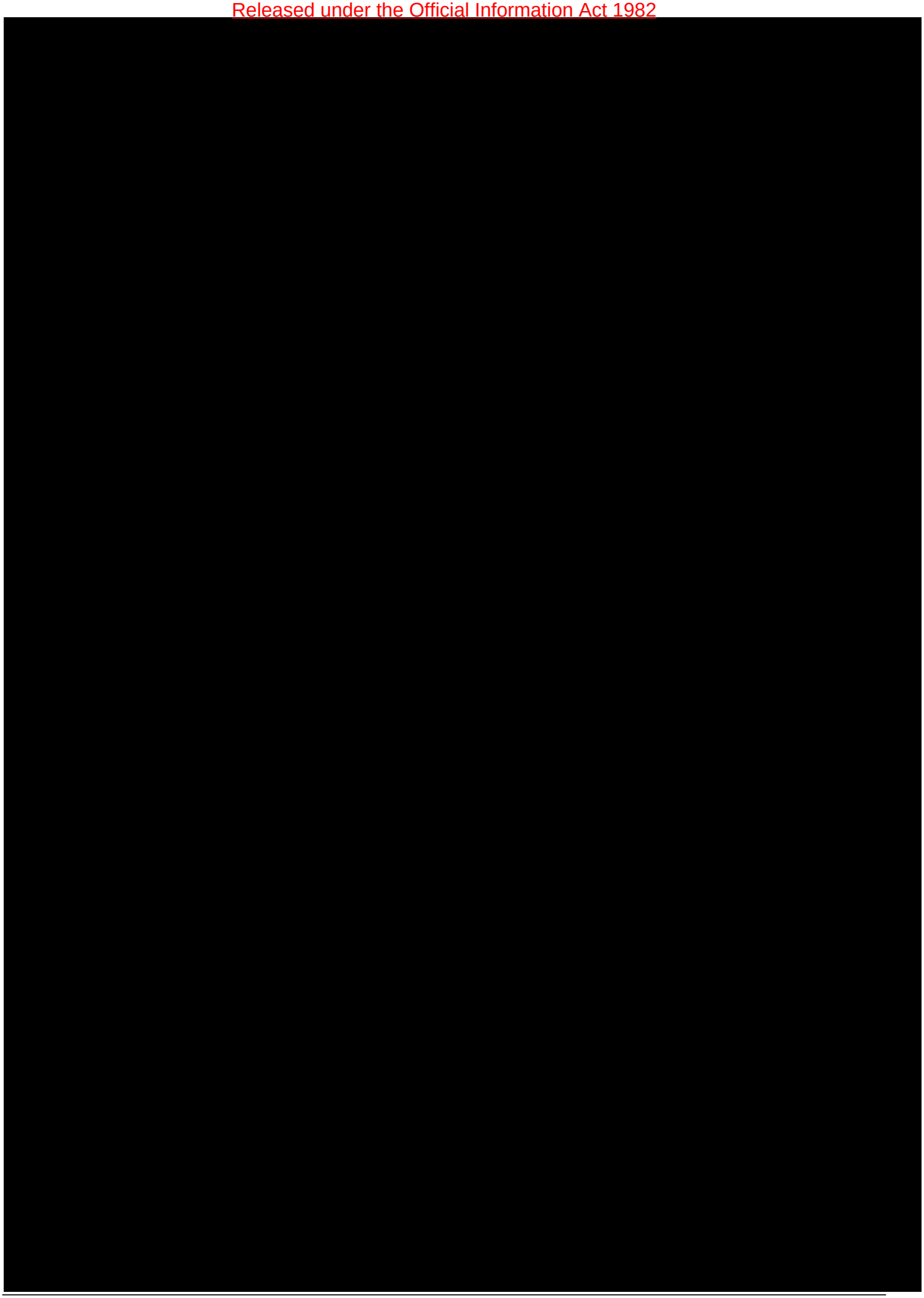
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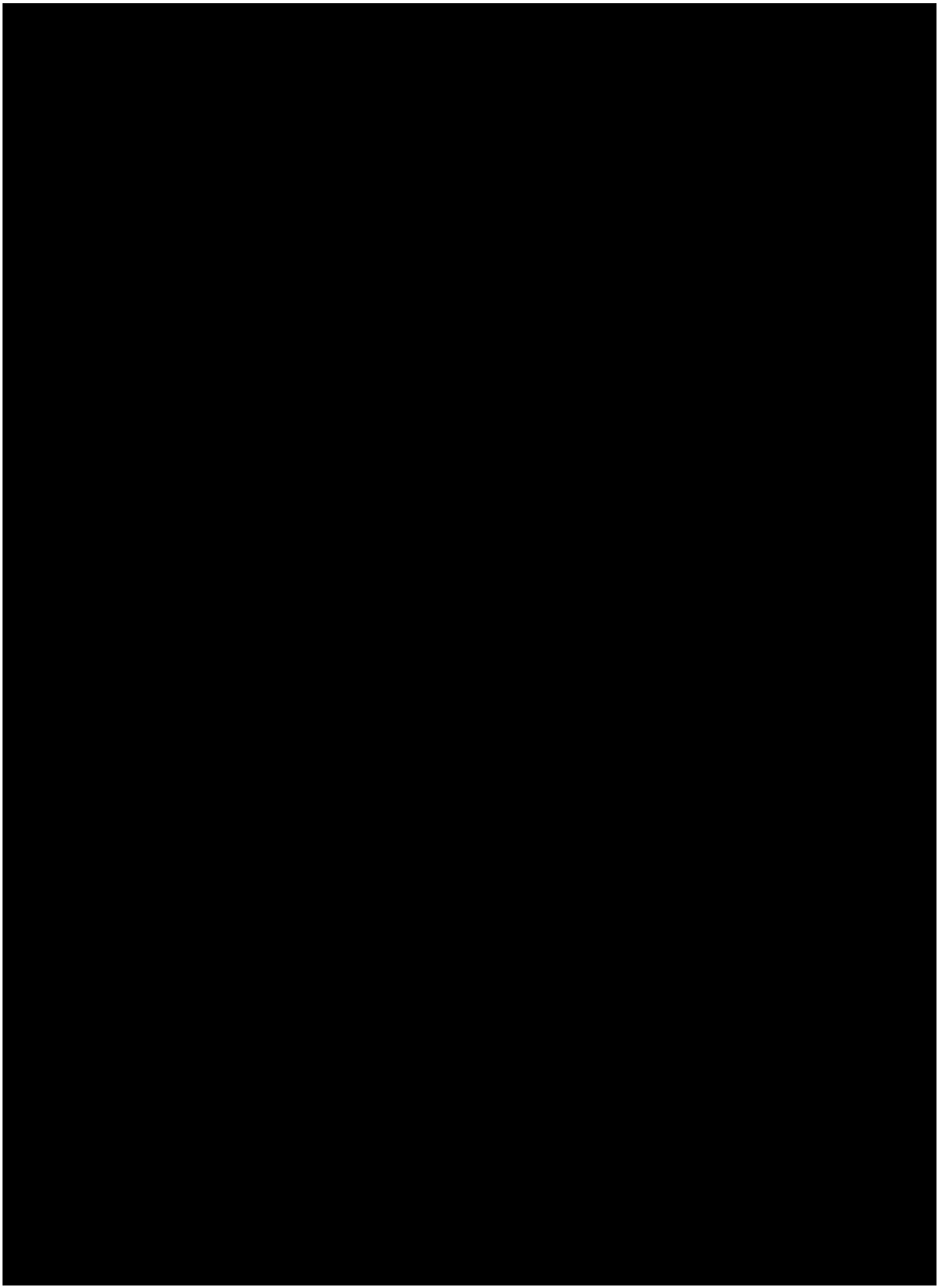
Unit 29 (block one)



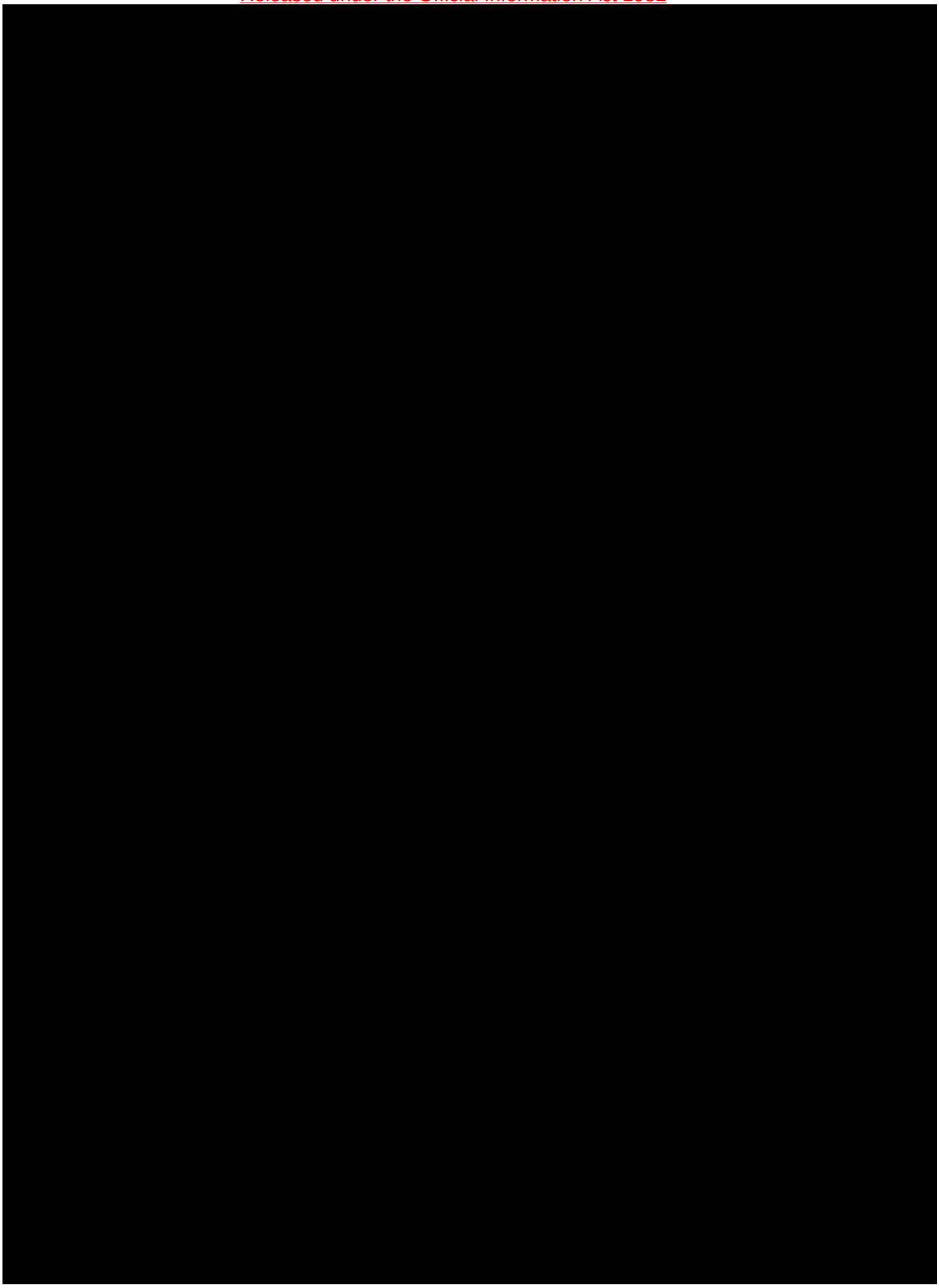
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Unit two (block two)

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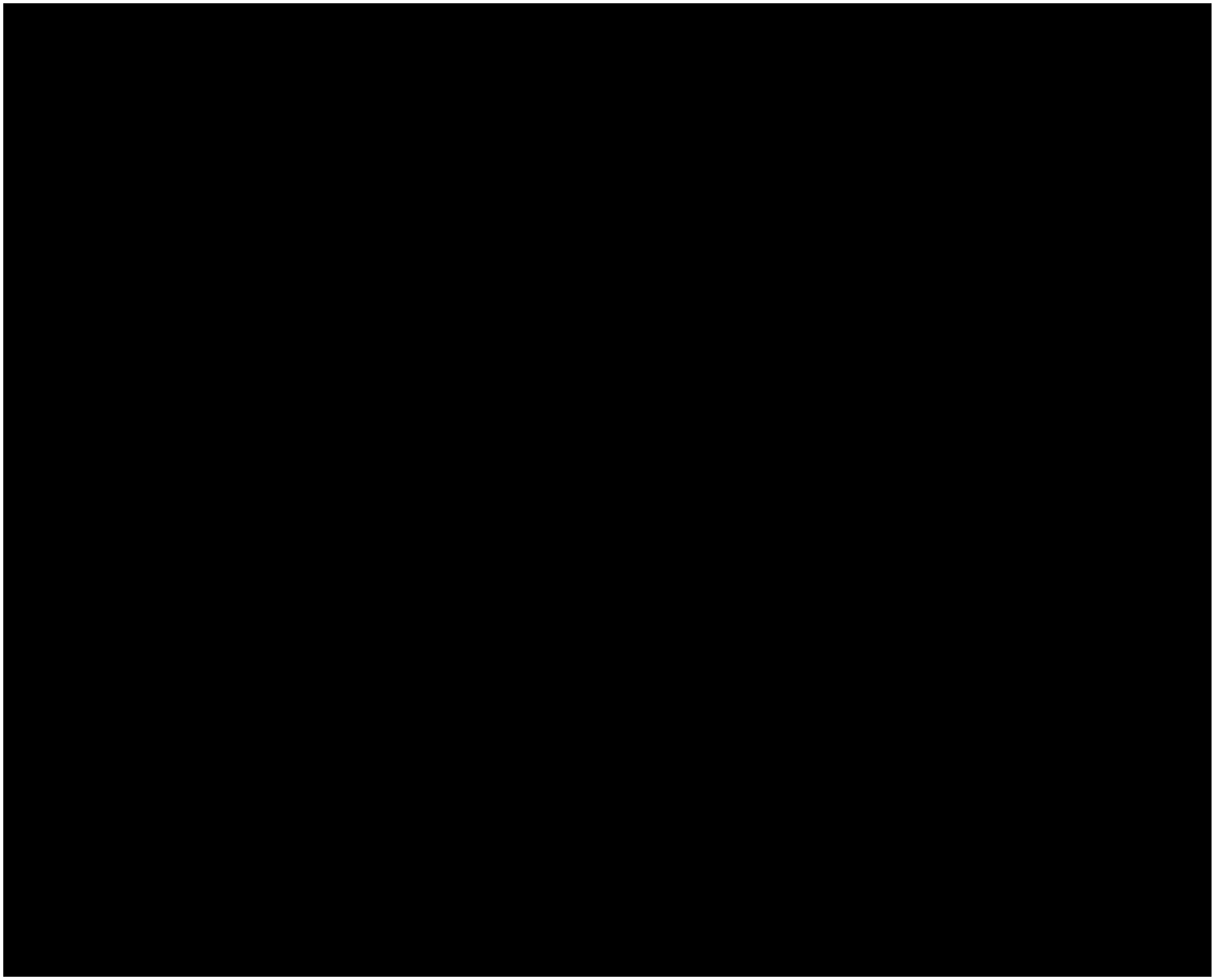
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Unit three (block two)

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Unit 12 (block two)



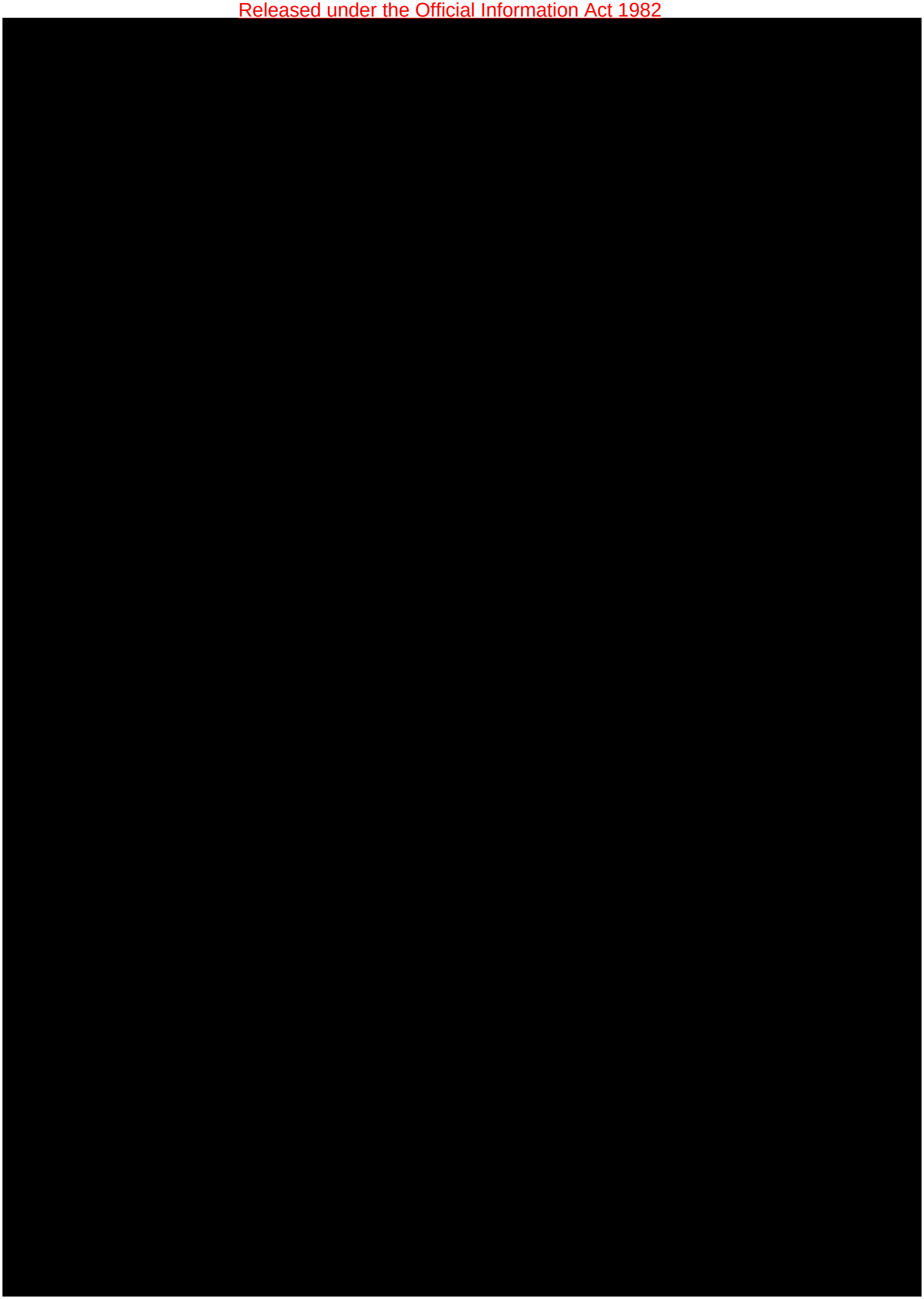
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Unit 13 (block two)



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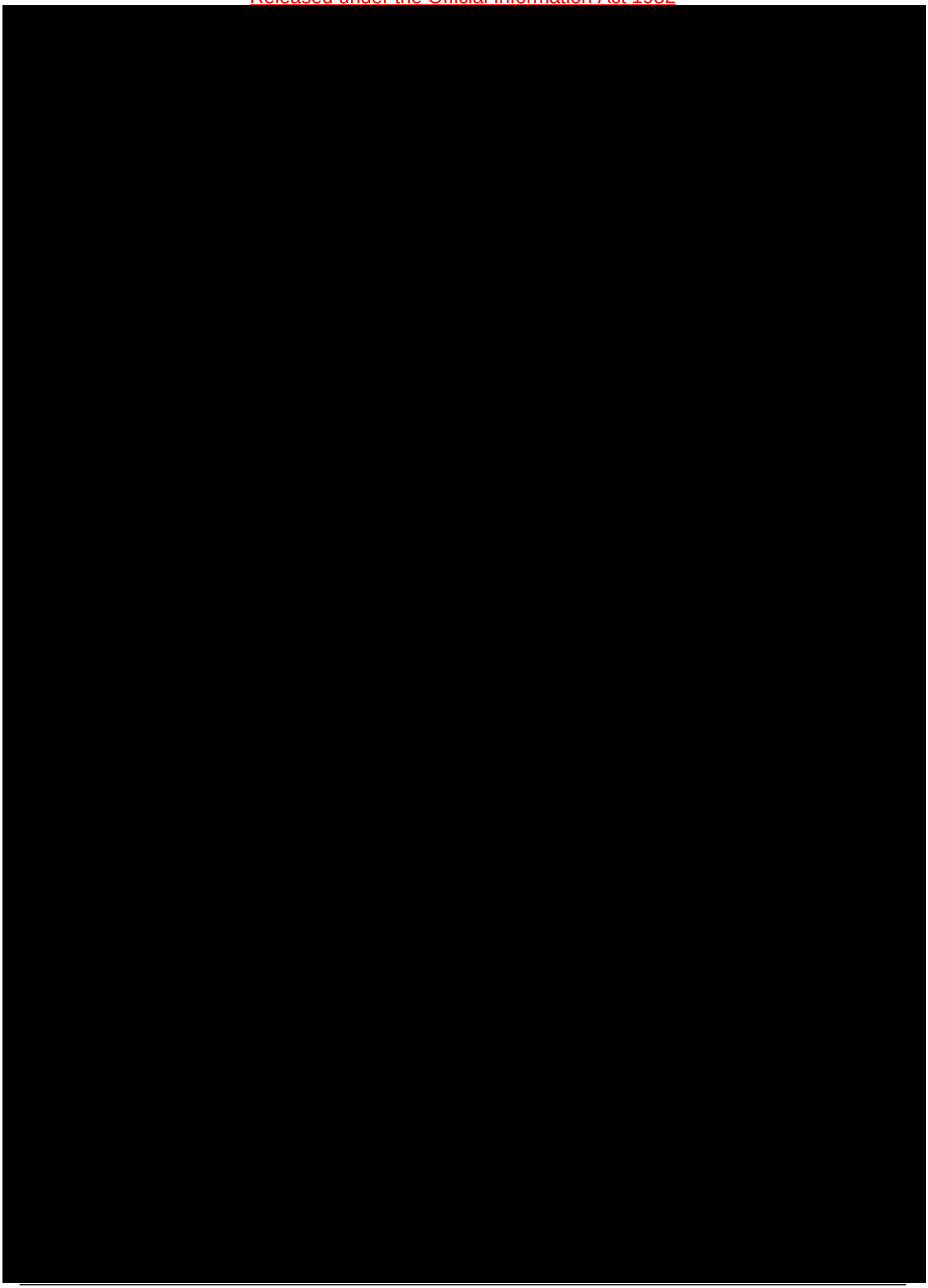
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Unit 22 (block two)

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Unit seven (block three)



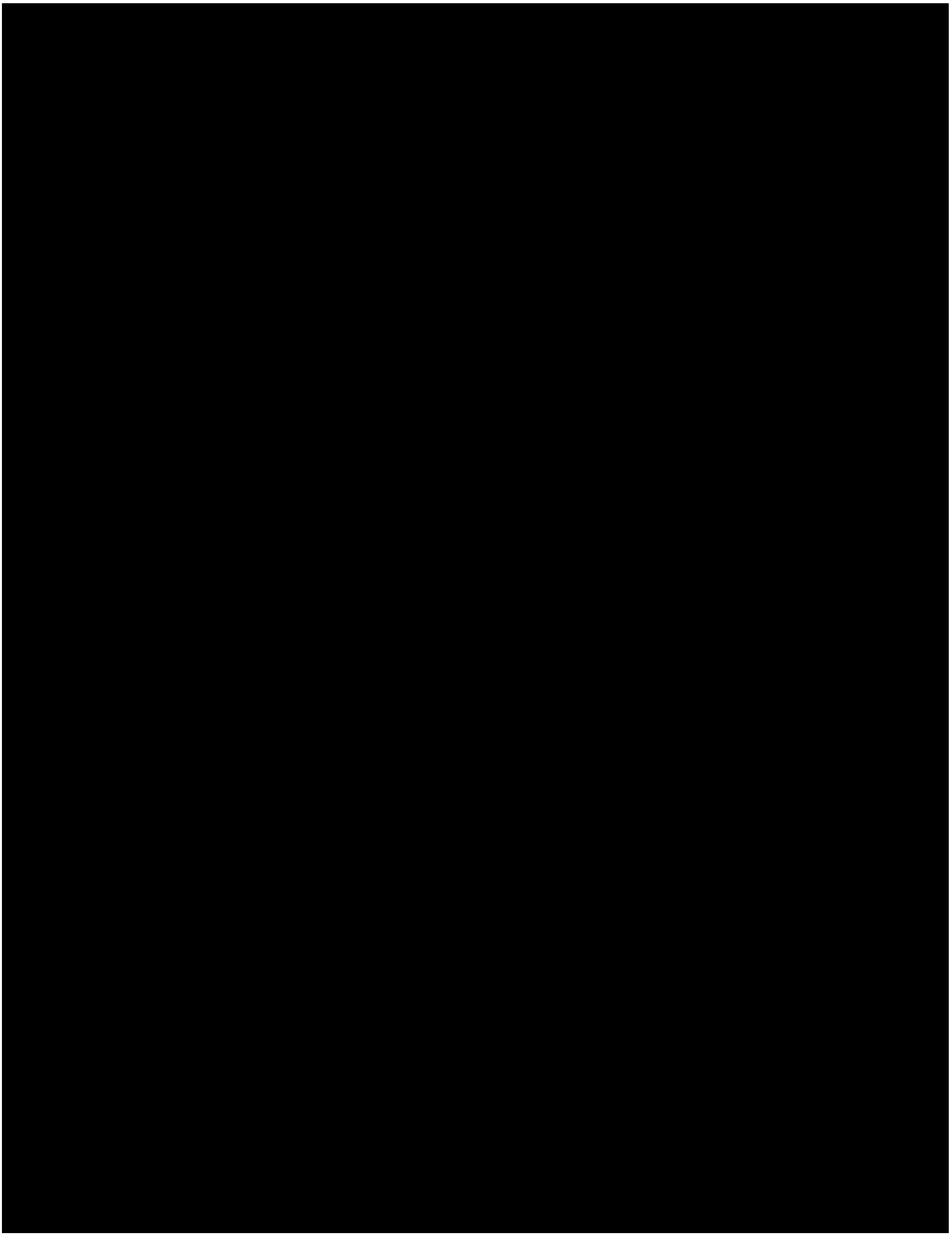
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Unit eight (block three)

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Unit 17 (block three)

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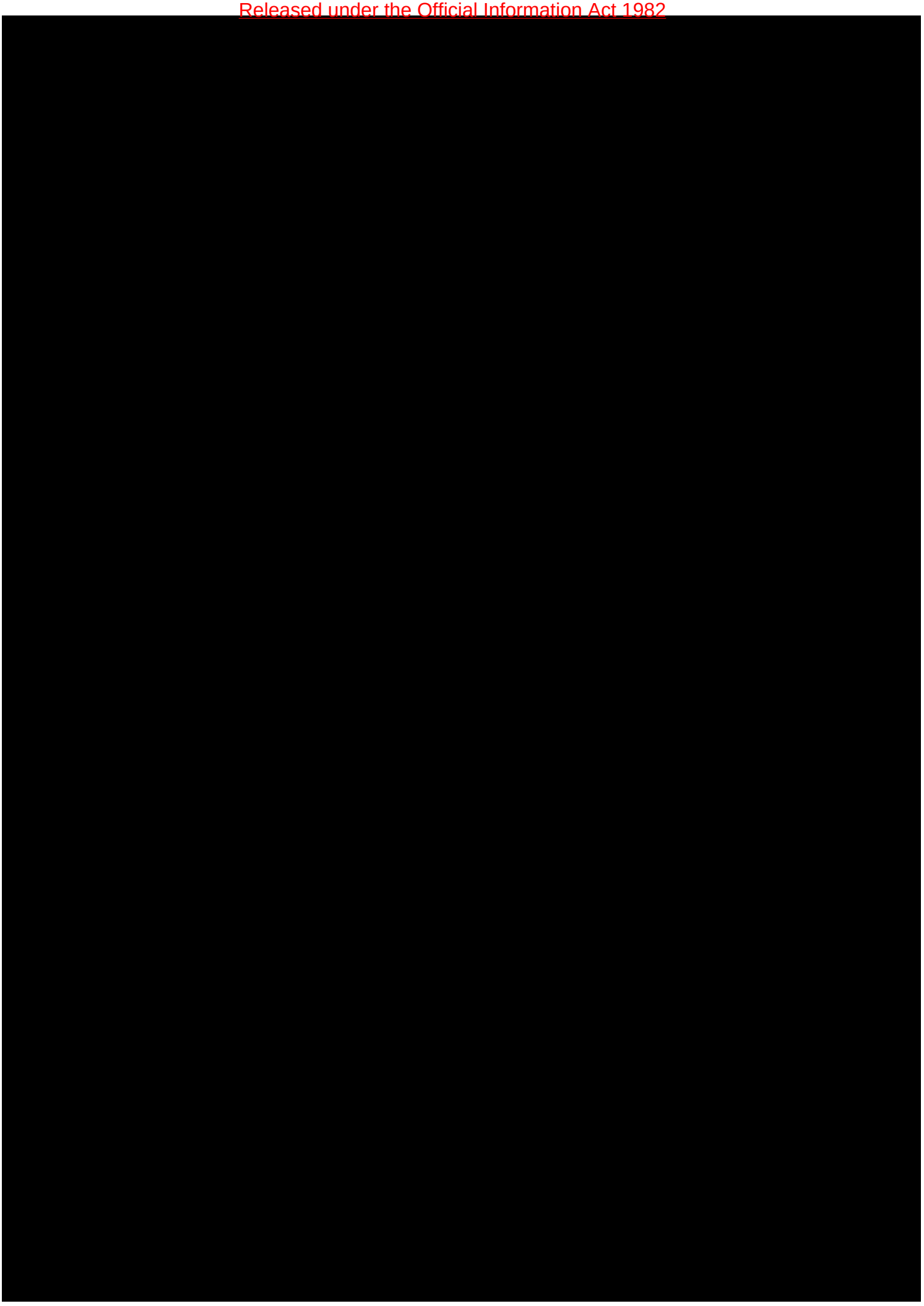
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[redacted]

Unit 18 (block three)

[redacted]

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Unit 26 (block three)

Exterior

Interior

Ground Floor - Kitchen (Open with lounge)

Room Size: 3.80 x 4.30 = 16.34 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.60 m

Element	Damage	Repair		
Built In Oven (Fisher and Paykl - Steel - 1.00 item)	No Earthquake Damage			
Ceiling (Gib - Paint - 16.34 m2)	Cosmetic Damage	Paint Ceiling	16.34	m2
Door (External) (French doors - Aluminium - 1.00 item)	Cosmetic damage	Realign	2.00	No of
Door (External) (Bi Fold doors - Aluminium - 1.00 item)	No Earthquake Damage			
Floor (Concrete - Carpet - 16.34 m2)	No Earthquake Damage			
Heating (Electric - Panel radiator - 1.00 item)	No Earthquake Damage			
Hob (Electric - Standard Spec - 1.00 item)	No Earthquake Damage			
Kitchen joinery (Medium Spec - MDF - 1.00 item)	No Earthquake Damage			
Range Hood (Over Head - Medium spec - 1.00 item)	No Earthquake Damage			
Wall covering (Gib - Paint - 58.32 m2)	Cosmetic damage	Rake out, plaster and paint	58.32	m2
	Structural damage	Remove, dispose, replace Gib, stop and undercoat (Excluding Trim)	1.00	m2
Window (Aluminium Awning - Pane double glazed - 2.00 No of)	No Earthquake Damage			
Work top (Kitchen work top - Stainless - 2.60 l/m)	No Earthquake Damage			

Ground Floor - Bedroom (One)

Room Size: 3.00 x 4.40 = 13.20 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.60 m

Element	Damage	Repair		
Ceiling (Gib - Paint - 13.20 m2)	Cosmetic Damage	Gap fill and paint	13.20	m2
Door (External) (Bi Fold doors - Aluminium - 1.00 item)	Cosmetic damage	Ease door	1.00	No of
	Cosmetic damage	Remove, install new hardware	1.00	No of
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage			

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Floor (Concrete - Carpet - 13.20 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 53.28 m2)	Cosmetic damage	Paint wall	53.28 m2
	Cosmetic damage	Gap fill cracks	6.00 l/m
Window (Aluminium Casement - Pane double glazed - 3.00 No of)	No Earthquake Damage		

Ground Floor - Hallway

Room Size: 0.90 x 5.90 = 5.31 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.40 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 5.31 m2)	Cosmetic Damage	Paint Ceiling	5.31 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 5.31 m2)	No Earthquake Damage		
Skylight (Fixed Opening - Aluminium - 1.00 item)	No Earthquake Damage		
	No Earthquake Damage		
Wall covering (Gib - Paint - 46.24 m2)	Cosmetic damage	Rake out, plaster and paint	46.24 m2

Ground Floor - Bedroom (Two)

Room Size: 2.90 x 3.30 = 9.57 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.60 m

Element	Damage	Repair	
Ceiling (Gib - Paint - 9.57 m2)	No Earthquake Damage		
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Door (Internal) (Sliding - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Carpet - 9.57 m2)	No Earthquake Damage		
Wall covering (Gib - Paint - 44.64 m2)	Cosmetic damage	Rake out, plaster and paint	44.64 m2
Window (Aluminium Casement - Pane double glazed - 2.00 No of)	No Earthquake Damage		

Ground Floor - Room (Other) (Storage, lounge end of hallway)

Room Size: 0.70 x 0.80 = 0.56 (length(m) x width(m) = Area Size(m2))

Stud Height: 1.90 m

Element	Damage	Repair
No Damage		

Ground Floor - Bathroom

Room Size: 1.30 x 3.30 = 4.29 (length(m) x width(m) = Area Size(m2))

Stud Height: 3.60 m

Element	Damage	Repair	
Bath (Acrylic - Standard specification - 1.00 item)			
Bathroom Sink (Basin - Medium specification - 1.00 item)	No Earthquake Damage		
Ceiling (Gib - Paint - 4.29 m2)	Cosmetic Damage	Gap fill and paint	4.29 m2
Door (Internal) (Single Hollow Core - MDF - 1.00 No of)	No Earthquake Damage		
Floor (Concrete - Tiles - 4.29 m2)	No Earthquake Damage		
Heating (Electric - Towel rail - 1.00 item)	No Earthquake Damage		
Mirror (Fixed) (Standard Spec - Mirror - 1.00 m2)	No Earthquake Damage		
Shower (Tiled Shower - Tile - 1.30 m2)	Cosmetic damage	Remove and replace silicon	1.00 l/m

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Skylight (Fixed Opening - Aluminium - 1.00 item)	Leaking	Remove, dispose	1.00	item
Toilet (Standard - Medium Spec - 1.00 item)	No Earthquake Damage			
Wall covering (Gib - Paint - 33.12 m2)	Cosmetic damage	Rake out, plaster and paint	33.12	m2
Window (Aluminium Casement - Pane double glazed - 1.00 No of)	Cosmetic damage	Gap fill and paint jambs / sills	6.00	l/m

Ground Floor - Laundry (Hot water cupboard)

Room Size: 1.90 x 0.80 = 1.52 (length(m) x width(m) = Area Size(m2))

Stud Height: 1.90 m

Element	Damage	Repair		
Ceiling (Gib - Paint - 1.52 m2)	Cosmetic Damage	Rake out, plaster and paint	1.52	m2
Door (Internal) (Sliding - MDF - 2.00 No of)	No Earthquake Damage			
Floor (Concrete - Tiles - 1.52 m2)	No Earthquake Damage			
Wall covering (Gib - Paint - 10.26 m2)	Cosmetic damage	Paint wall	10.26	m2

Ground Floor - Room (Other) (Storage - liabrary)

Room Size: 2.80 x 0.80 = 2.24 (length(m) x width(m) = Area Size(m2))

Stud Height: 1.90 m

Element	Damage	Repair		
Ceiling (Gib - Paint - 2.24 m2)	Cosmetic Damage	Paint Ceiling	2.24	m2
Door (Internal) (Sliding - MDF - 4.00 No of)	Cosmetic damage	Repaint total door surround	1.00	No of
Floor (Concrete - Carpet - 2.24 m2)	No Earthquake Damage			
Wall covering (Gib - Paint - 13.68 m2)	Cosmetic damage	Rake out, plaster and paint	13.68	m2

External elements (block three)



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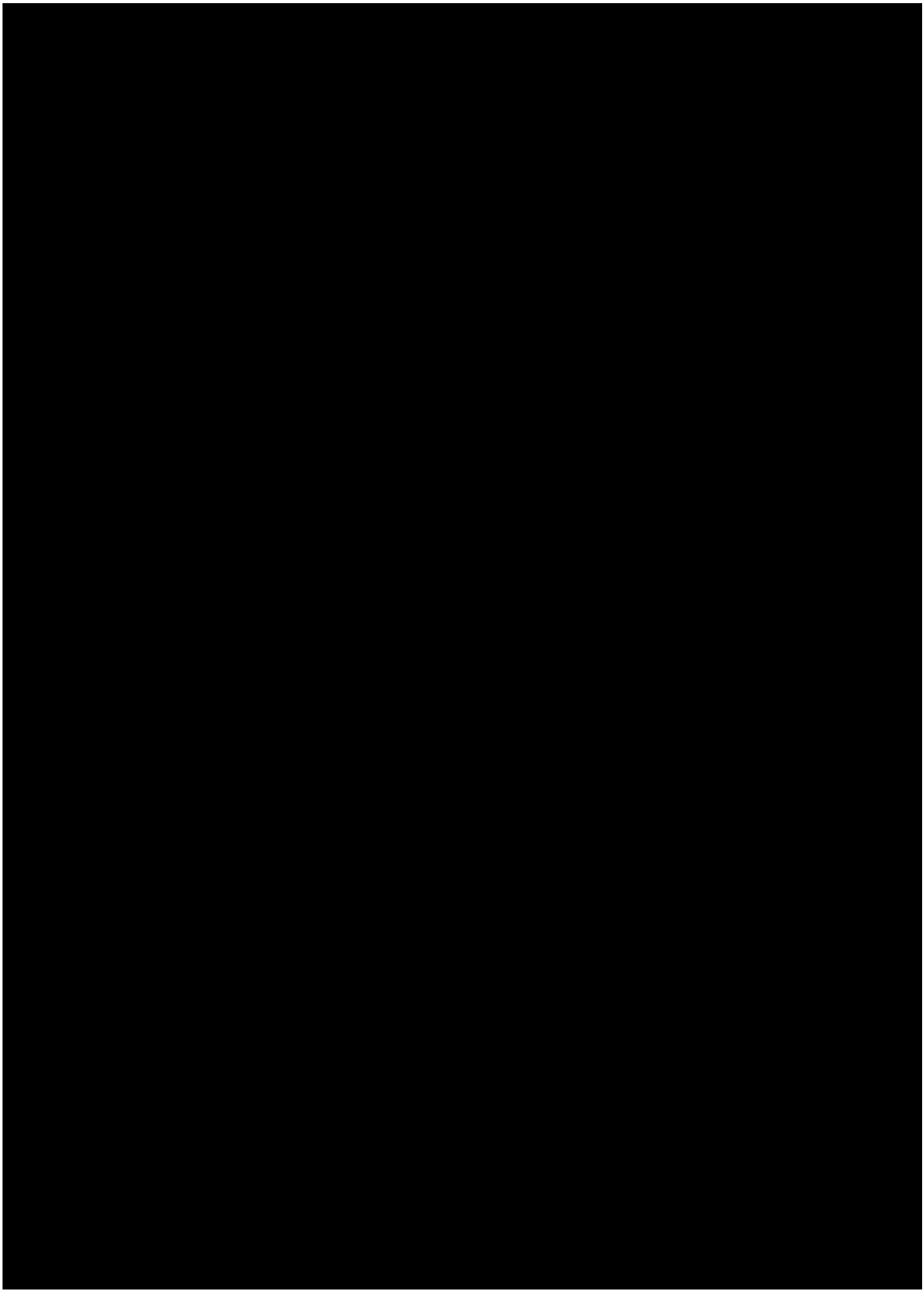
External stairwells (block three)

[redacted]

Unit four (block four)

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Unit five (block four)

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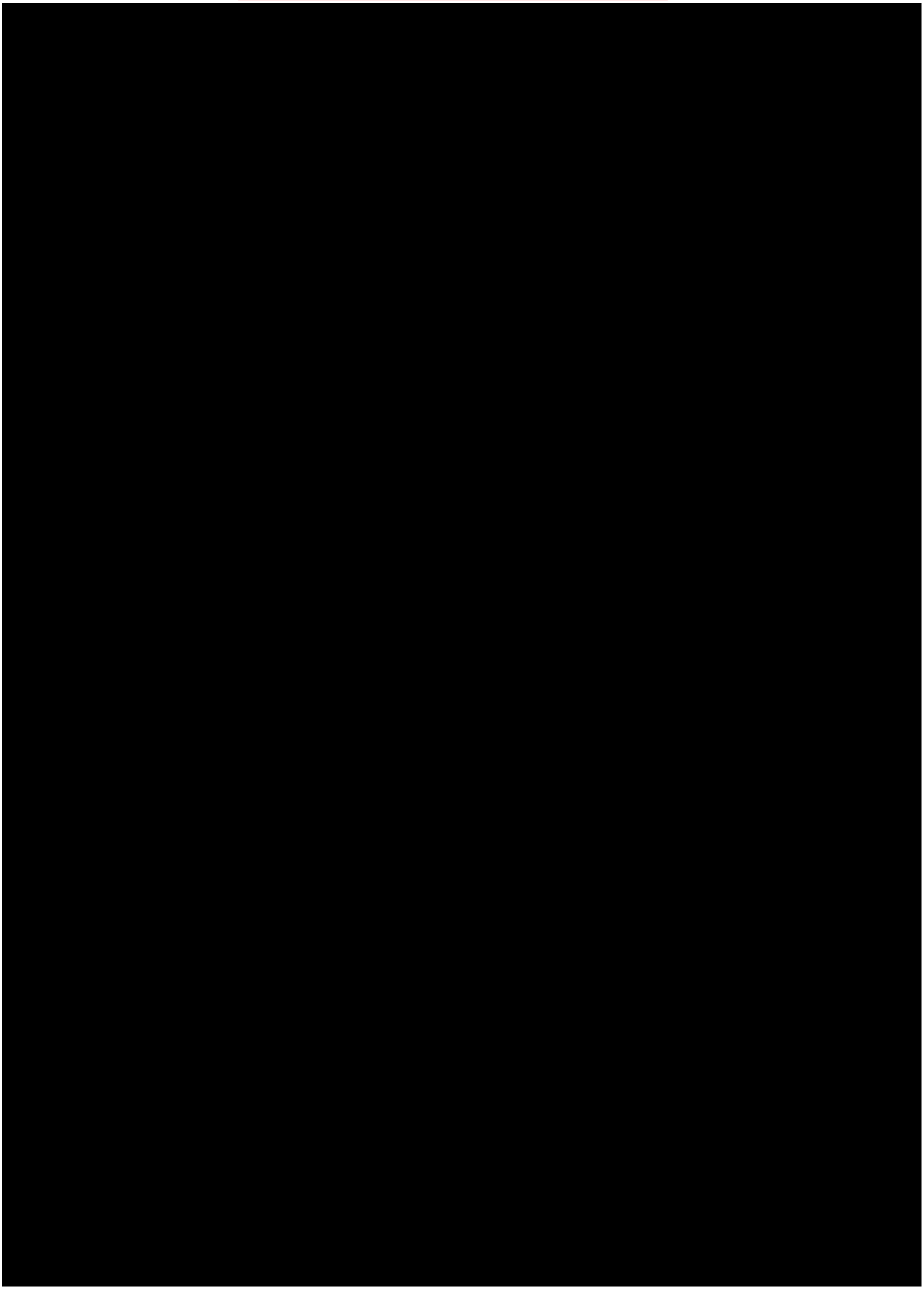
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Unit six (block four)



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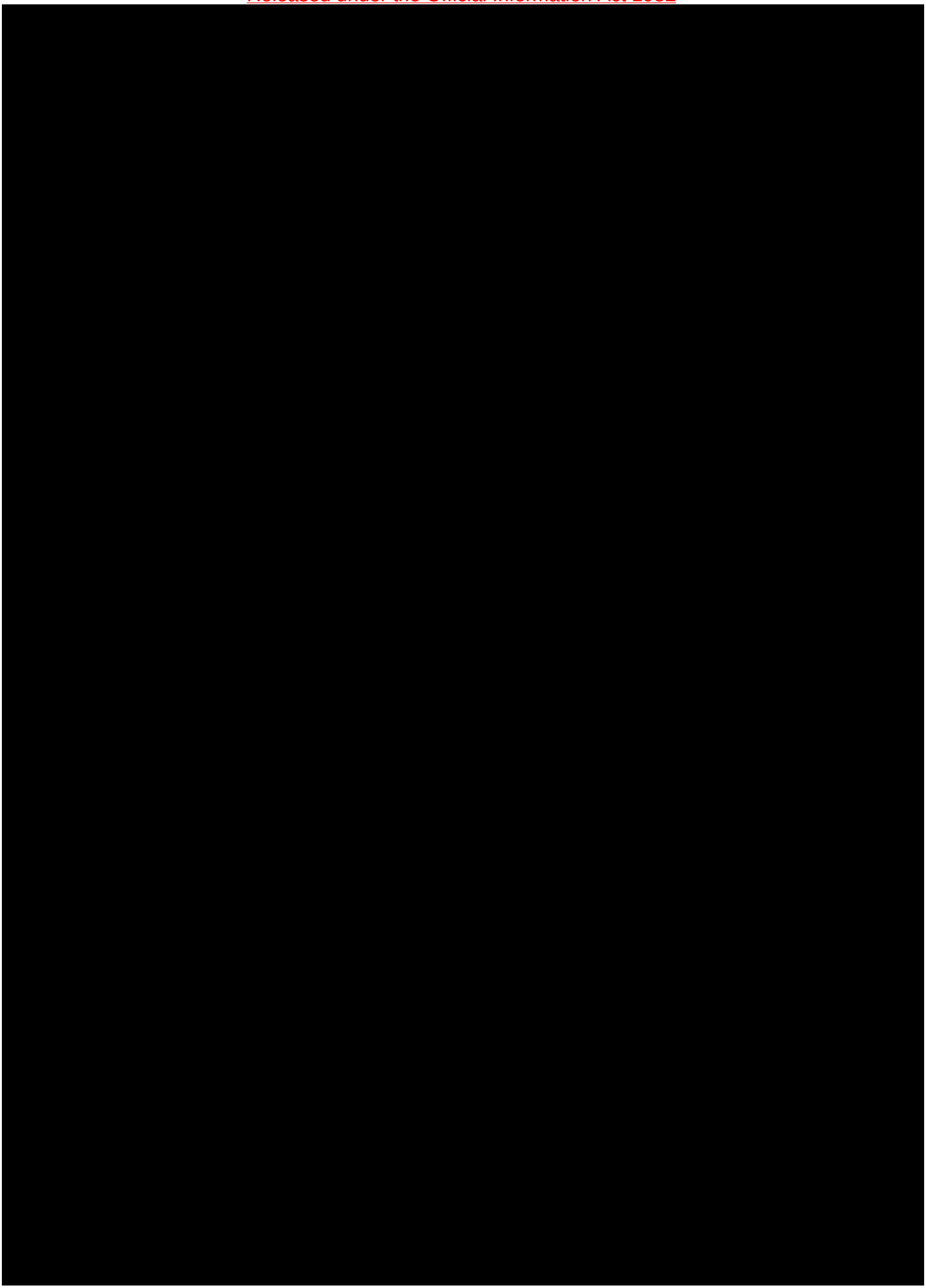
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Unit 14 (block four)

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Unit 15 (block four)

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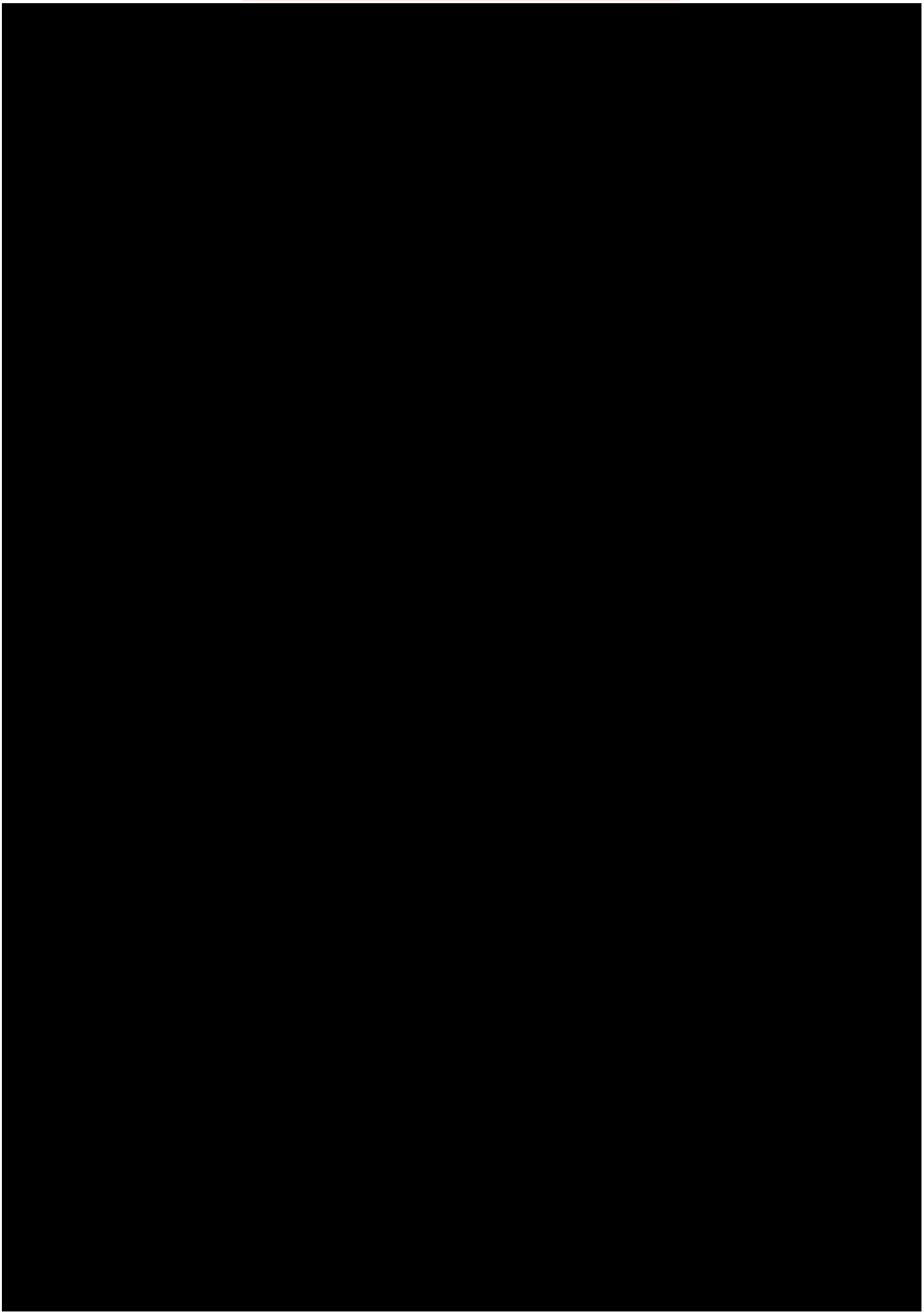
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Unit 16 (block four)

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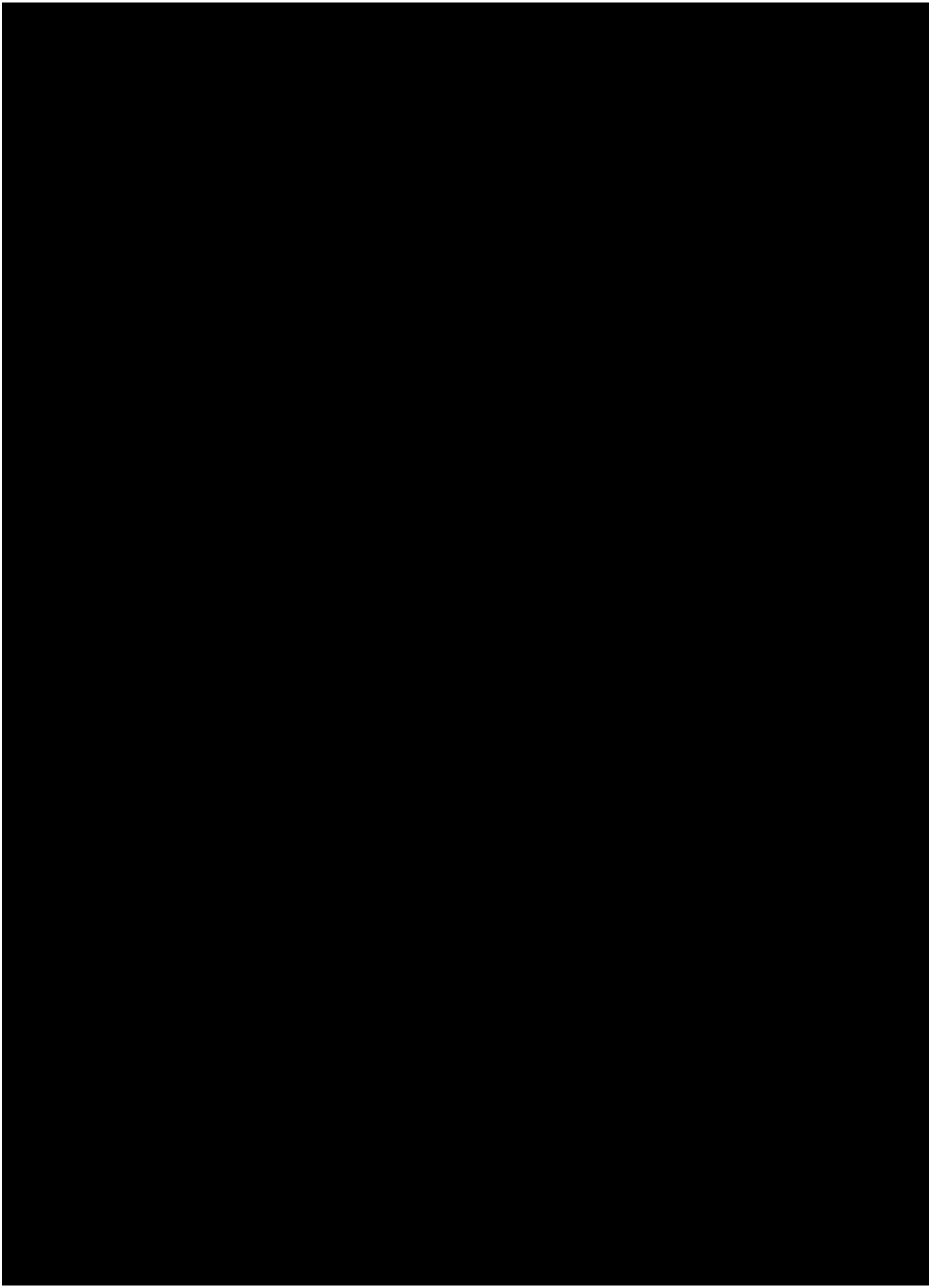
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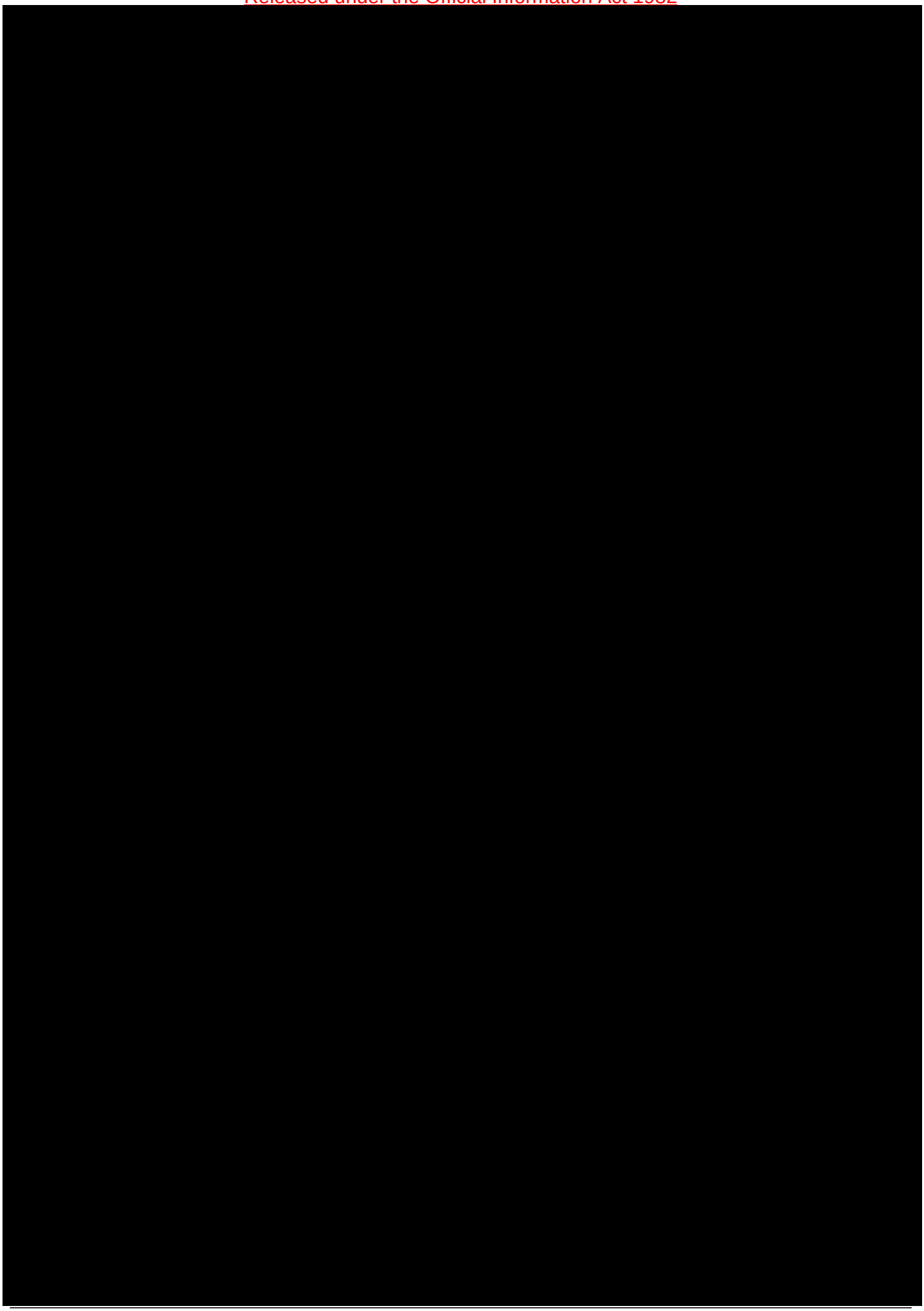
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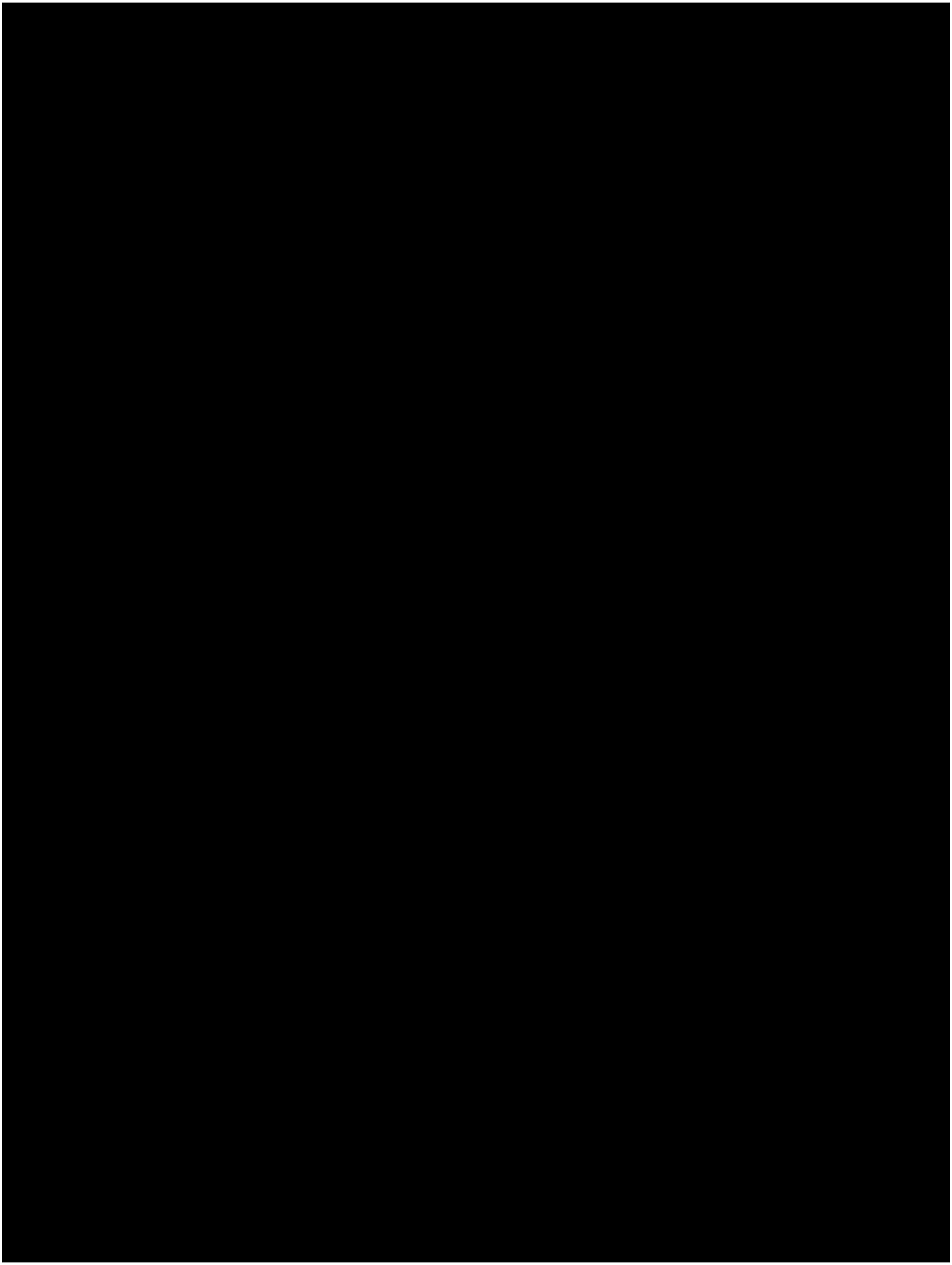


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Unit 24 (block four)



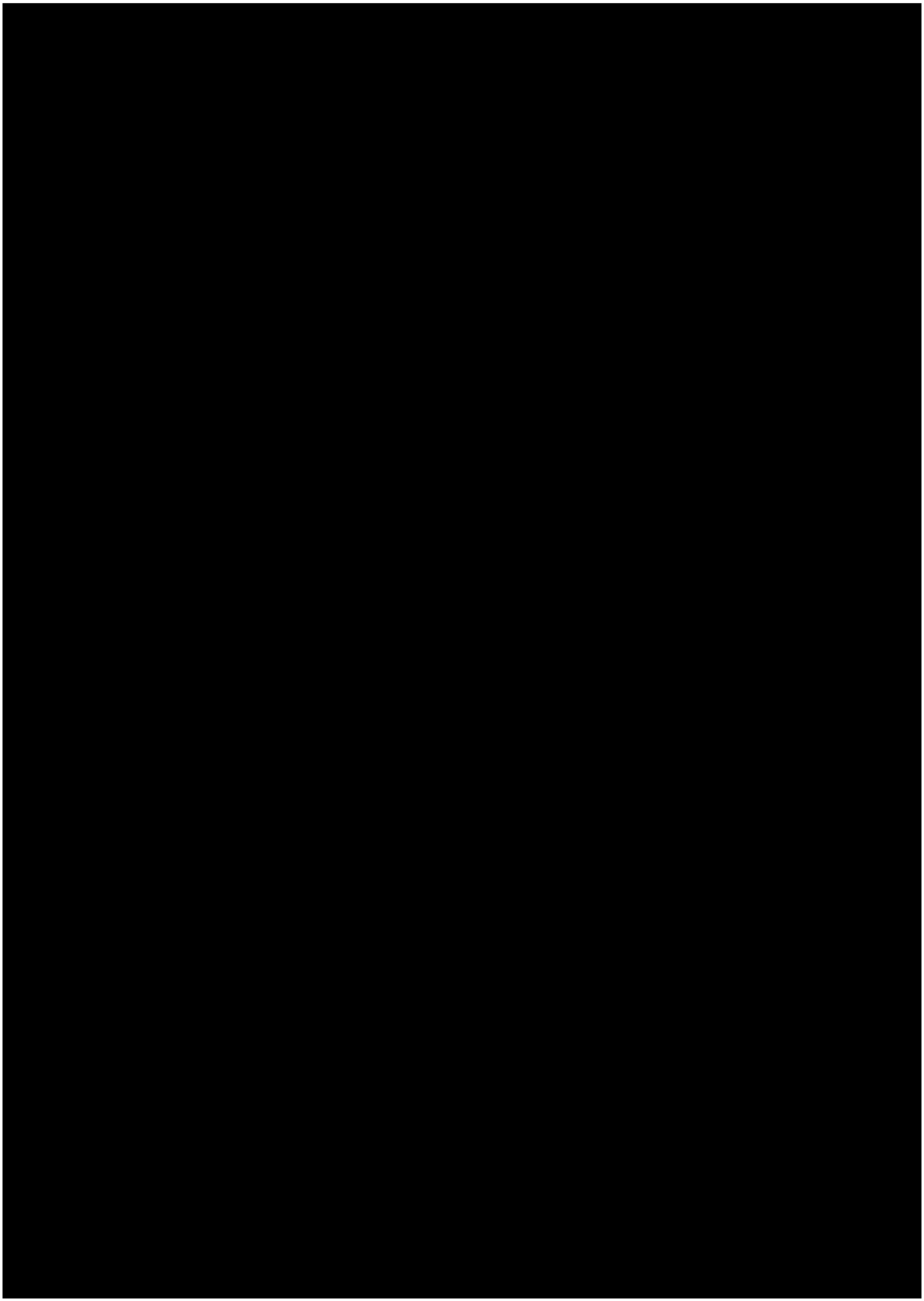
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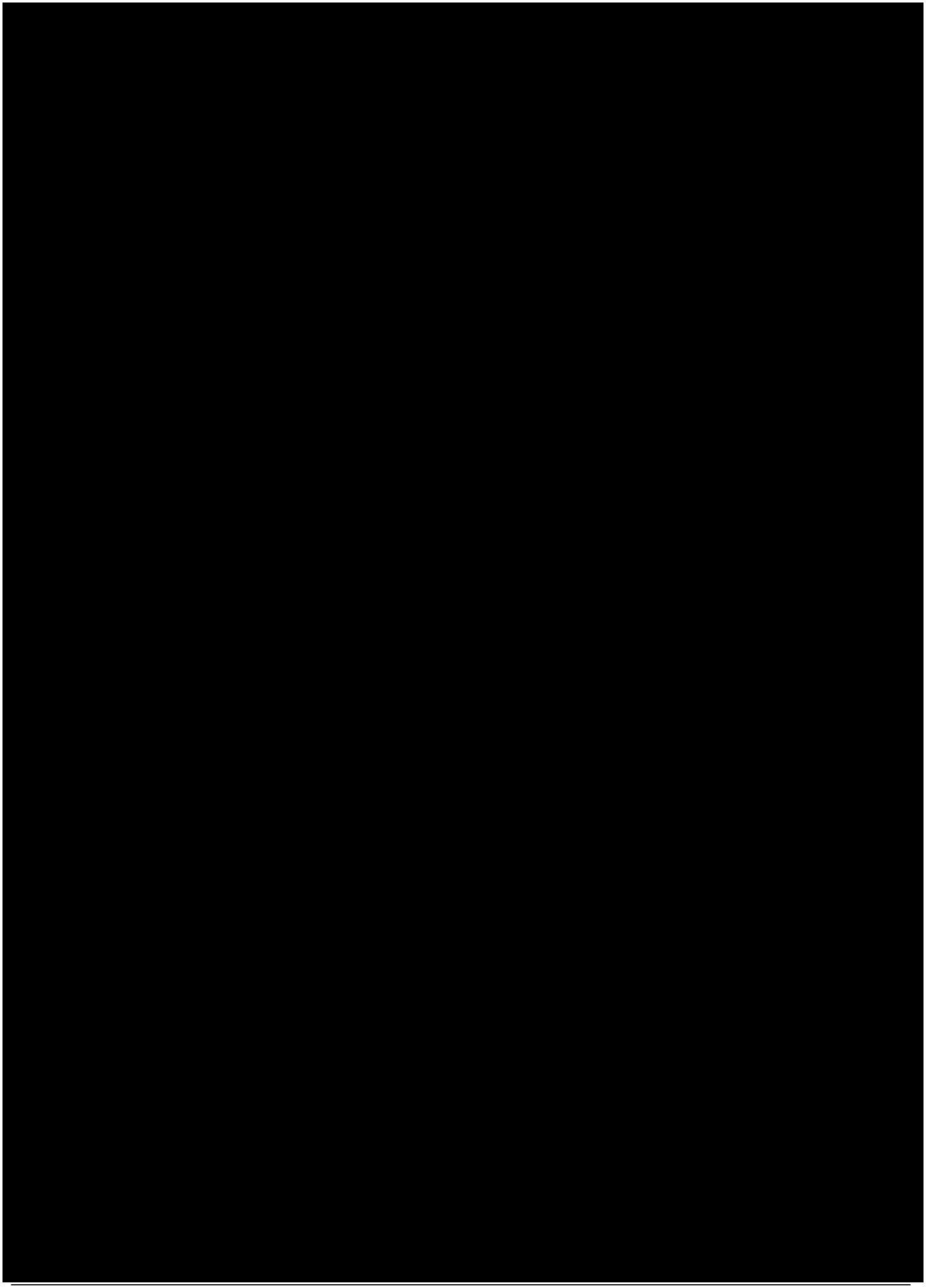
Unit 25 (block four)

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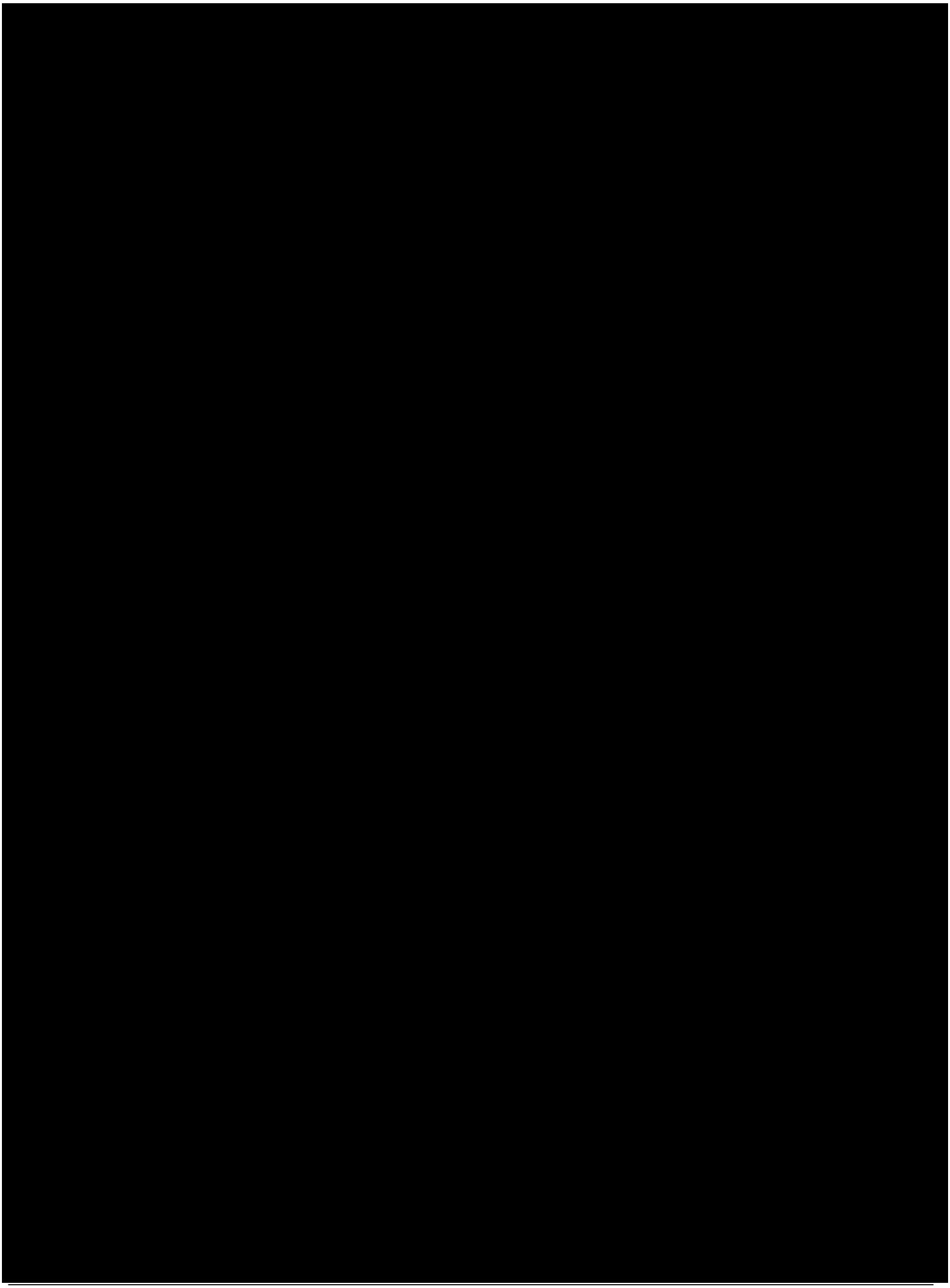


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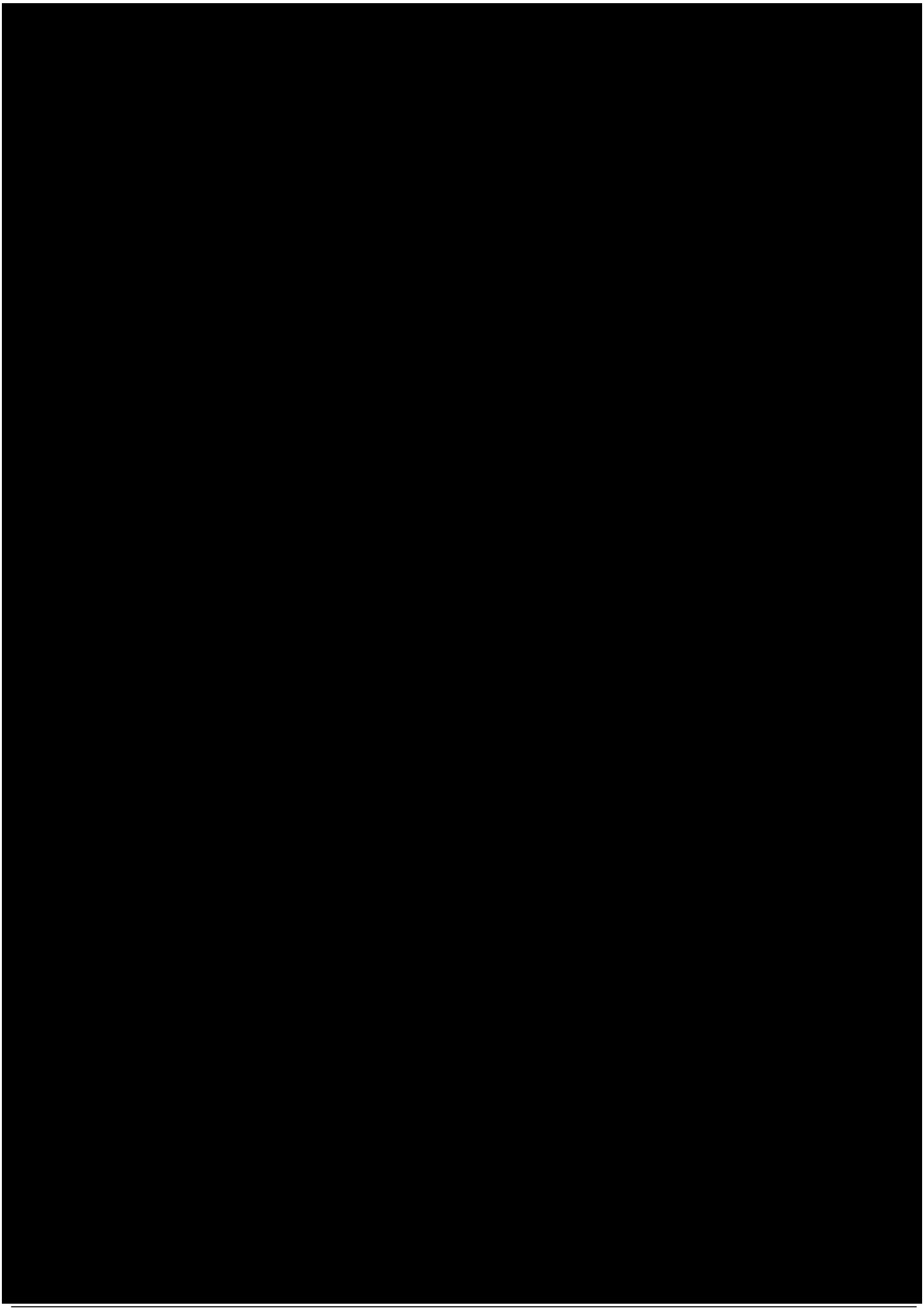


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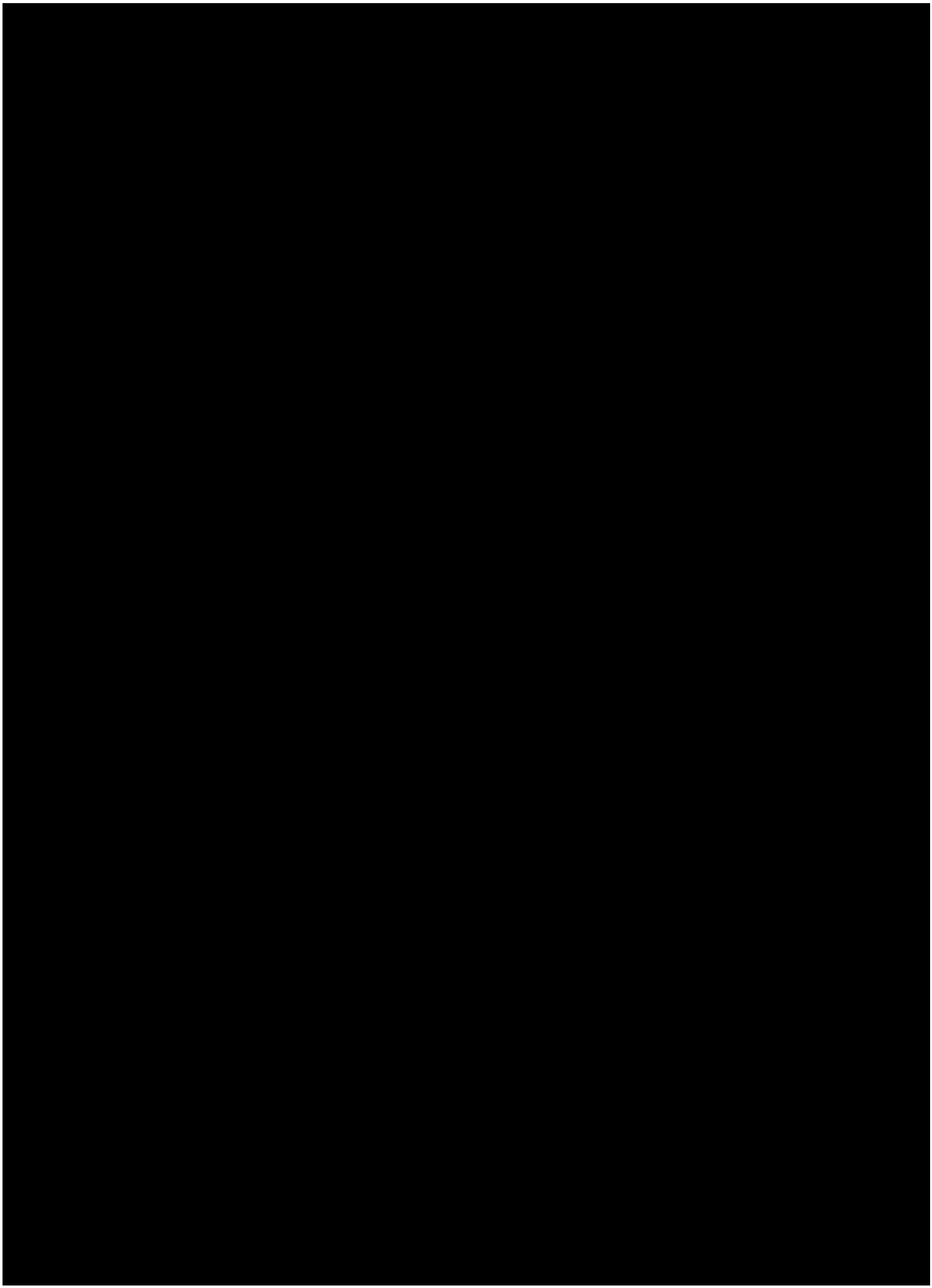
Unit 28 (block four)



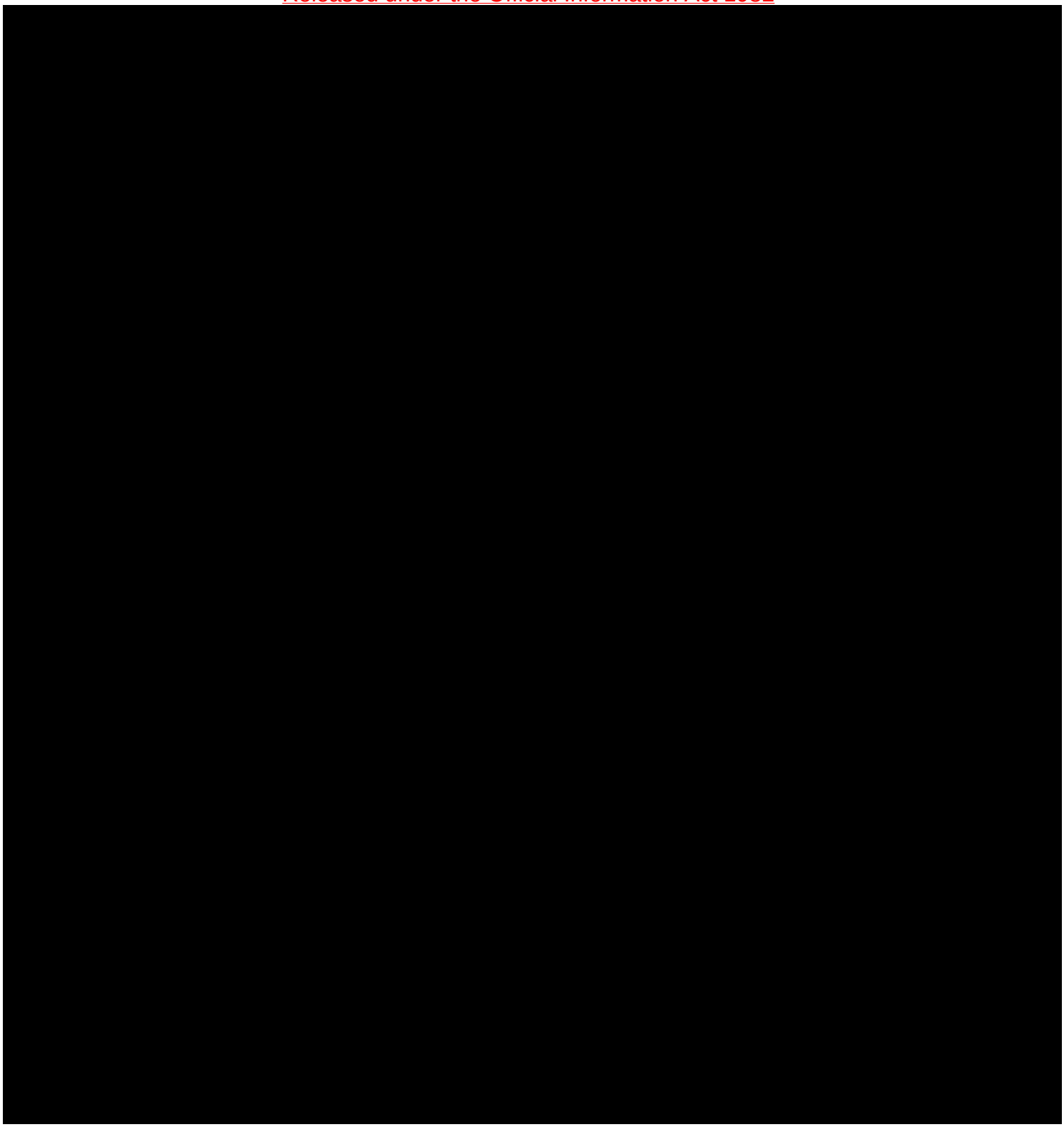
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Basement/parking



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Loft one (block four)



Loft two (block four)

[redacted]

[redacted]

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Loft three (block four)



Loft one (block one)



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[redacted]

Loft two (block one)

[redacted]

Loft three (block one)

[redacted]

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Scope of Works - Glossary of Terms	
Cosmetic Damage	Cosmetic damage is used to record repairs to an element that can be done in situ e.g. minor cracking to plasterboard. For example a repair strategy may state “rake, stop and paint” and this is carried out without needing to remove or replace the damaged element. Where the plasterboard for example needs to be removed and replaced, this will be recorded as ‘structural damage’.
Impact Damage	Impact damage is where an element or part of a building sustains earthquake damage and then breaks away or collapses causing damage to another part of the building. An example is a chimney that has collapsed and caused damage to roof tiles.
Structural Damage	The term structural damage is used where a repair requires an element to be removed and replaced e.g. major cracking to plasterboard or external cladding that has been dislodged. This term does not relate to the structural integrity of the building as a whole, but to the individual element only.

Additional Information	
Building Terms	The Department of Building and Housing website has a comprehensive list of common building terms: http://www.dbh.govt.nz/building-az-wxyz

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EQC Full Assessment Report

Claim Number:	CLM/2011/201658	**Assessment Date:**	05/09/2011 16:54
Claimant:	[redacted]	**Assessor:**	McAlonan, Kathryn
Property Address:	1-29/41-43 CAMBRIDGE TERRACE CHRISTCHURCH CITY CHRISTCHURCH 8013	**Estimator:**	Studer, Garth
		Property Occupied By:	Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	[redacted]		[redacted]	[redacted]	
Owner	BODY CORPORATE NO.359630				

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
IAG - NZI Insurance	Dwelling	[redacted]	Yes	

Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid

Insurance Details - Comments

Period of insurance - 16/1/11 - 16/1/12

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

Mortgage Details - Comments

Opt Out

For repairs costing between $10,000 and $100,000 the claimant wishes to manage their own repairs? No

Hazards

Hazards: Uneven surface around exterior of building - trip hazards. Building was red stickered, due to now demolished building next door

Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Unit one (block one)	[redacted]				
Unit nine (block one)					
Entry (common, block one)					
Unit 10 (block one)					
Unit 11 (block one)					
Unit 19 (block one)					
Unit 27 (block one)					
Unit 20 (block one)					
Unit 21 (block one)					
Unit 29 (block one)					
External elements (block one)					
Internal stairwells (block one)					
Unit two (block two)					
Unit three (block two)					
Unit 12 (block two)					

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Unit 13 (block two)	[redacted]				
Unit 22 (block two)					
External elements (block two)					
External stairwells (block two)					
Unit seven (block three)					
Unit eight (block three)					
Unit 17 (block three)					
Unit 18 (block three)					
Unit 26 (block three)	1	Standard	Post 1980	Rectangular	55.10
External elements (block three)	[redacted]				
External stairwells (block three)					
Unit four (block four)					
Unit five (block four)					
Unit six (block four)					
Unit 14 (block four)					
Unit 15 (block four)					
Unit 16 (block four)					
Unit 23 (block four)					
Unit 24 (block four)					
Unit 25 (block four)					
Unit 28 (block four)					
External elements (block four)					
Internal stairwells (block four)					
Basement/parking					
Loft one (block four)					
Loft two (block four)					
Loft three (block four)					
Loft one (block one)					
Loft two (block one)					
Loft three (block one)					

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Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			

General Comments:

Services

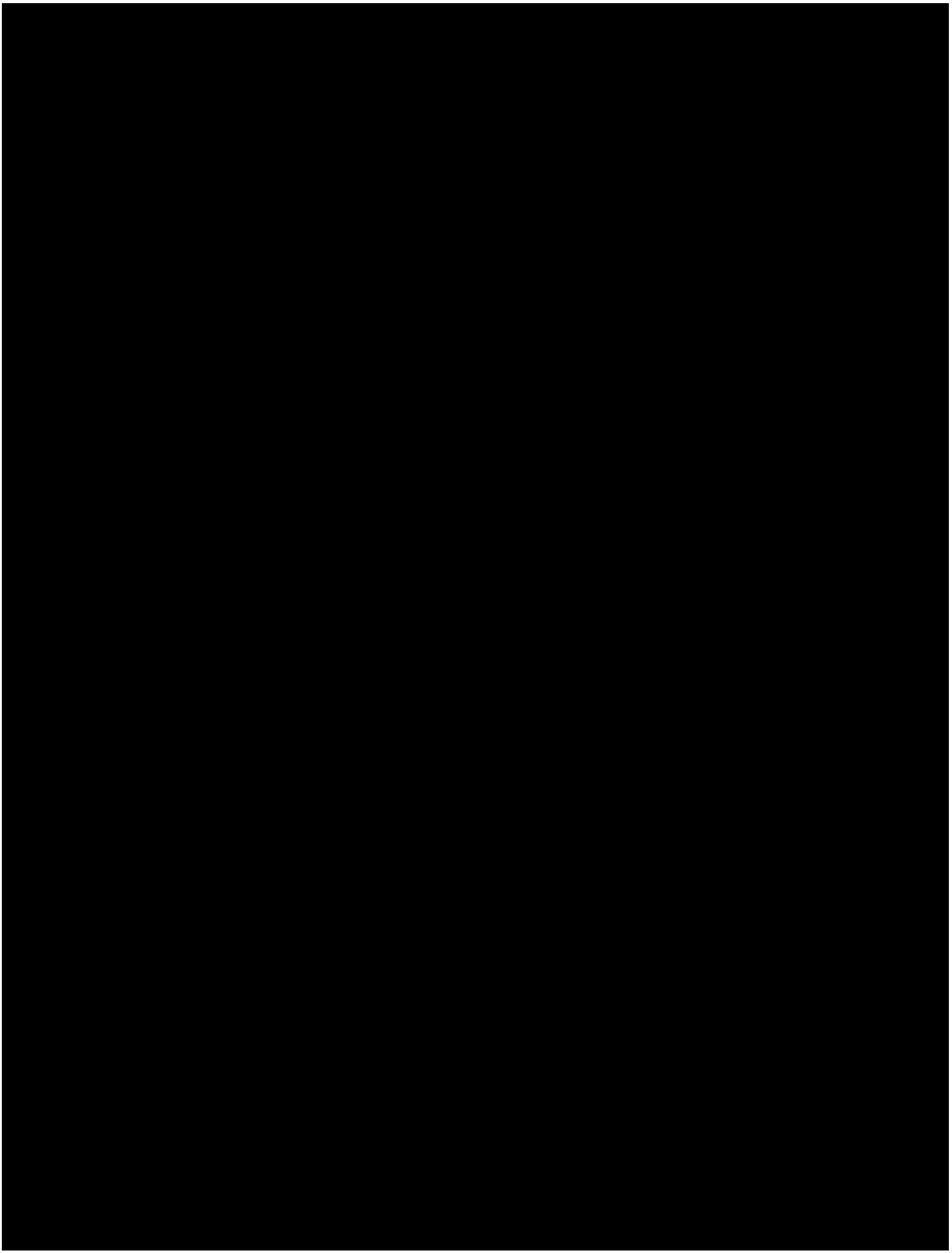
Element	Type	Material	Damages	Measure	Rate	Cost
Sewerage	Town Connection	PVC Pipe	No Earthquake Damage			
Water Supply	Town Connection	Plastic	No Earthquake Damage			

General Comments: No visible damage. Significant land damage around dwellings so it is highly likely there is damage. Plumber to inspect with camera.

Unit one (block one)

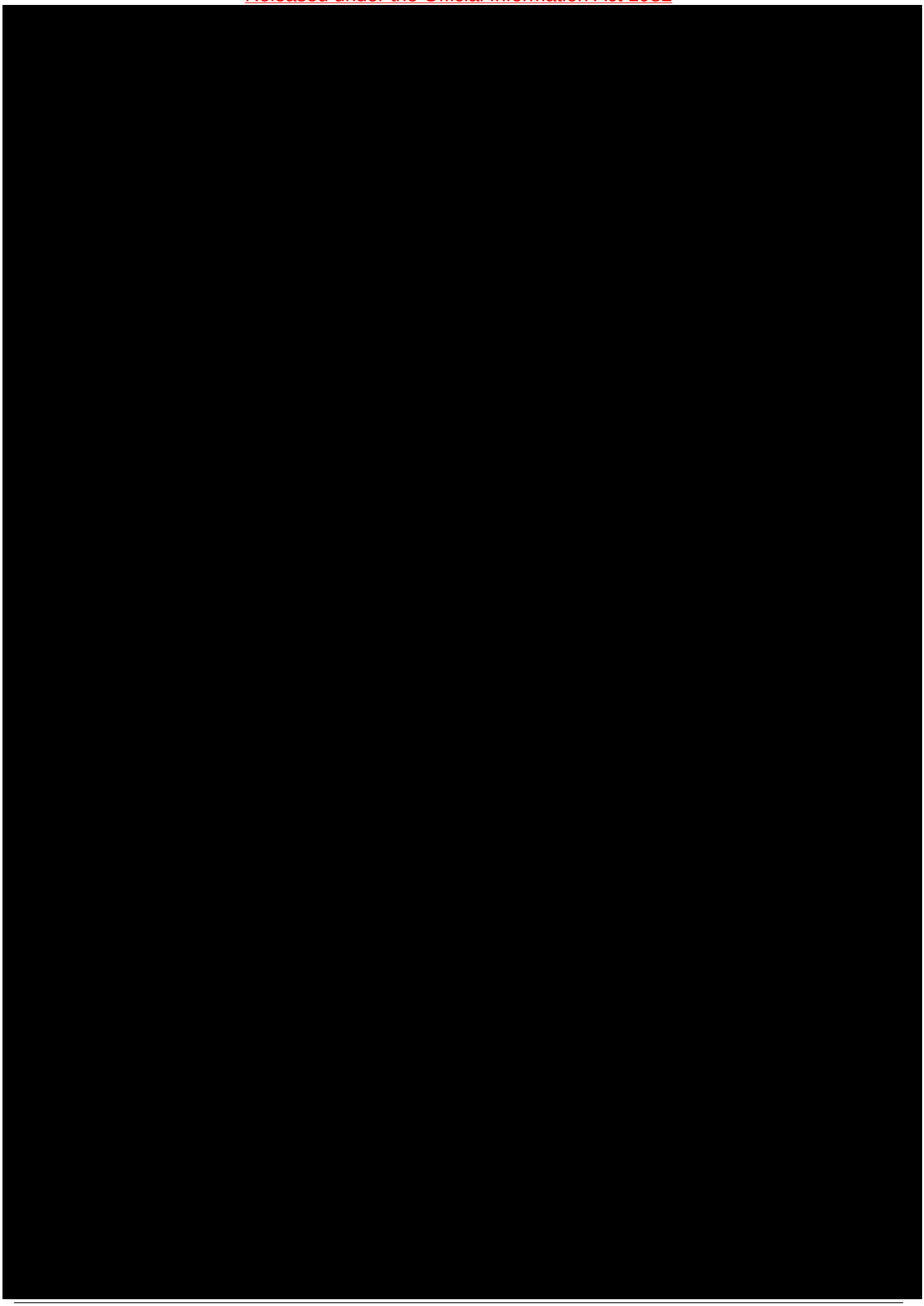
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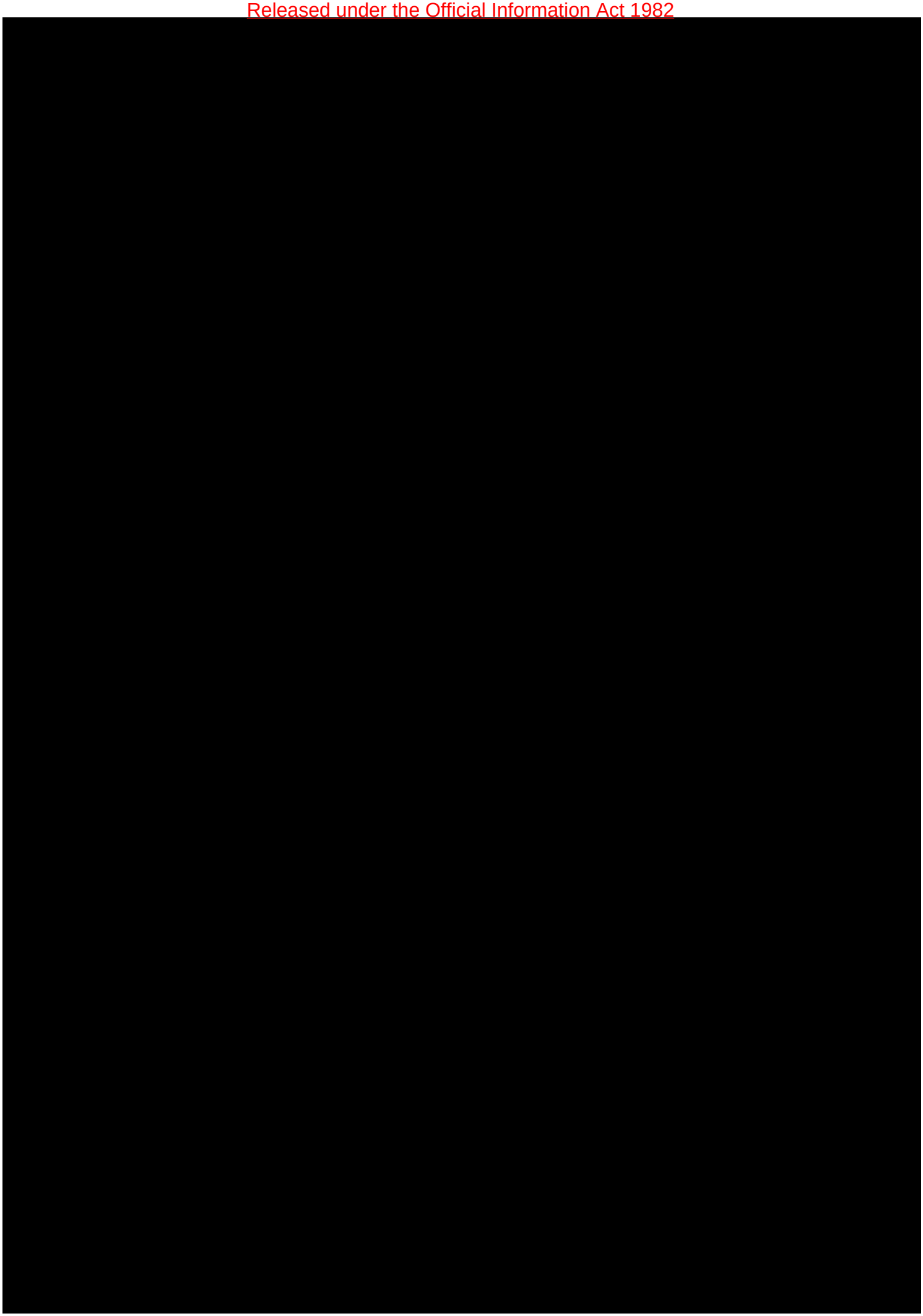


Unit nine (block one)

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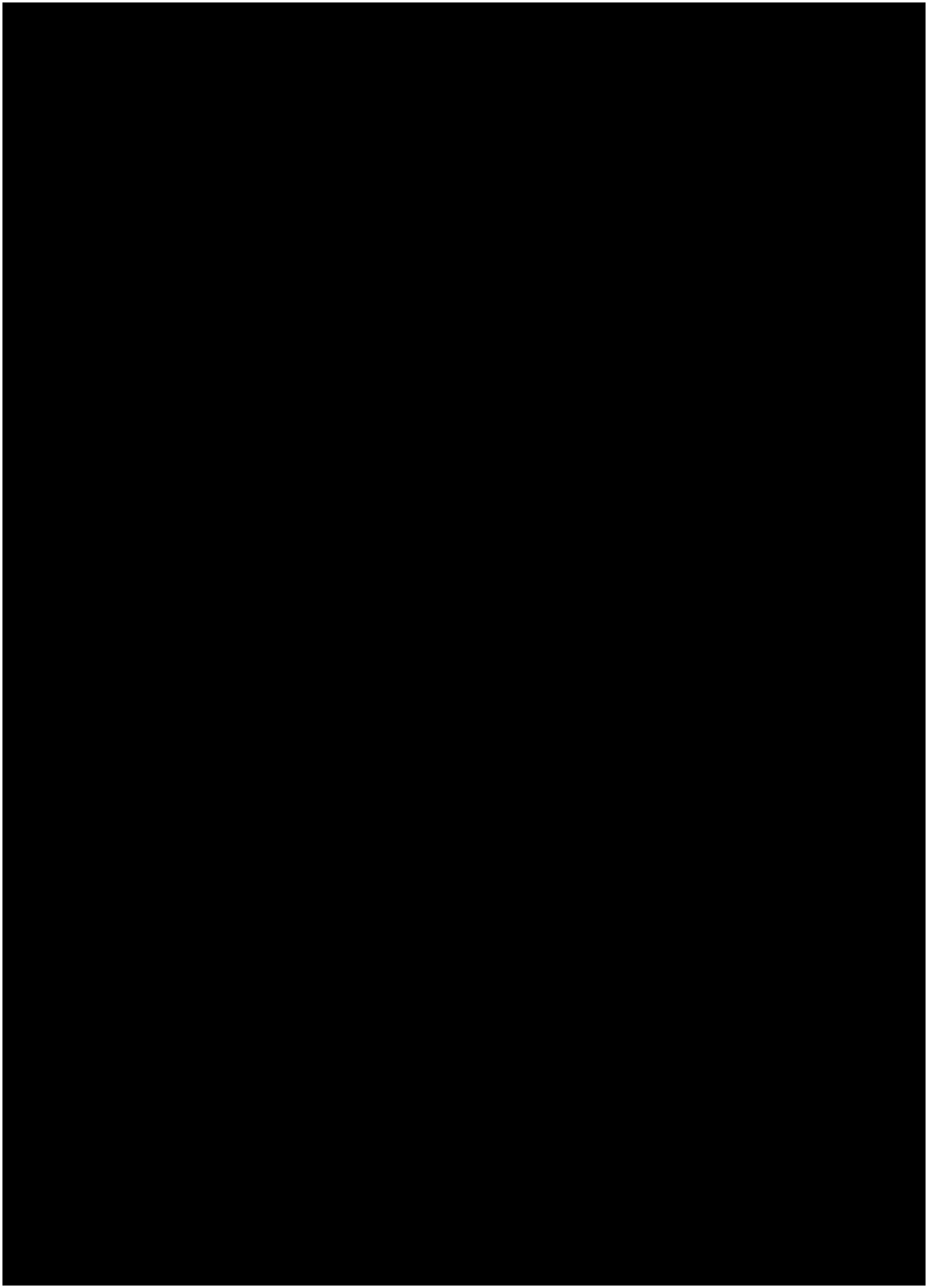
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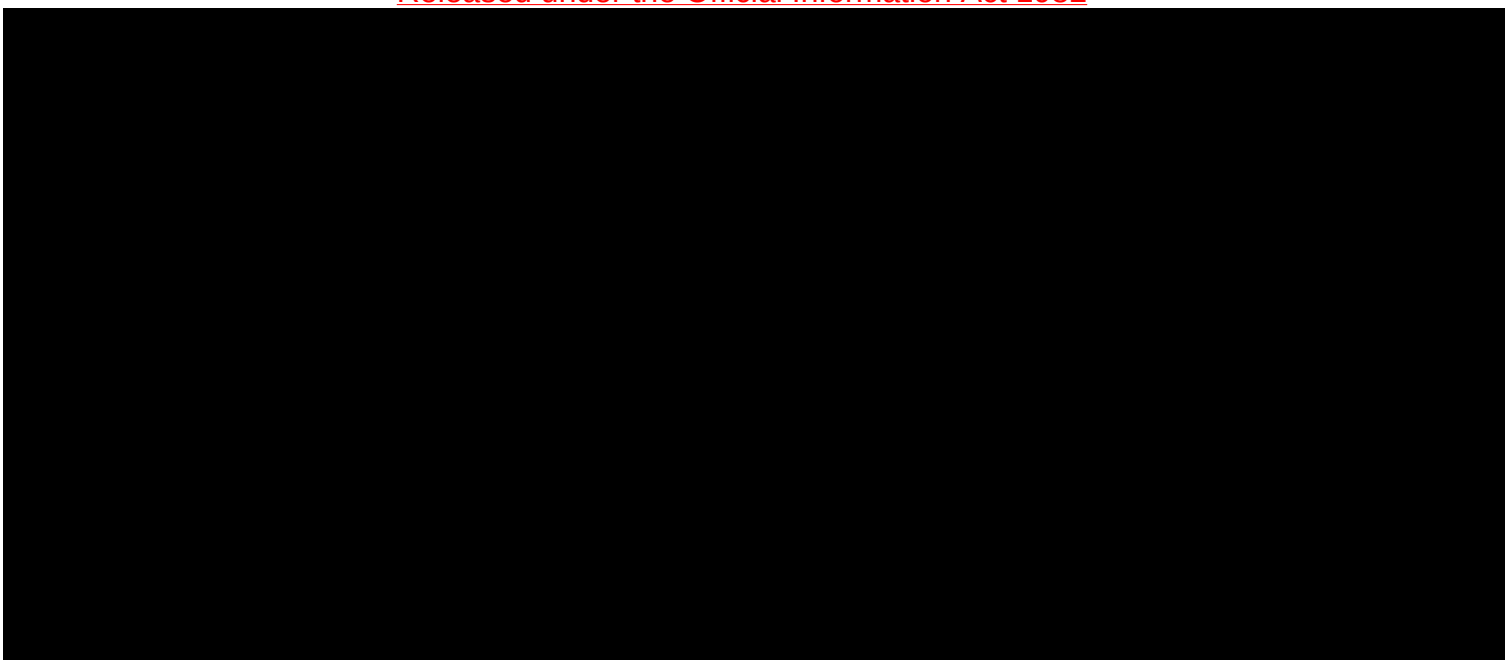
Unit 10 (block one)



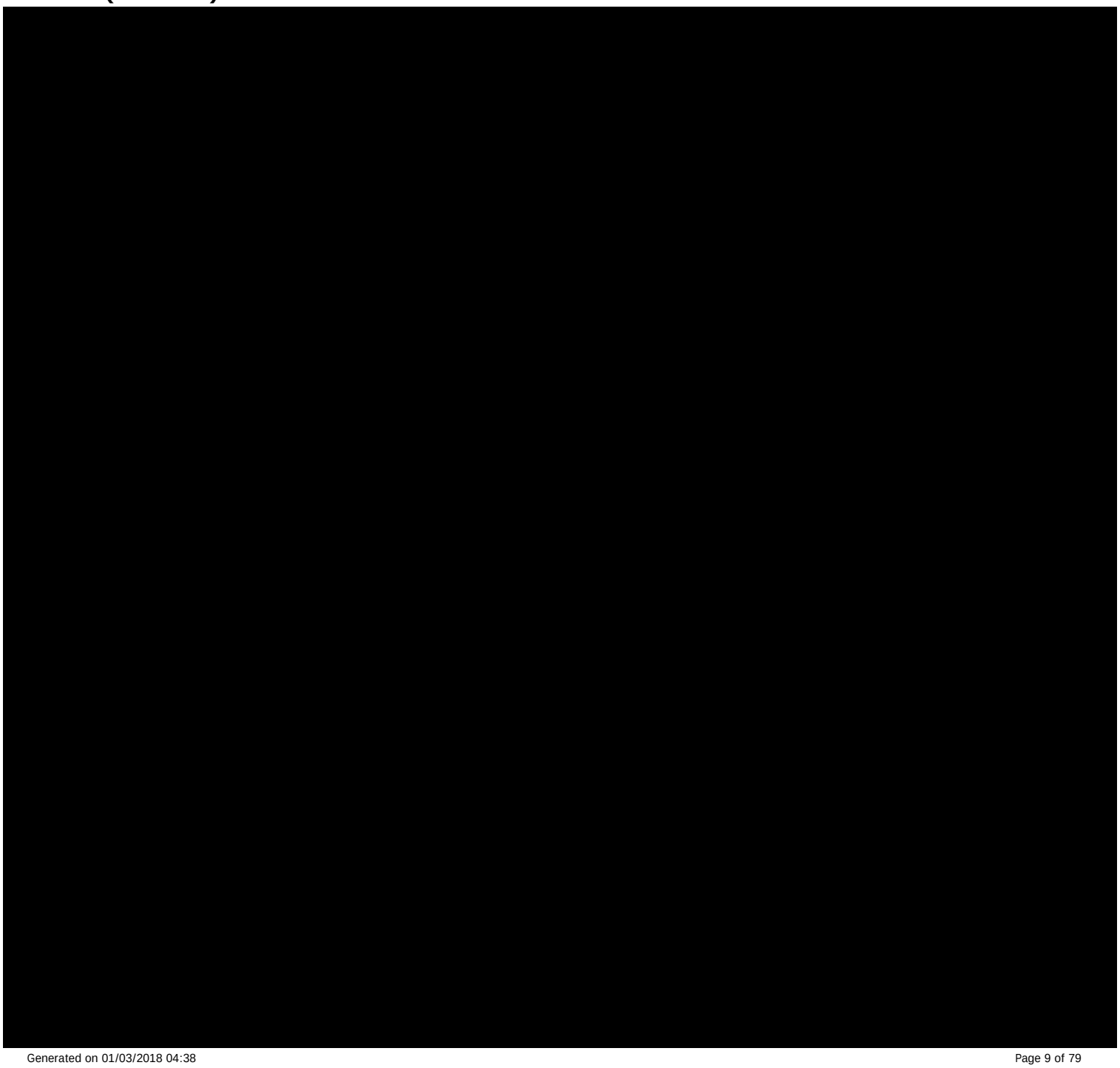
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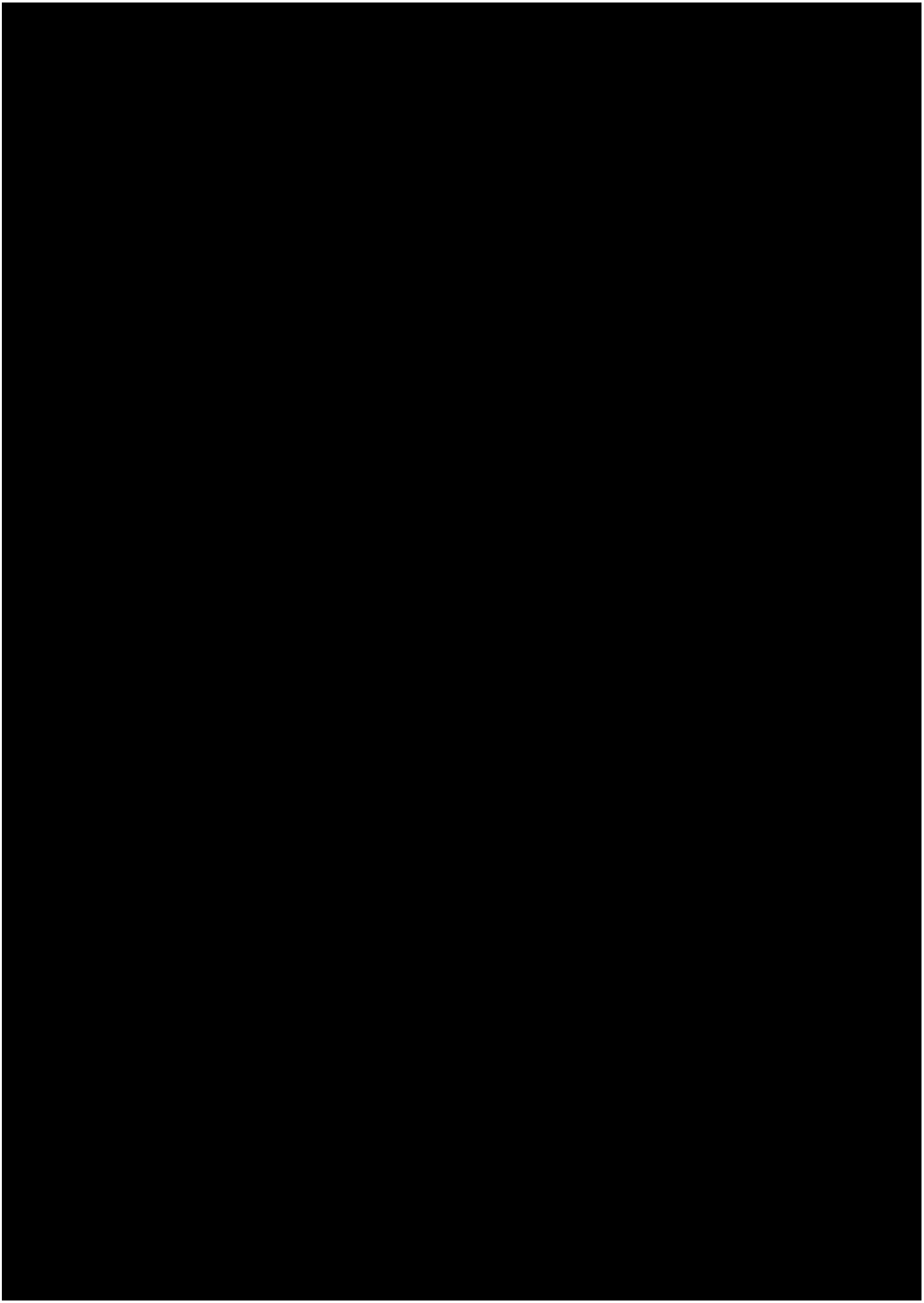
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Unit 11 (block one)



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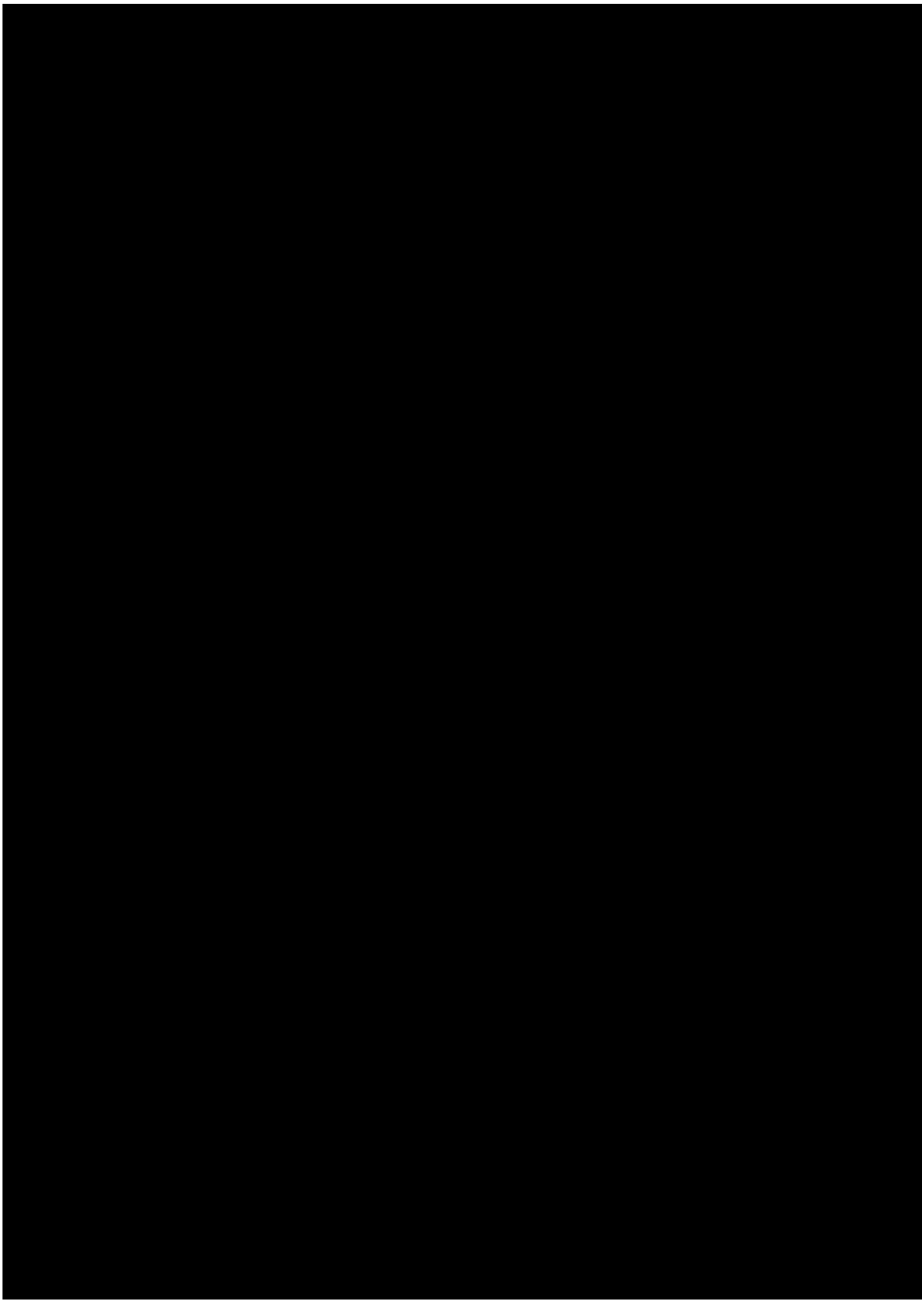
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[redacted]

Unit 19 (block one)

[redacted]

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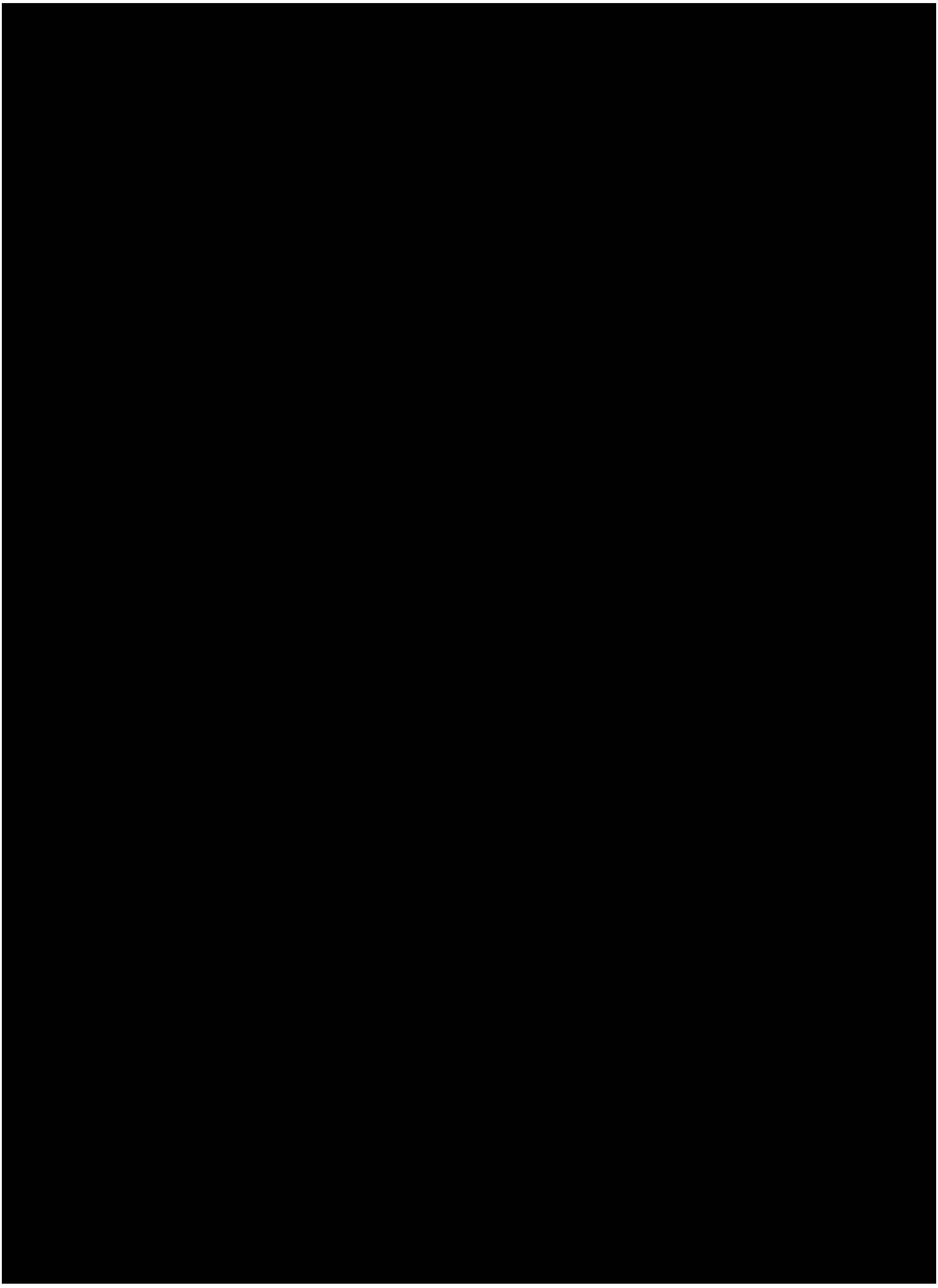
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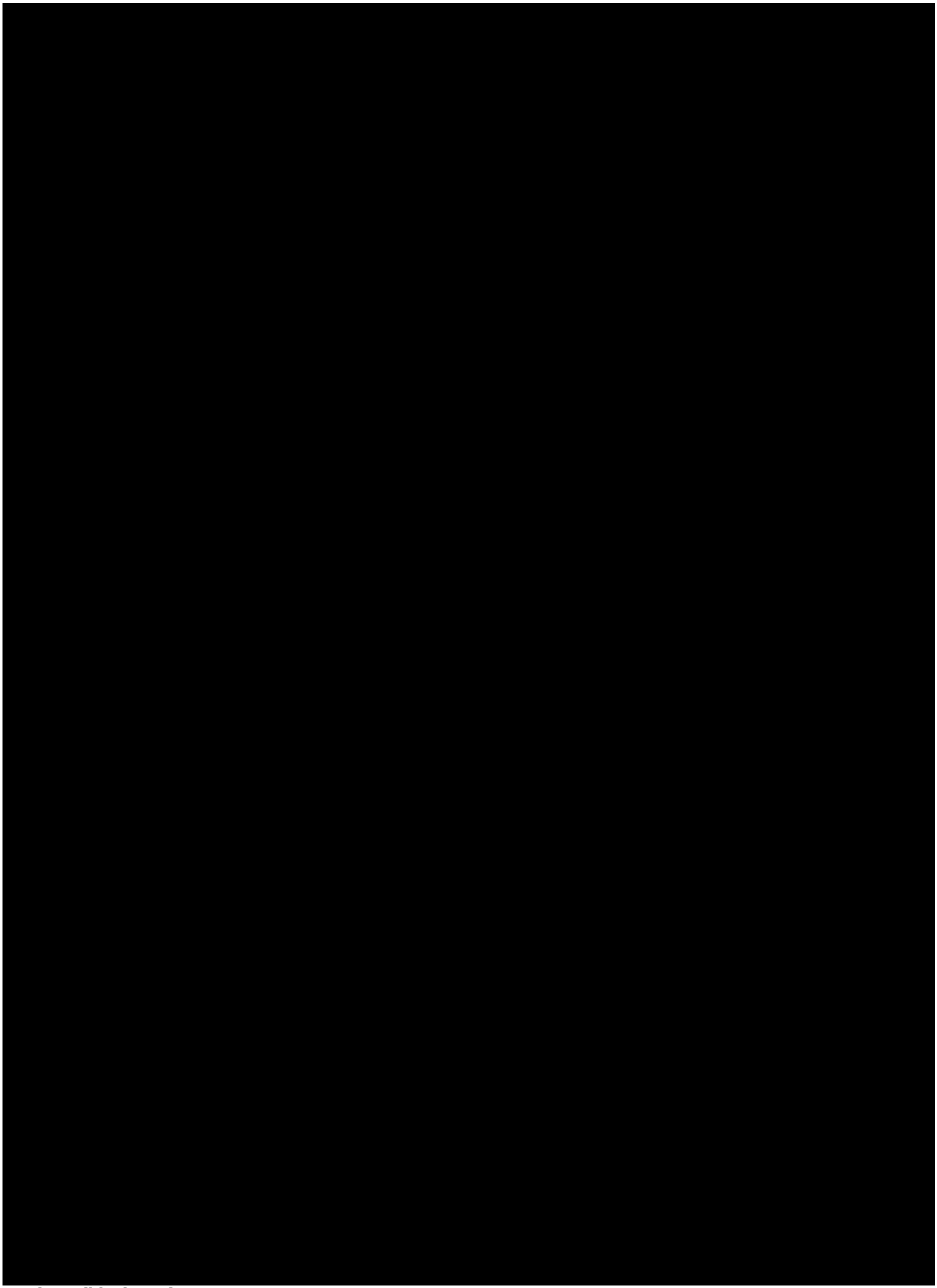
Unit 27 (block one)

[redacted]

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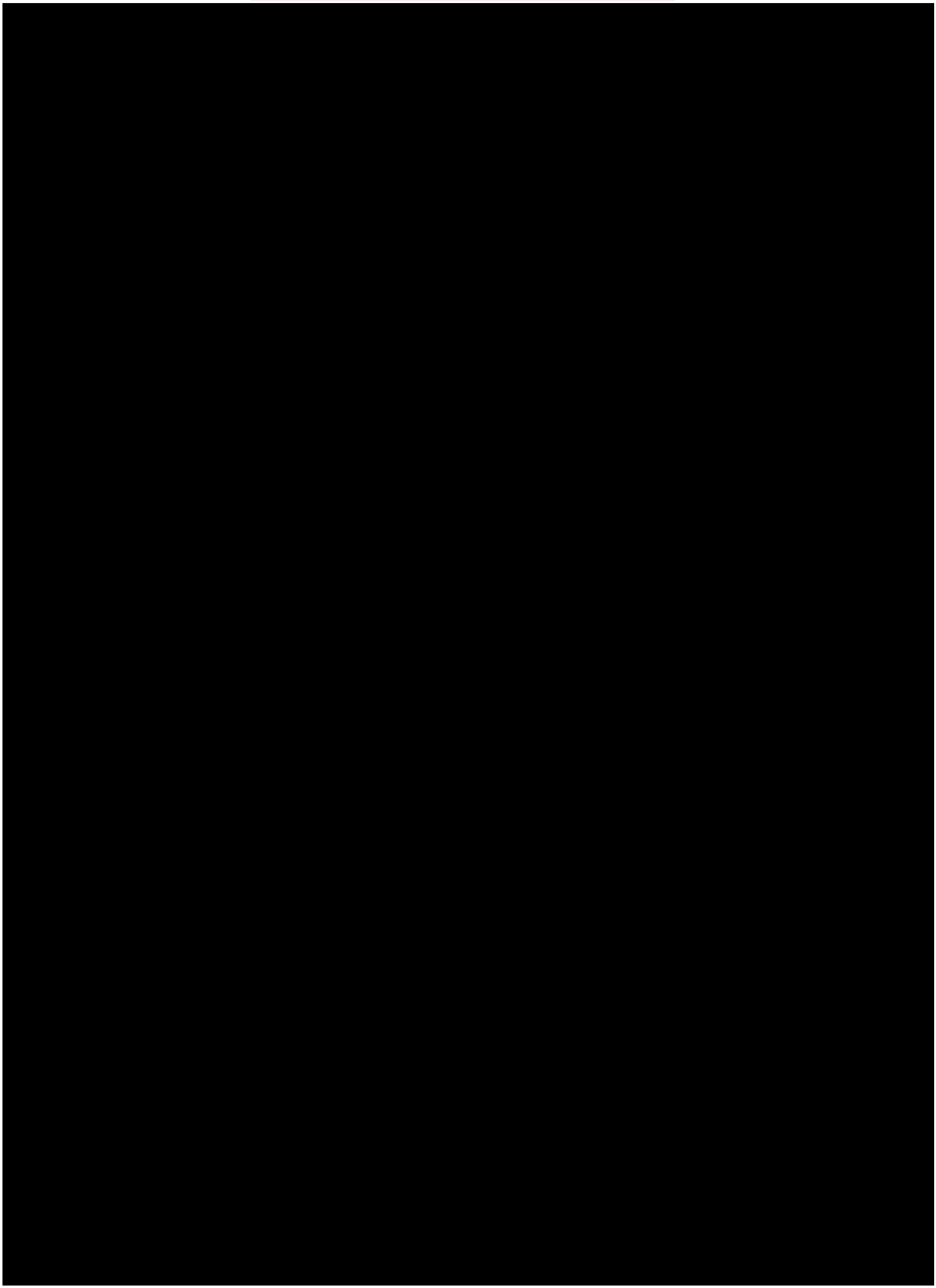


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Unit 20 (block one)

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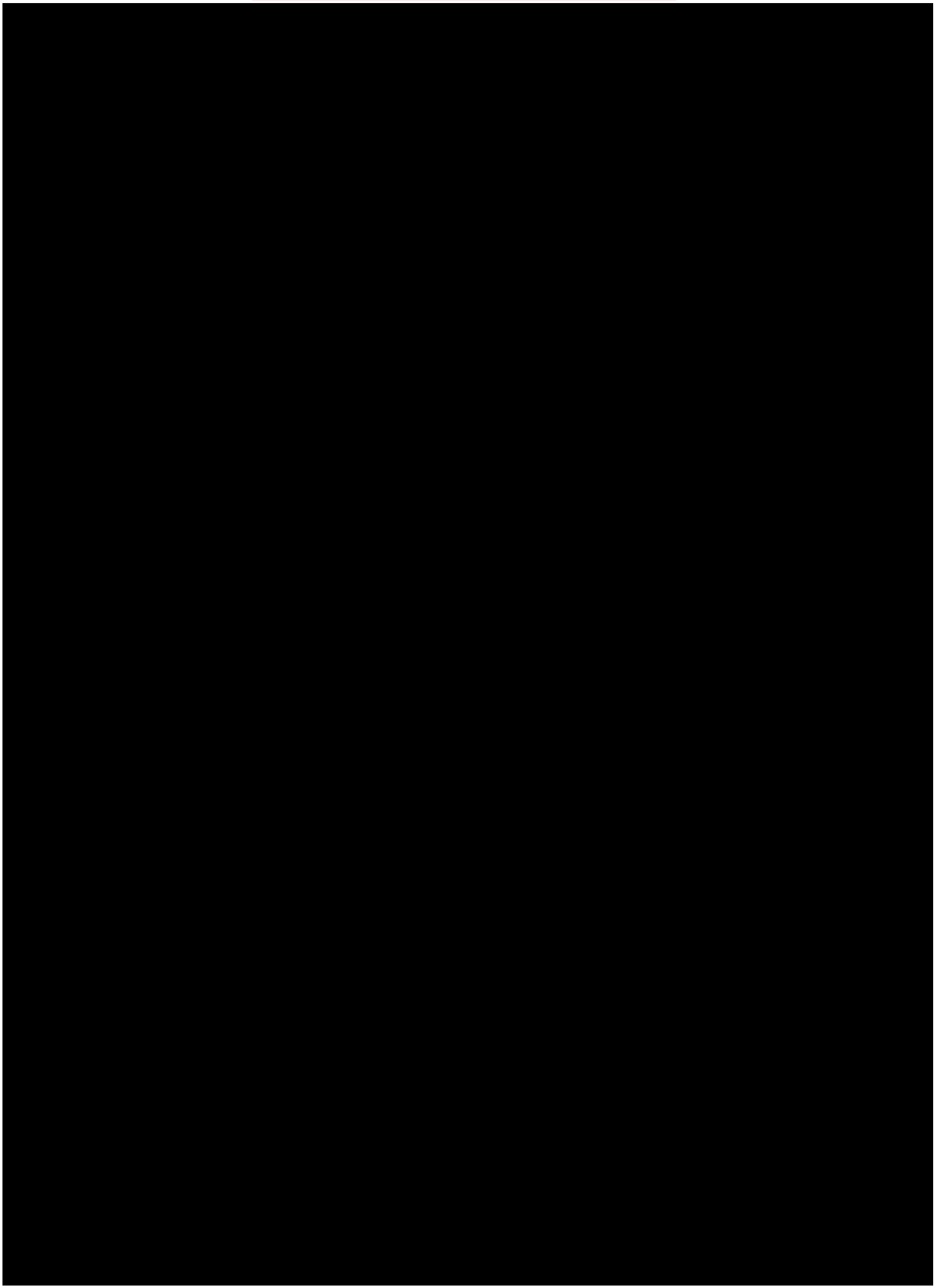
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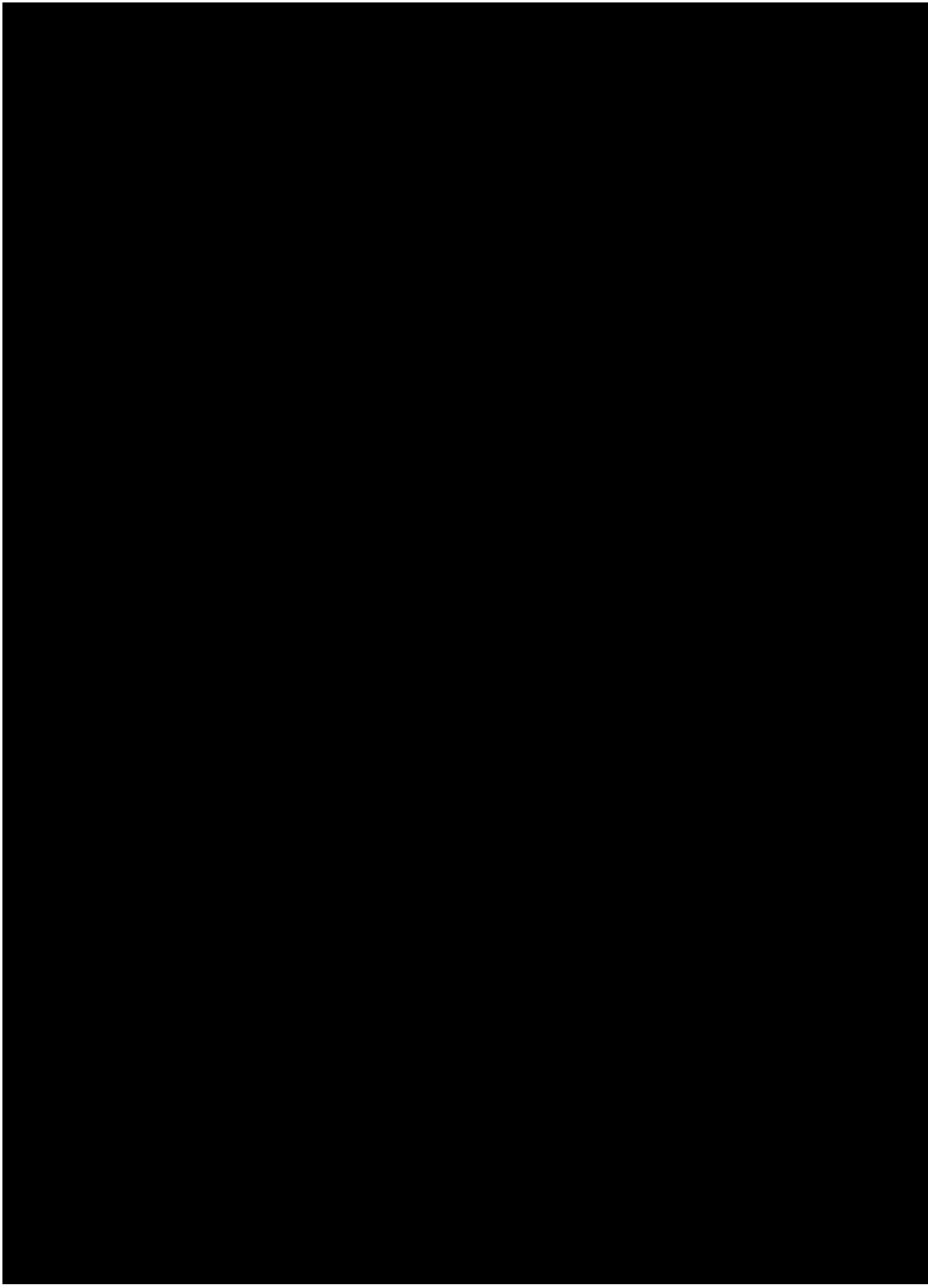
Unit 21 (block one)



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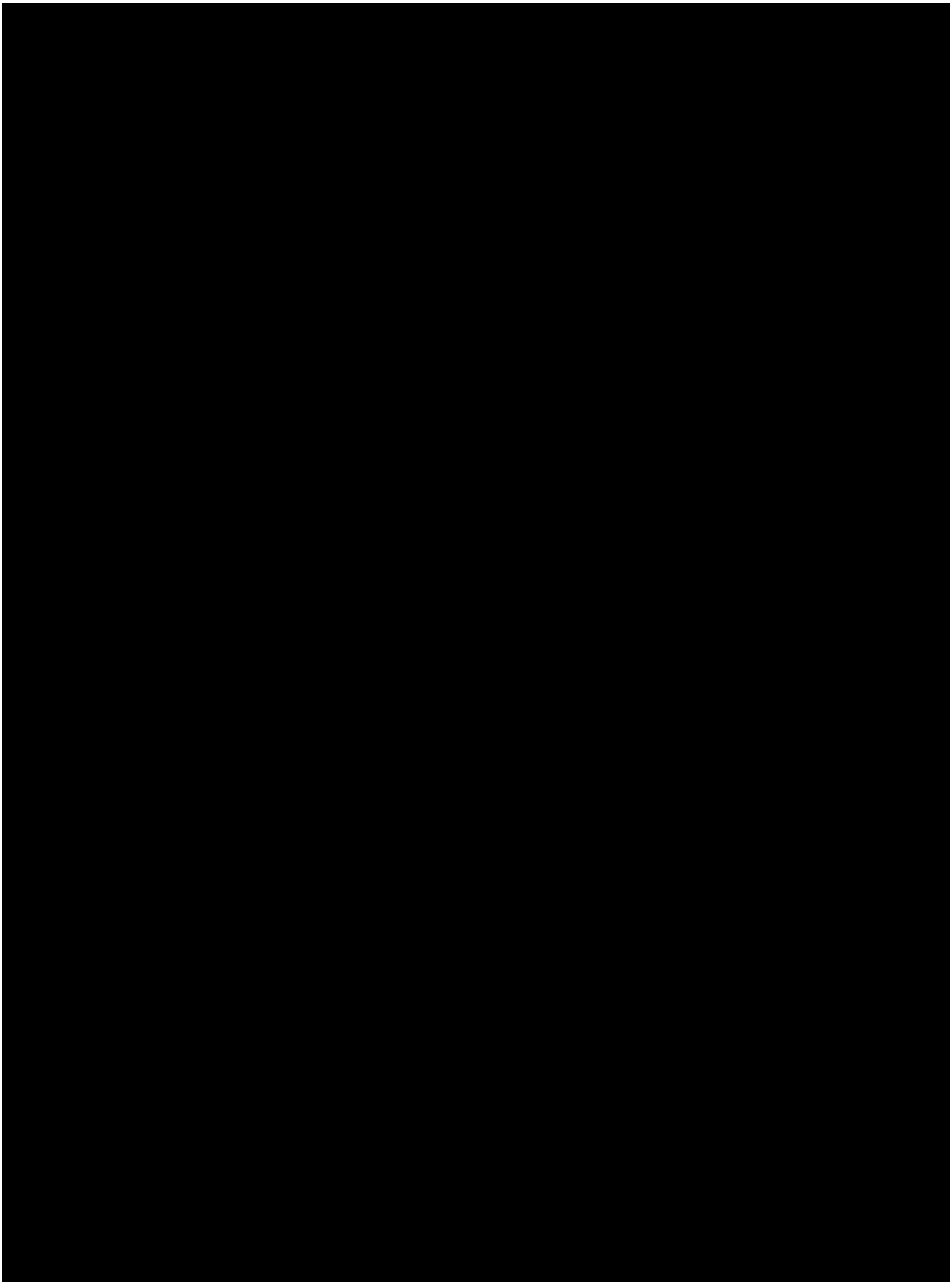
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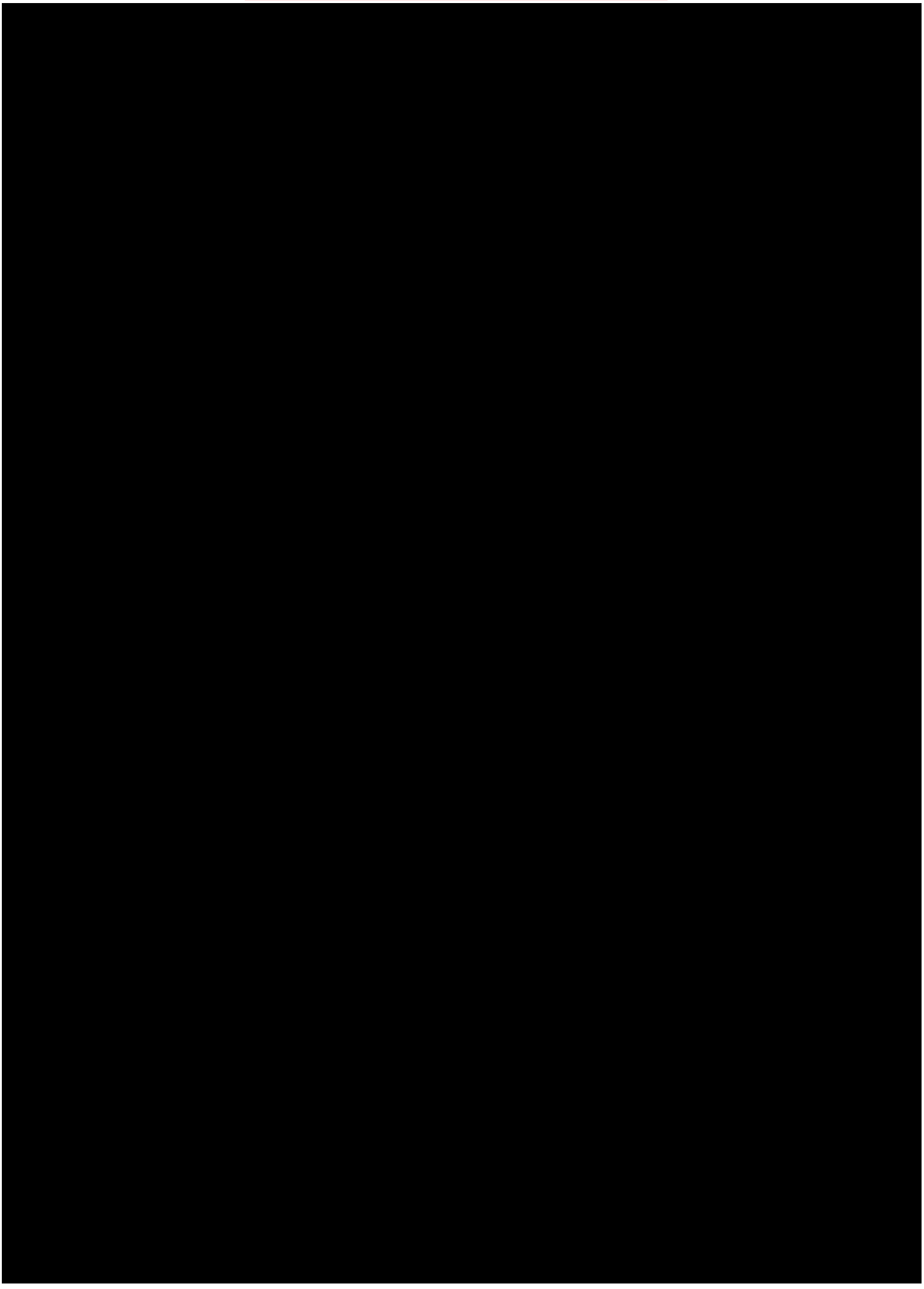
Unit 29 (block one)

[redacted]

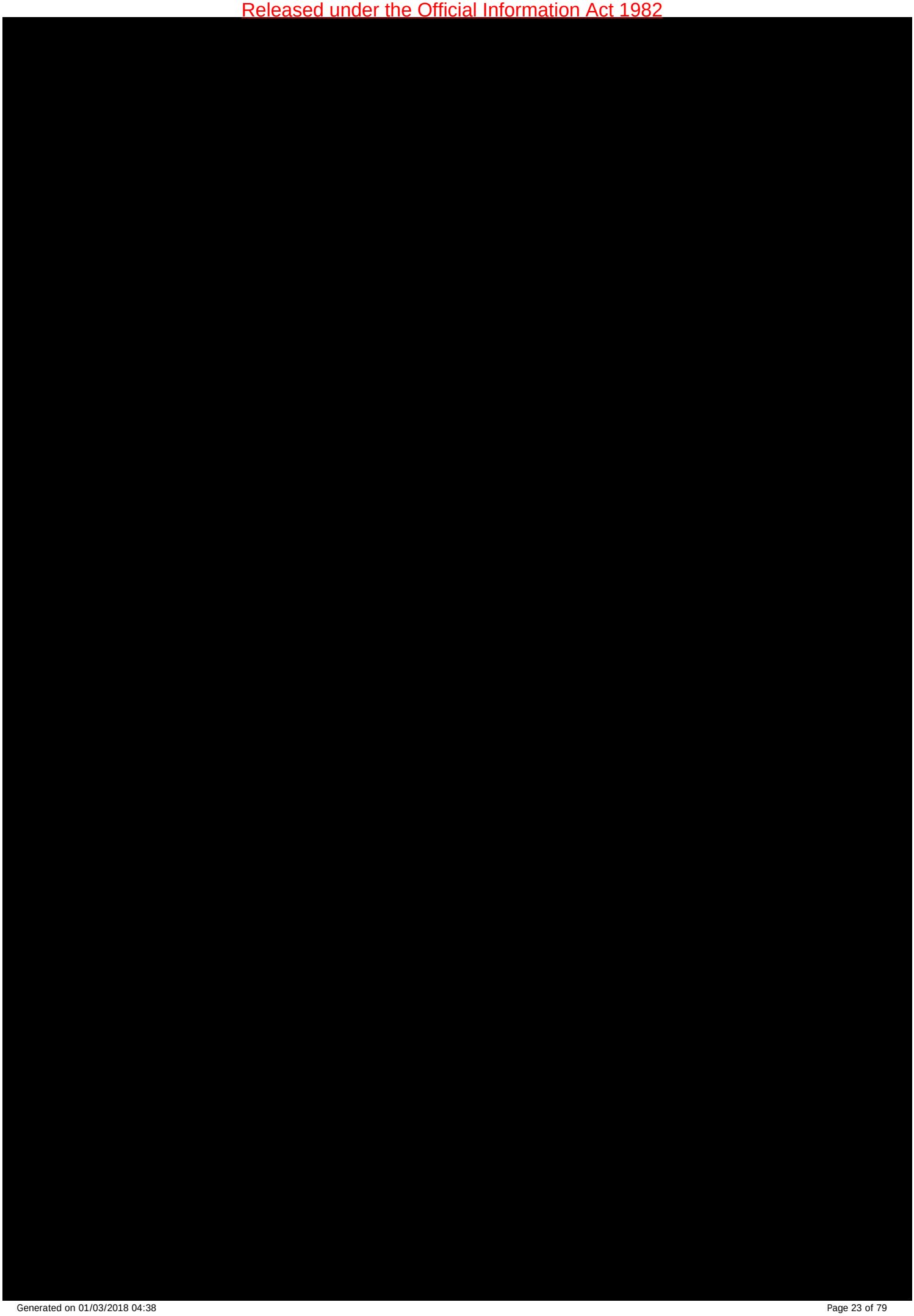
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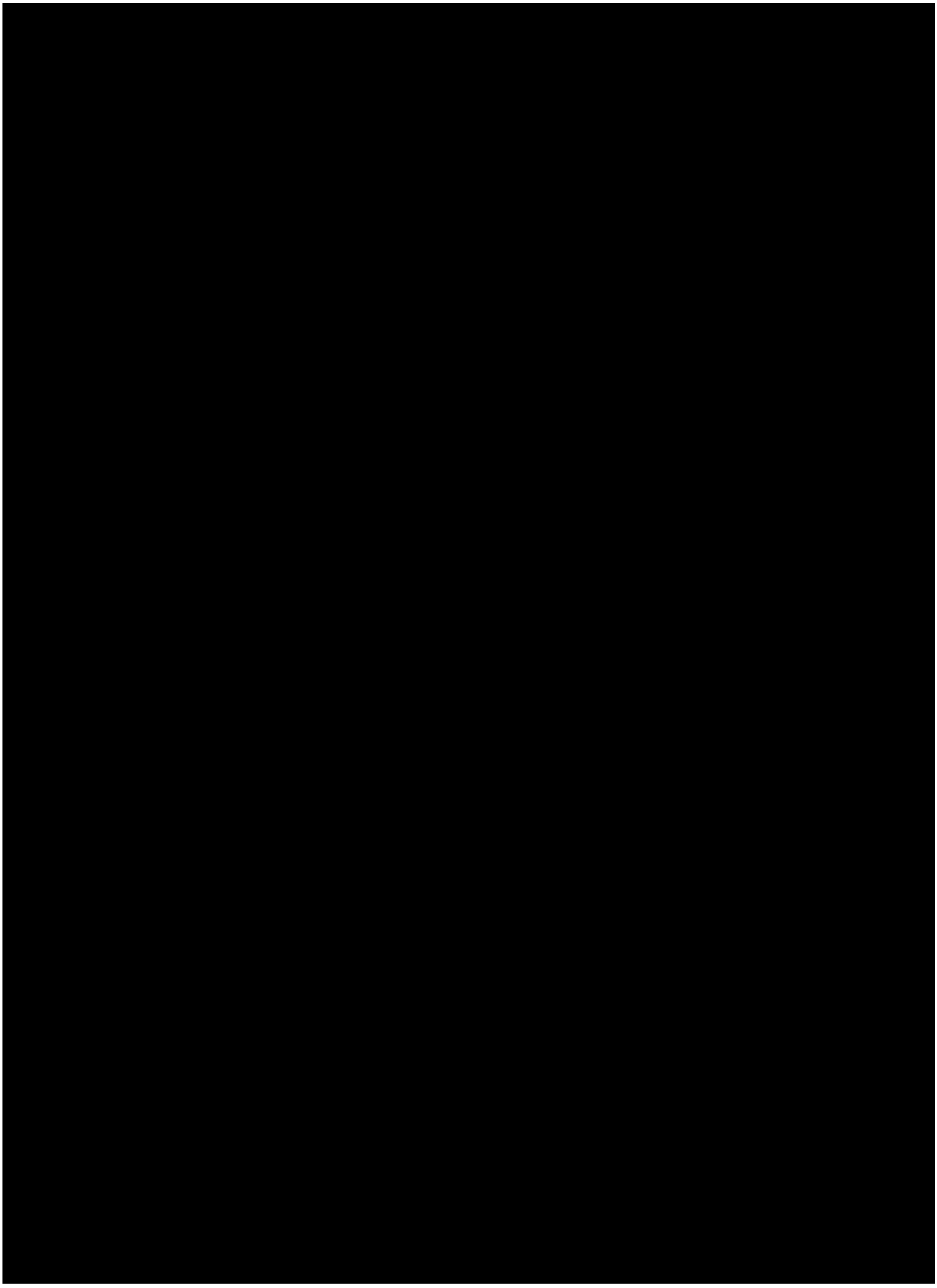
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[redacted]

Unit two (block two)

[redacted]

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[redacted]

Unit three (block two)

[redacted]

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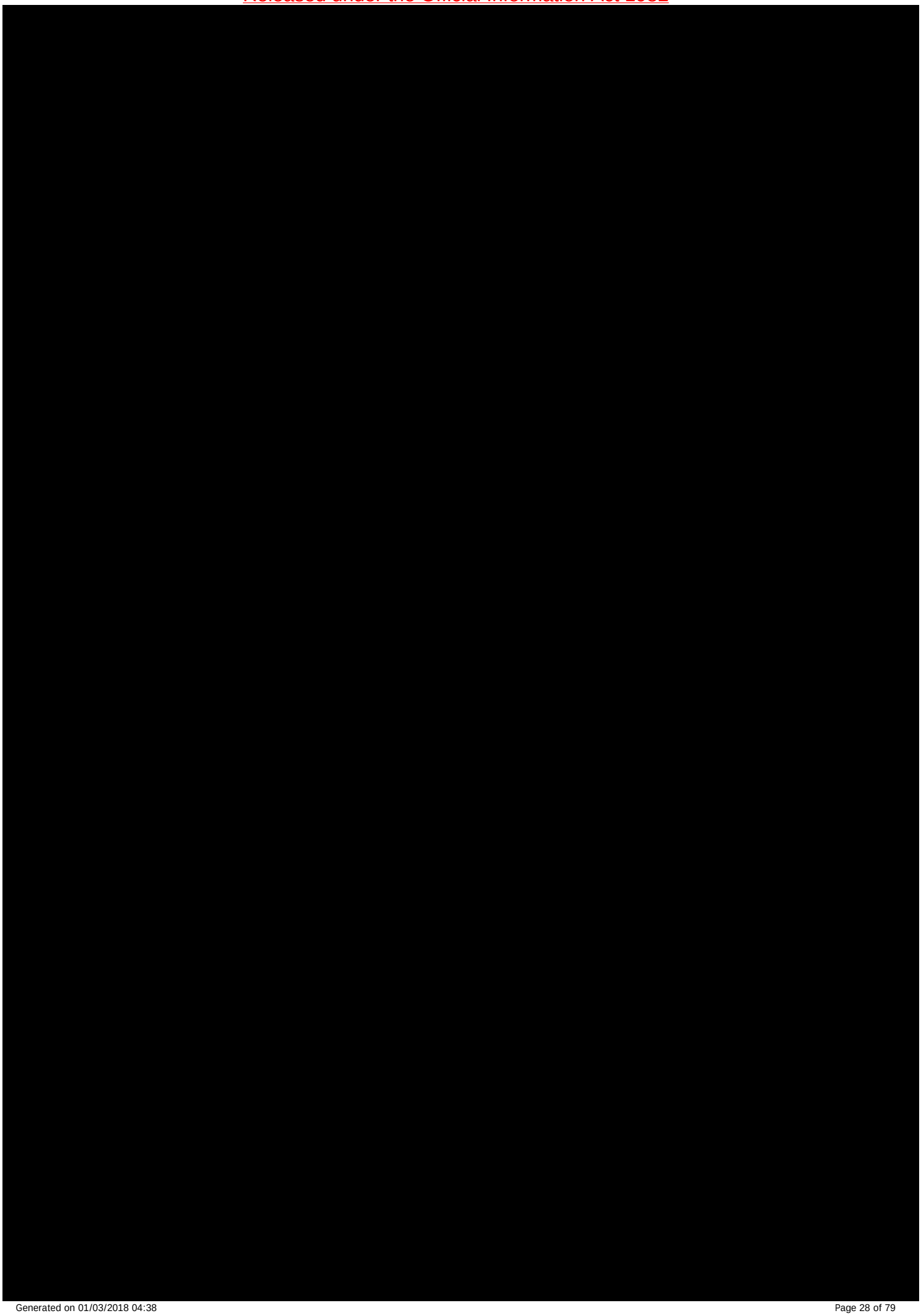
Unit 12 (block two)

[redacted]

Unit 13 (block two)

[redacted]

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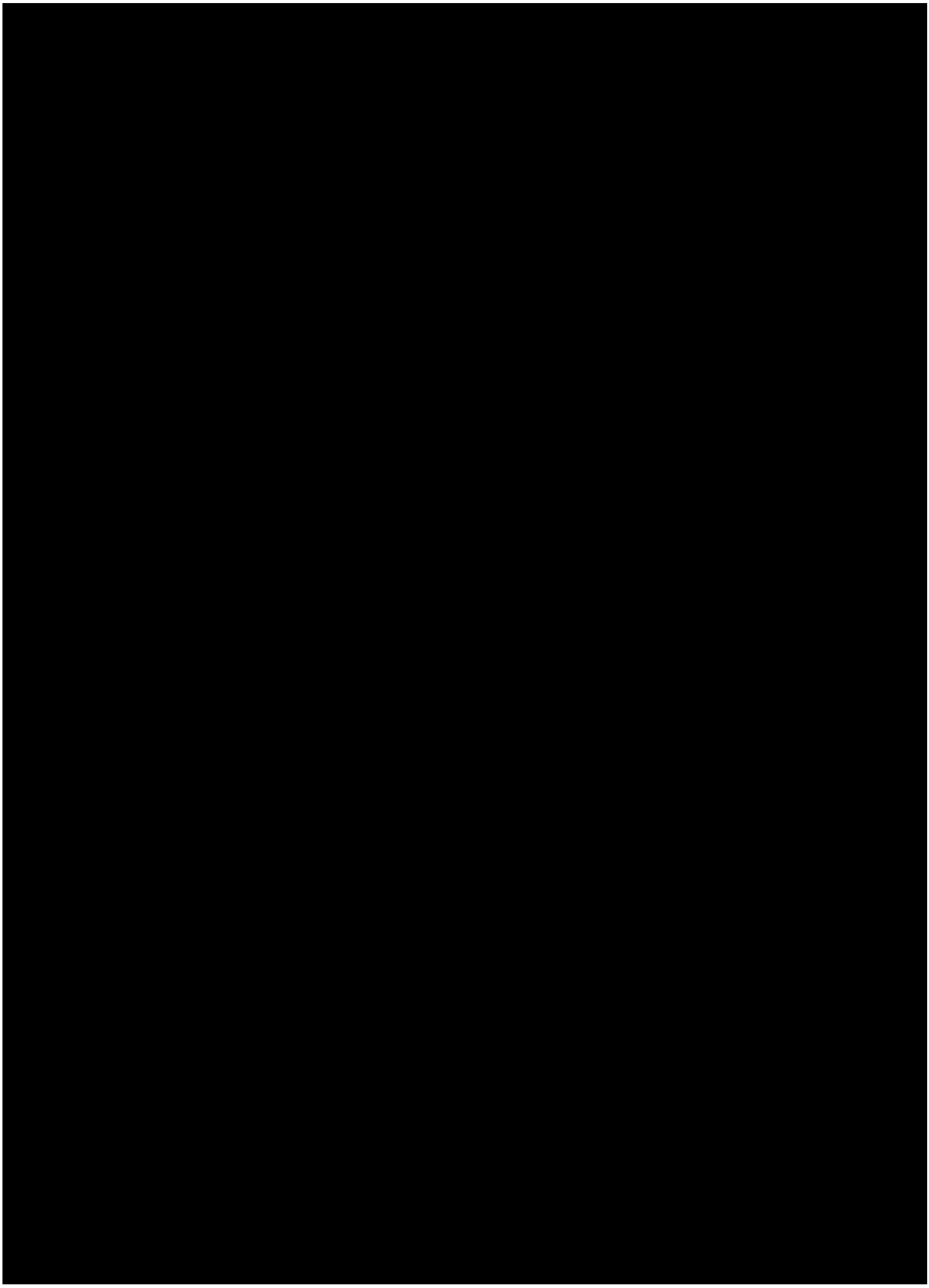
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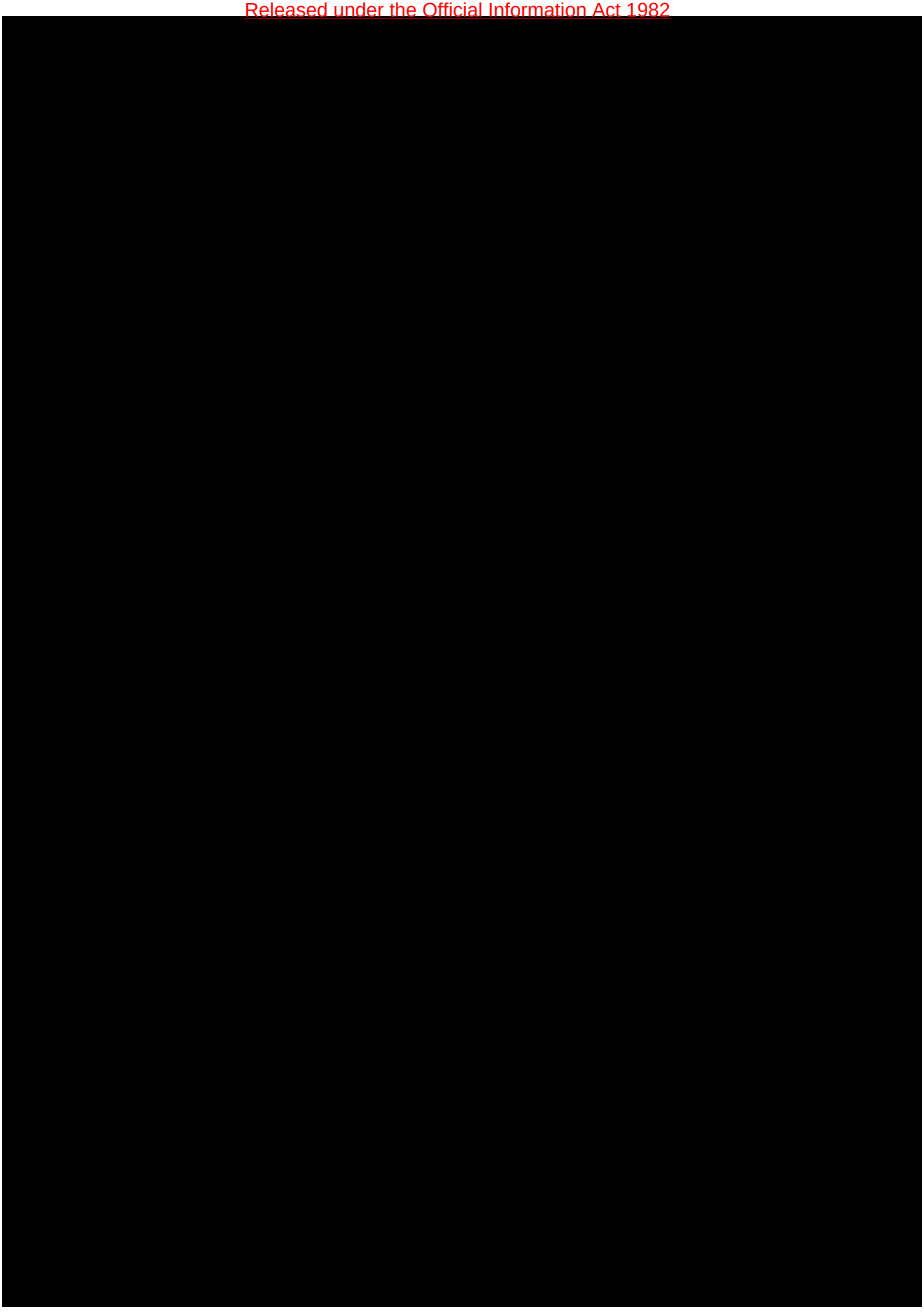
Unit 22 (block two)

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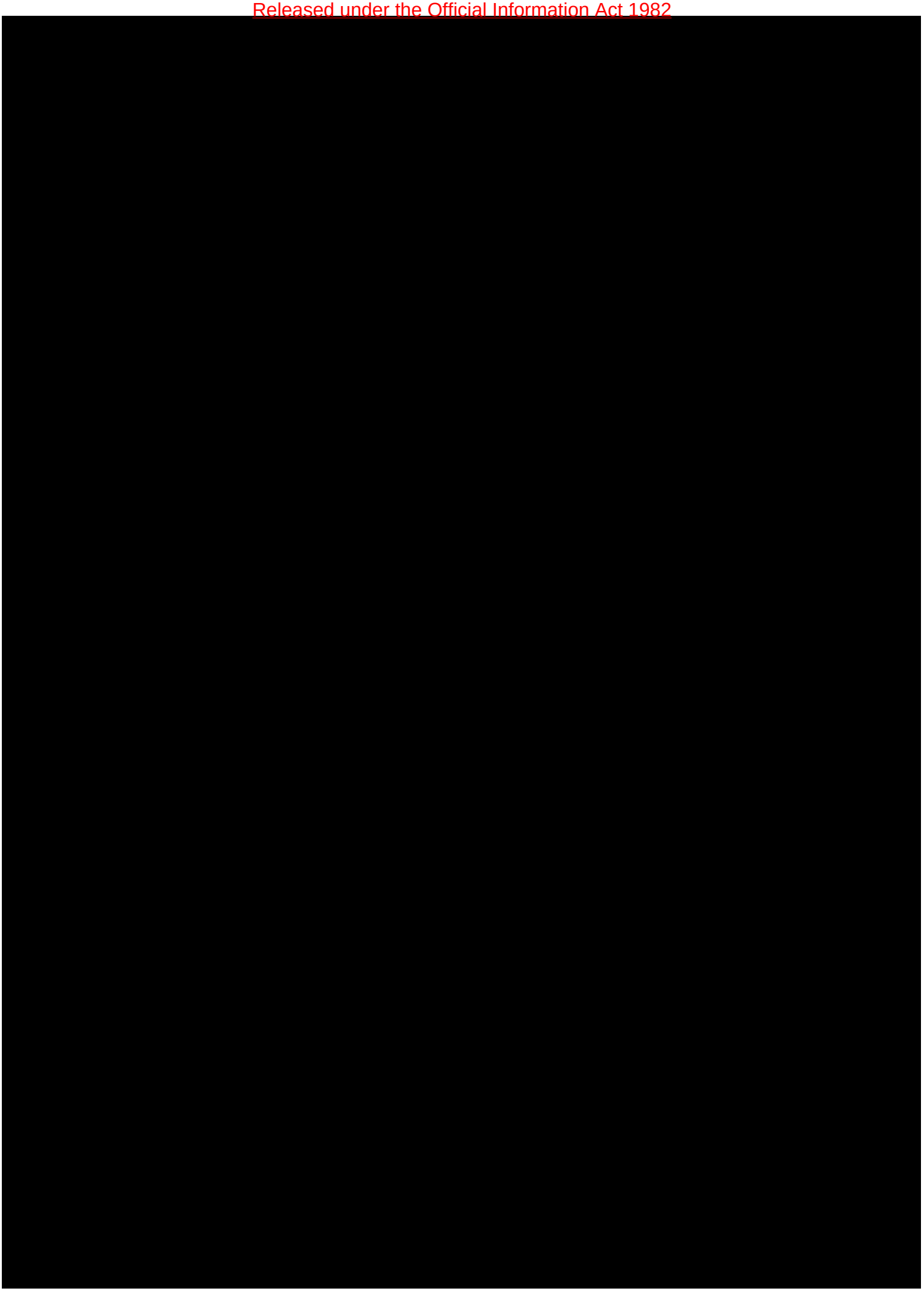
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[redacted]

Unit eight (block three)

[redacted]

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Unit 17 (block three)

[redacted]

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Unit 18 (block three)

[redacted]

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Unit 26 (block three)

Exterior

Ground Floor - Kitchen (Open with lounge)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Built In Oven	Fisher and Paykl	Steel	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Paint Ceiling	16.34 m2	24.00	392.16
Door (External)	French doors	Aluminium	Cosmetic damage			
			Realign	2.00 No of	90.00	180.00
Door (External)	Bi Fold doors	Aluminium	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Heating	Electric	Panel radiator	No Earthquake Damage			
Hob	Electric	Standard Spec	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range Hood	Over Head	Medium spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	58.32 m2	27.00	1,574.64
			Structural damage			

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Wall covering	Gib	Paint	Remove, dispose, replace Gib, stop and undercoat (Excluding Trim)	1.00 m2	99.00	99.00
Window	Aluminium Awning	Pane double glazed	No Earthquake Damage			
Work top	Kitchen work top	Stainless	No Earthquake Damage			

General Comments: Tiled area of room 3.4x.8

Ground Floor - Bedroom (One)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Gap fill and paint	13.20 m2	28.25	448.80
Door (External)	Bi Fold doors	Aluminium	Cosmetic damage			
			Ease door	1.00 No of	90.00	90.00
			Cosmetic damage			
			Remove, install new hardware	1.00 No of	165.00	165.00
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	53.28 m2	24.00	1,278.72
			Cosmetic damage			
			Gap fill cracks	6.00 l/m	12.00	72.00
Window	Aluminium Casement	Pane double glazed	No Earthquake Damage			

General Comments: Situated south end of dwelling, separation between walls and ceiling on square stopped join.

Ground Floor - Hallway

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Paint Ceiling	5.31 m2	24.00	127.44
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Skylight	Fixed Opening	Aluminium	No Earthquake Damage			
			No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	46.24 m2	27.00	1,248.48

General Comments:

Ground Floor - Bedroom (Two)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Door (Internal)	Sliding	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	44.64 m2	27.00	1,205.28
Window	Aluminium Casement	Pane double glazed	No Earthquake Damage			

General Comments:

Ground Floor - Room (Other) (Storage, lounge end of hallway)

Damage: No damage

Require Scaffolding? No

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General Comments:

Ground Floor - Bathroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification				
Bathroom Sink	Basin	Medium specification	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Gap fill and paint	4.29 m2	28.25	145.86
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Heating	Electric	Towel rail	No Earthquake Damage			
Mirror (Fixed)	Standard Spec	Mirror	No Earthquake Damage			
Shower	Tiled Shower	Tile	Cosmetic damage			
			Remove and replace silicon	1.00 l/m	12.00	12.00
Skylight	Fixed Opening	Aluminium	Leaking			
			Remove, dispose	1.00 item	495.00	495.00
Toilet	Standard	Medium Spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	33.12 m2	27.00	894.24
Window	Aluminium Casement	Pane double glazed	Cosmetic damage			
			Gap fill and paint jambs / sills	6.00 l/m	12.00	72.00

General Comments:

Ground Floor - Laundry (Hot water cupboard)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	1.52 m2	27.00	41.04
Door (Internal)	Sliding	MDF	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Paint wall	10.26 m2	24.00	246.24

General Comments: Rheem hot water cylinder - 180ltr

Ground Floor - Room (Other) (Storage - liabrary)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Paint Ceiling	2.24 m2	24.00	53.76
Door (Internal)	Sliding	MDF	Cosmetic damage			
			Repaint total door surround	1.00 No of	63.00	90.00
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	13.68 m2	27.00	369.36

General Comments:

External elements (block three)

[redacted]

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[redacted]

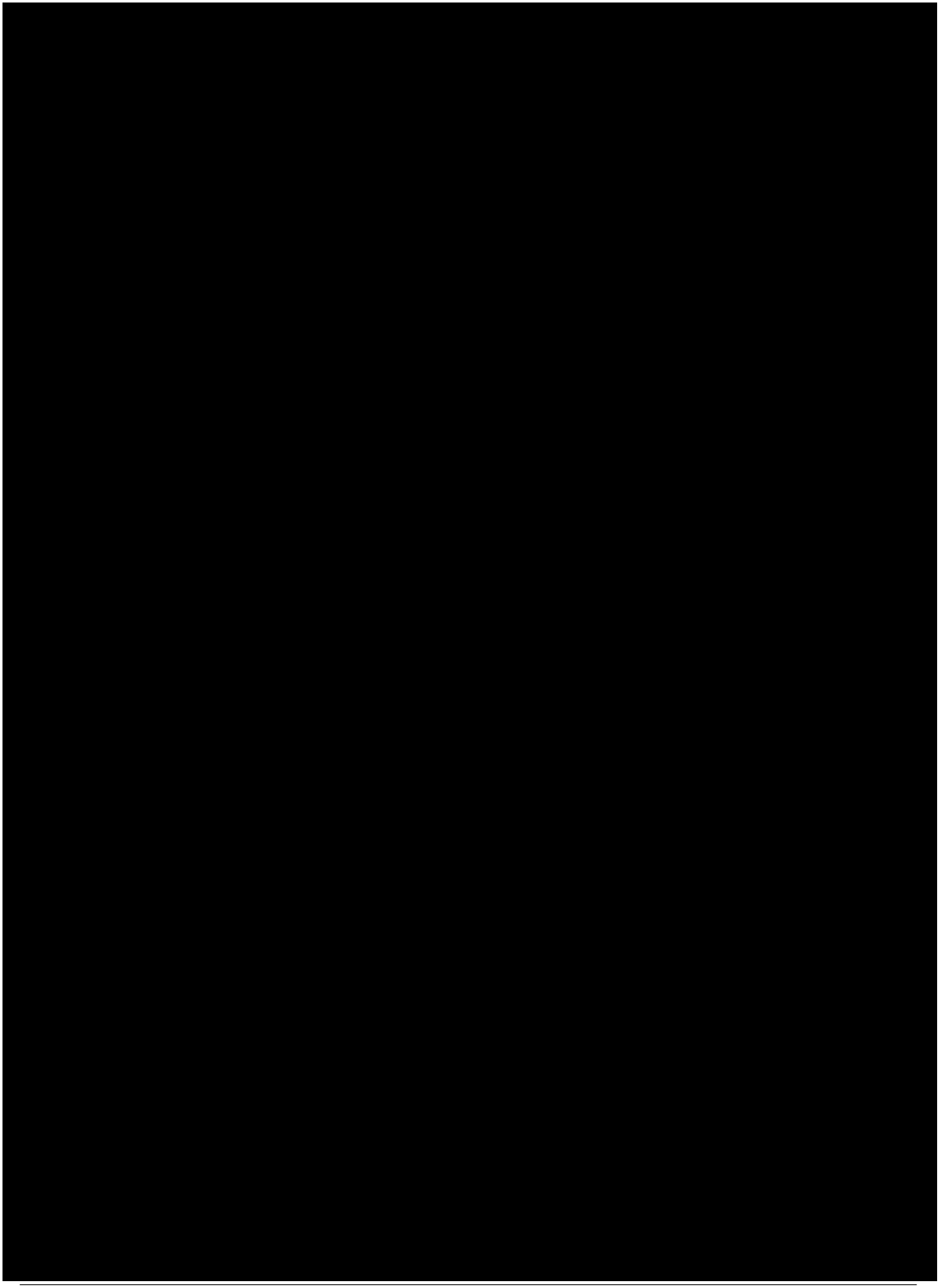
External stairwells (block three)

[redacted]

Unit four (block four)

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Unit five (block four)

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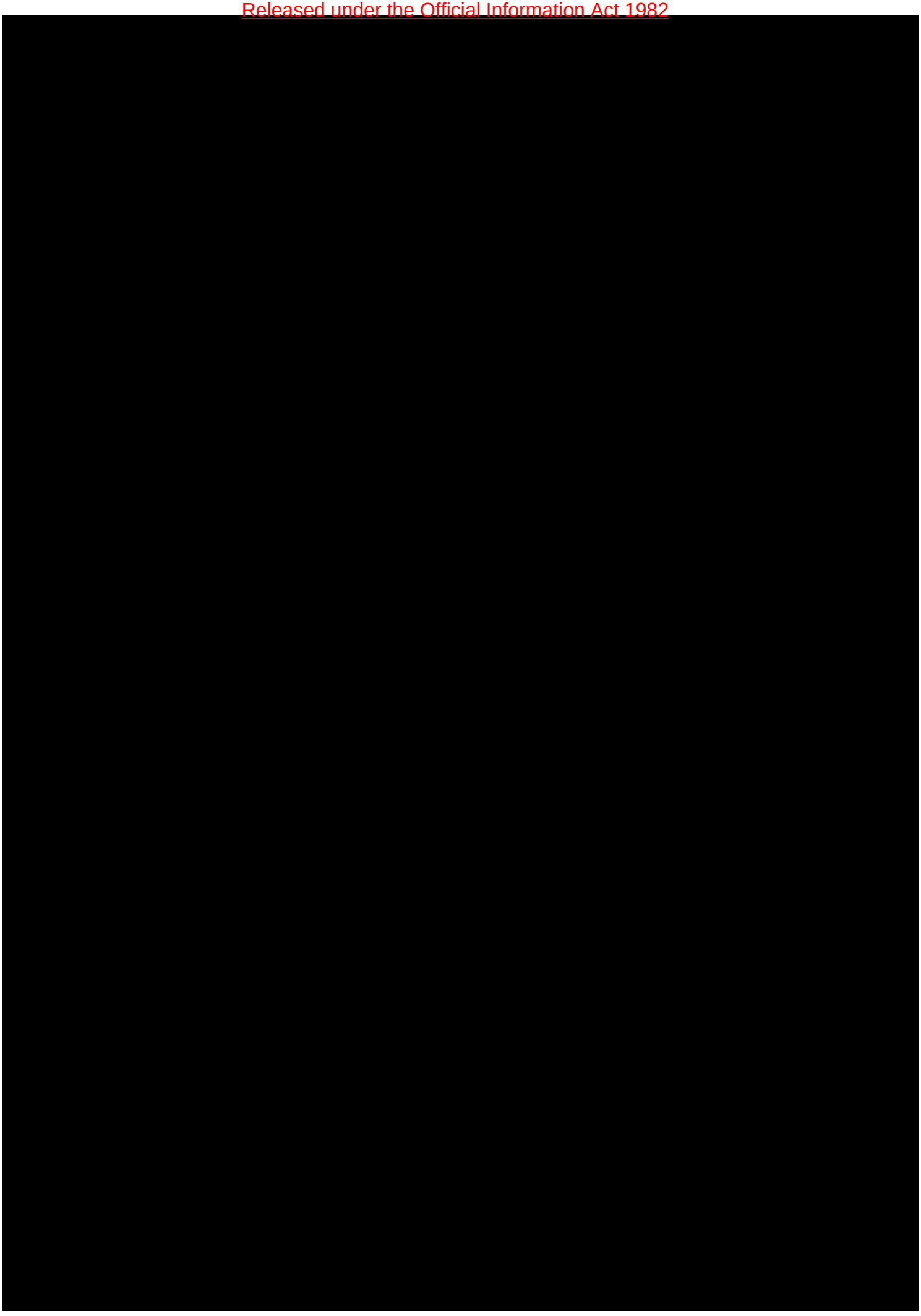
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[redacted]

Unit six (block four)

[redacted]

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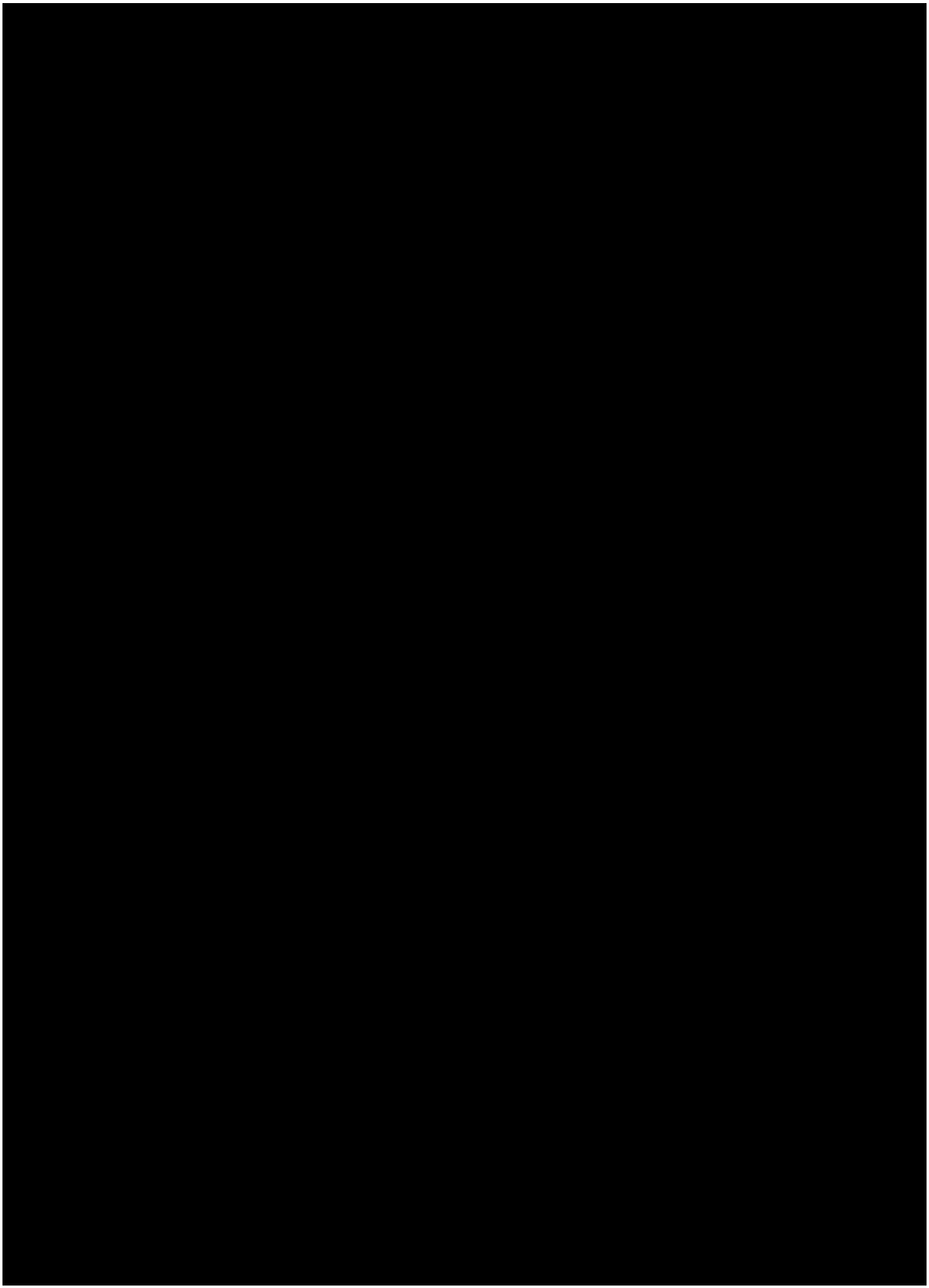
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Unit 14 (block four)



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Unit 15 (block four)

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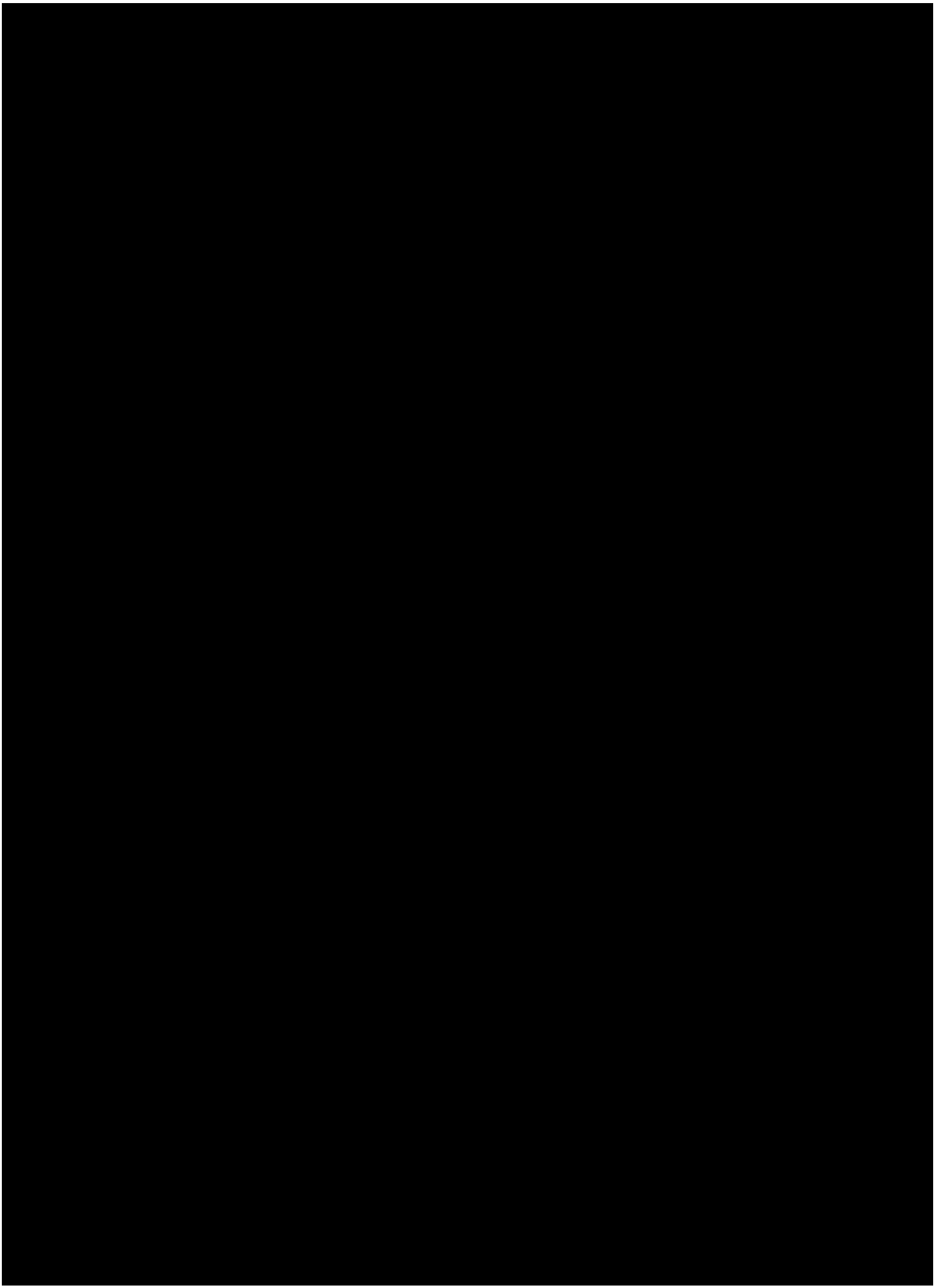
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Unit 16 (block four)



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[redacted]

Unit 23 (block four)

[redacted]

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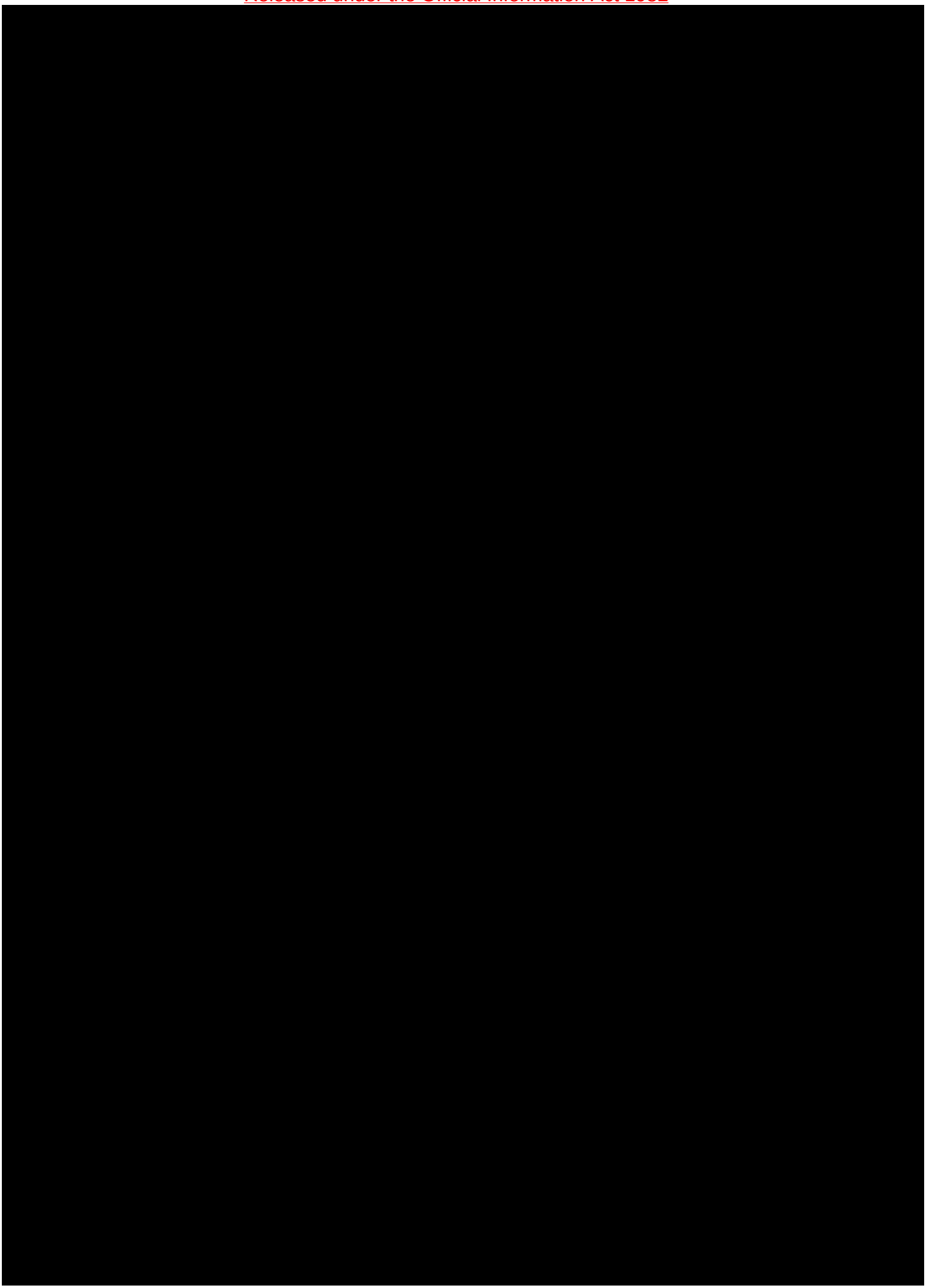
Released under the Official Information Act 1982

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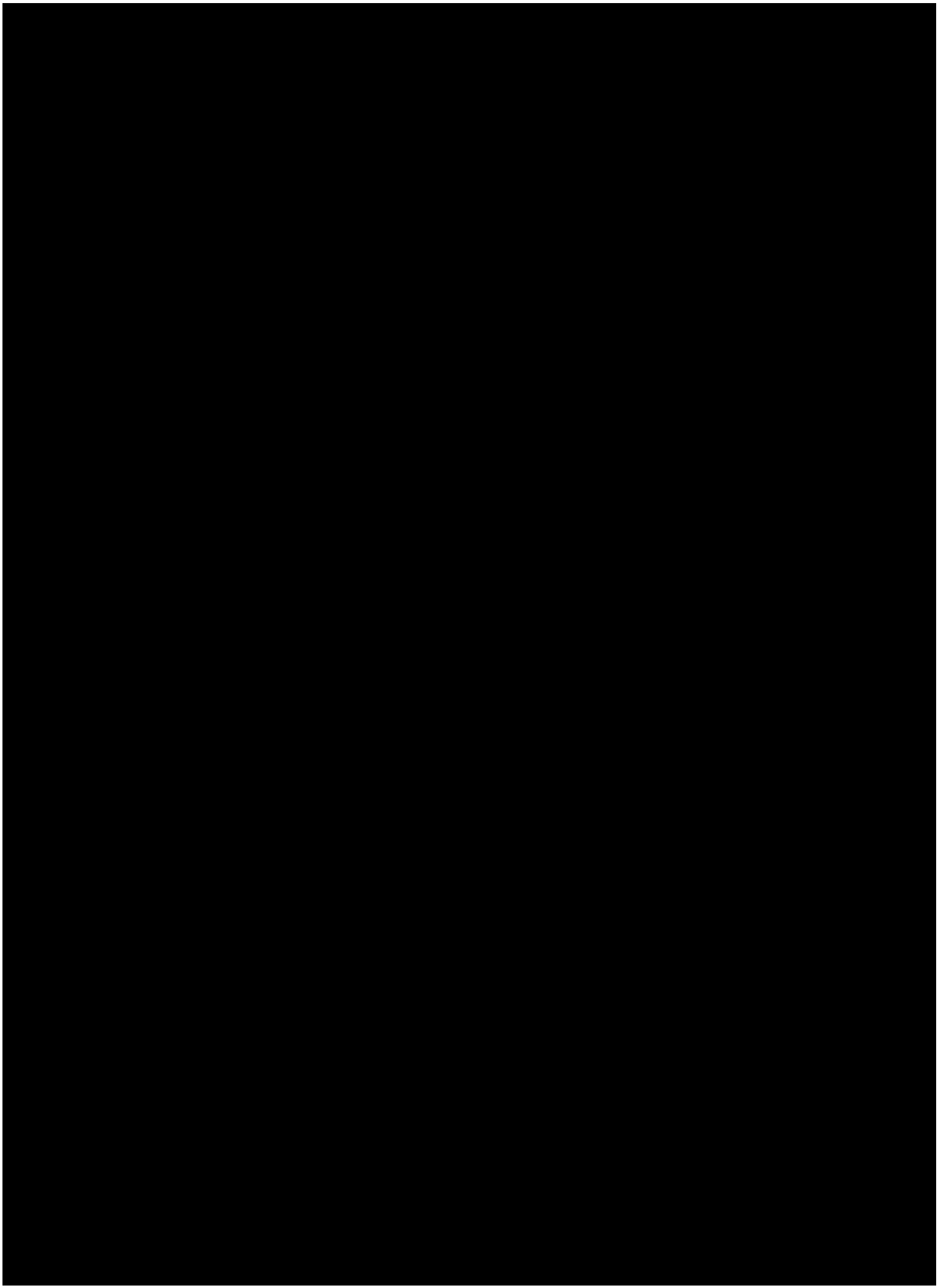
Unit 24 (block four)

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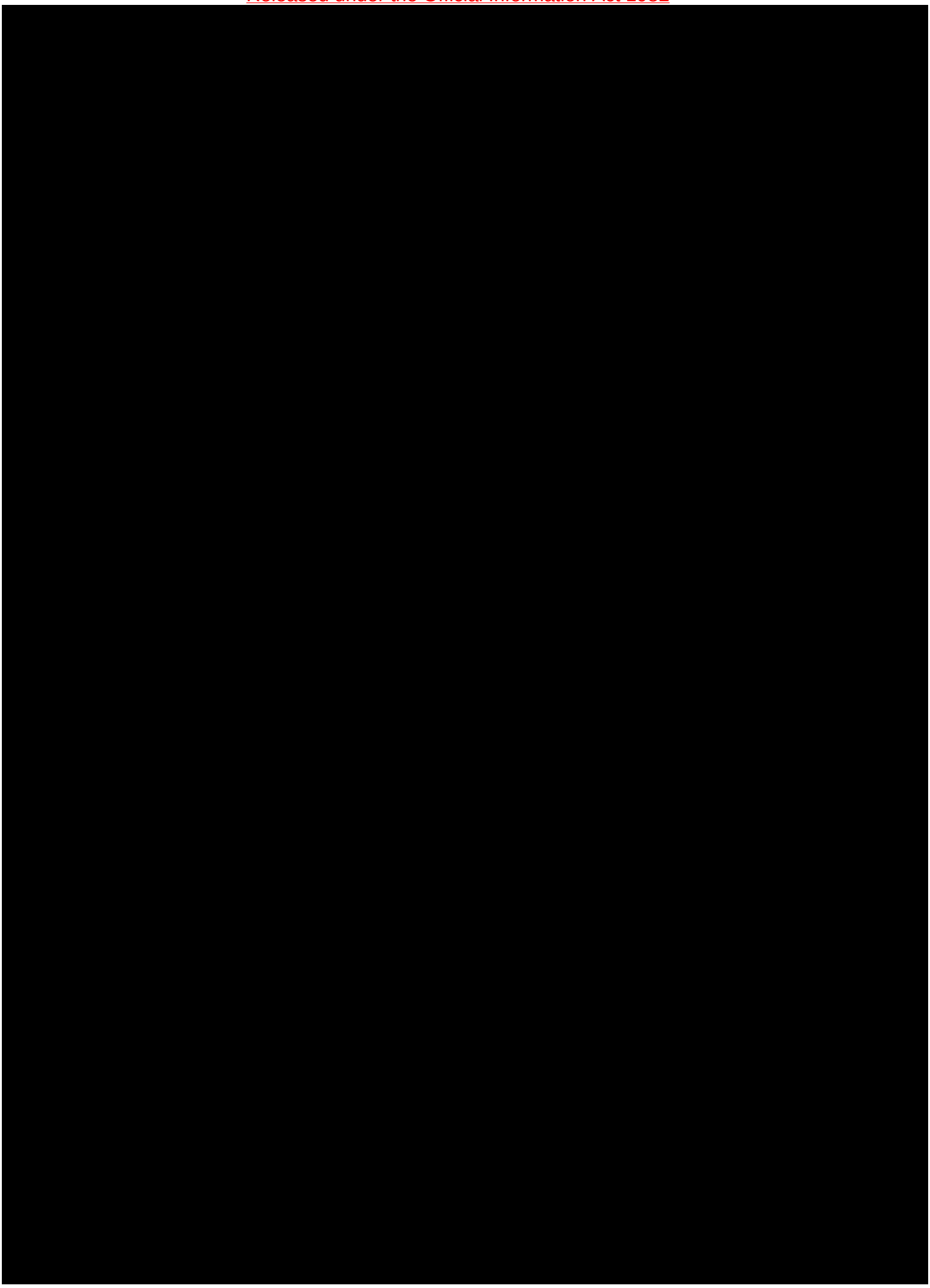
Released under the Official Information Act 1982

[redacted]

Unit 25 (block four)

[redacted]

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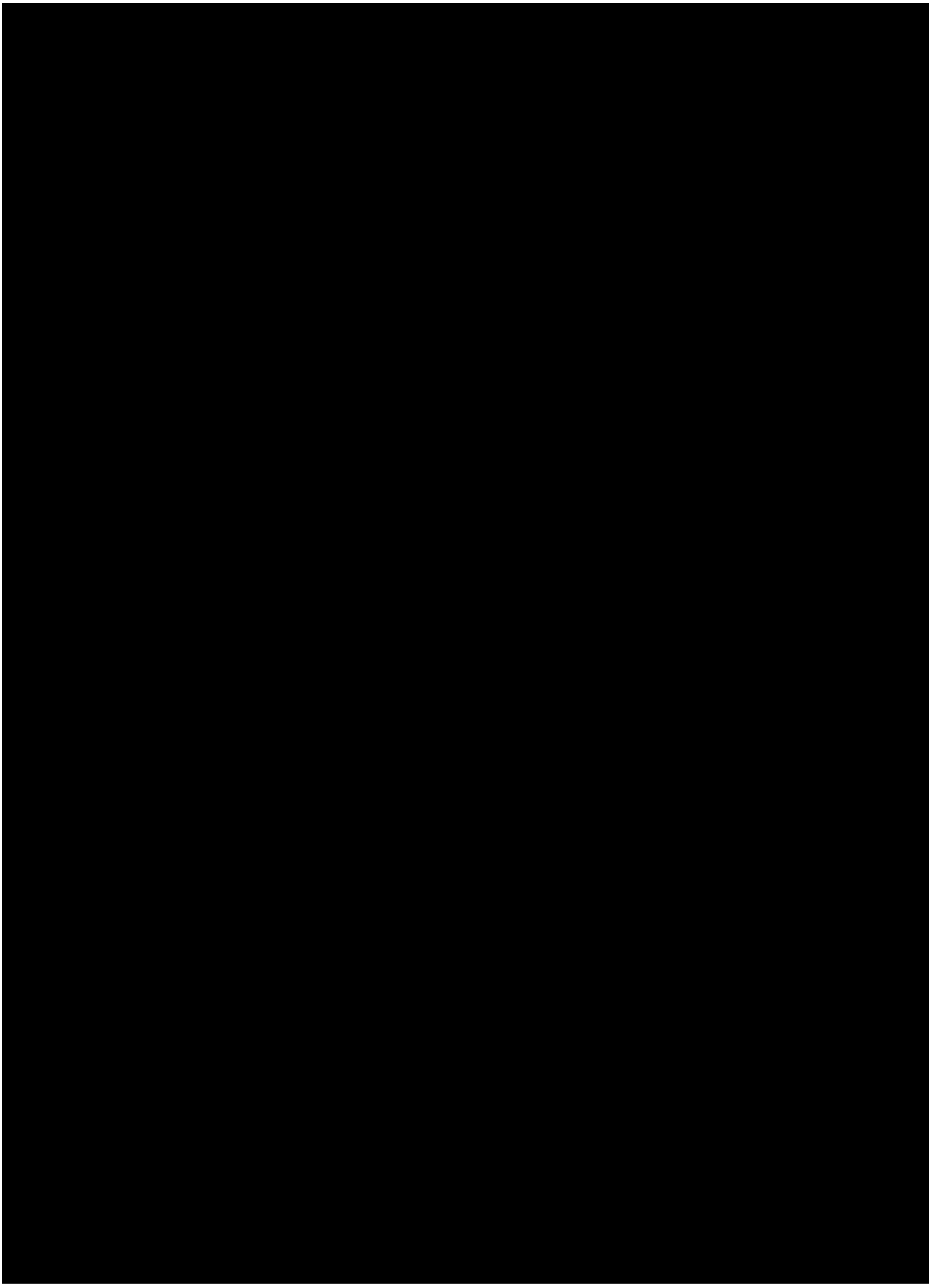
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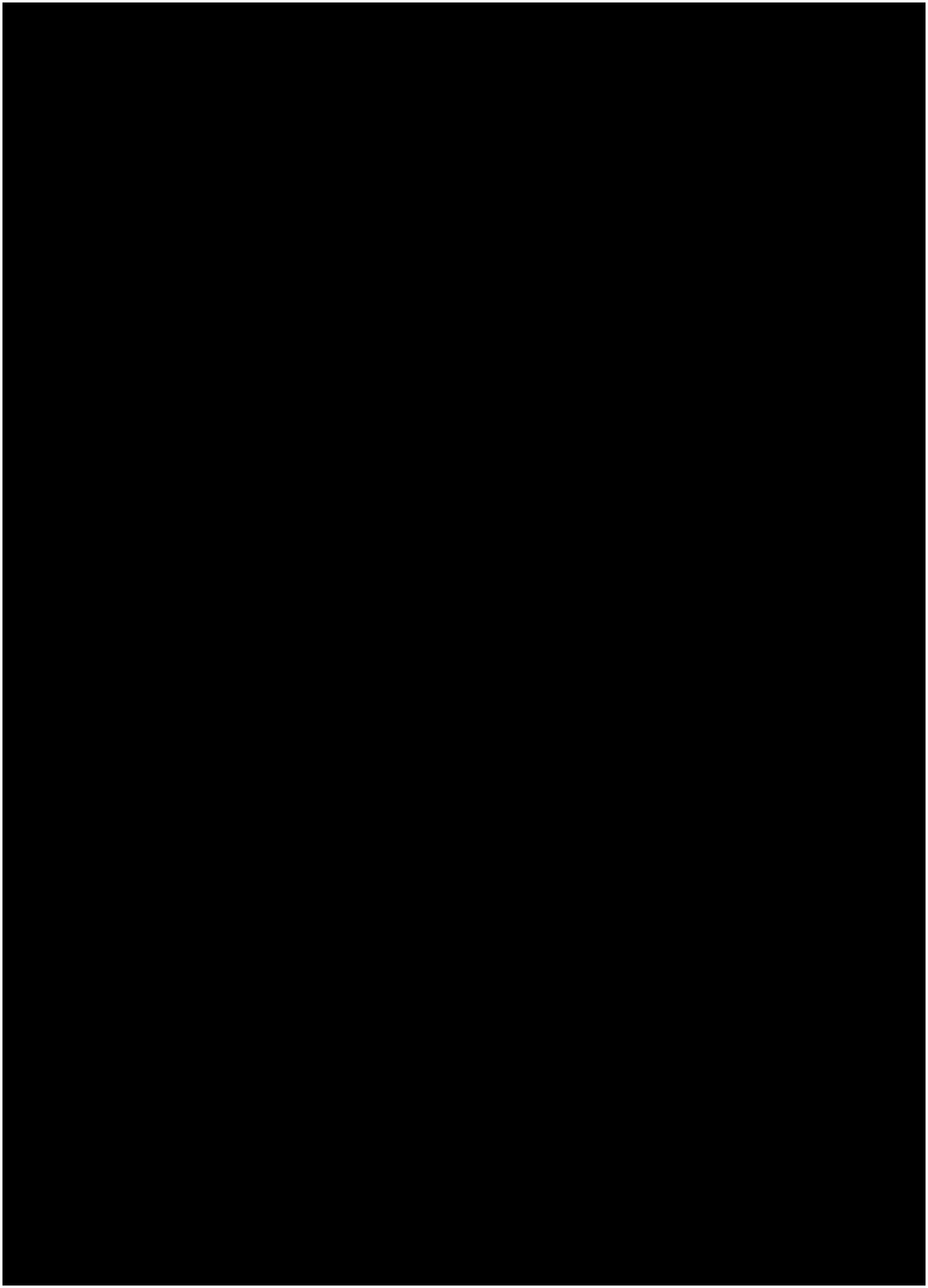
Unit 28 (block four)

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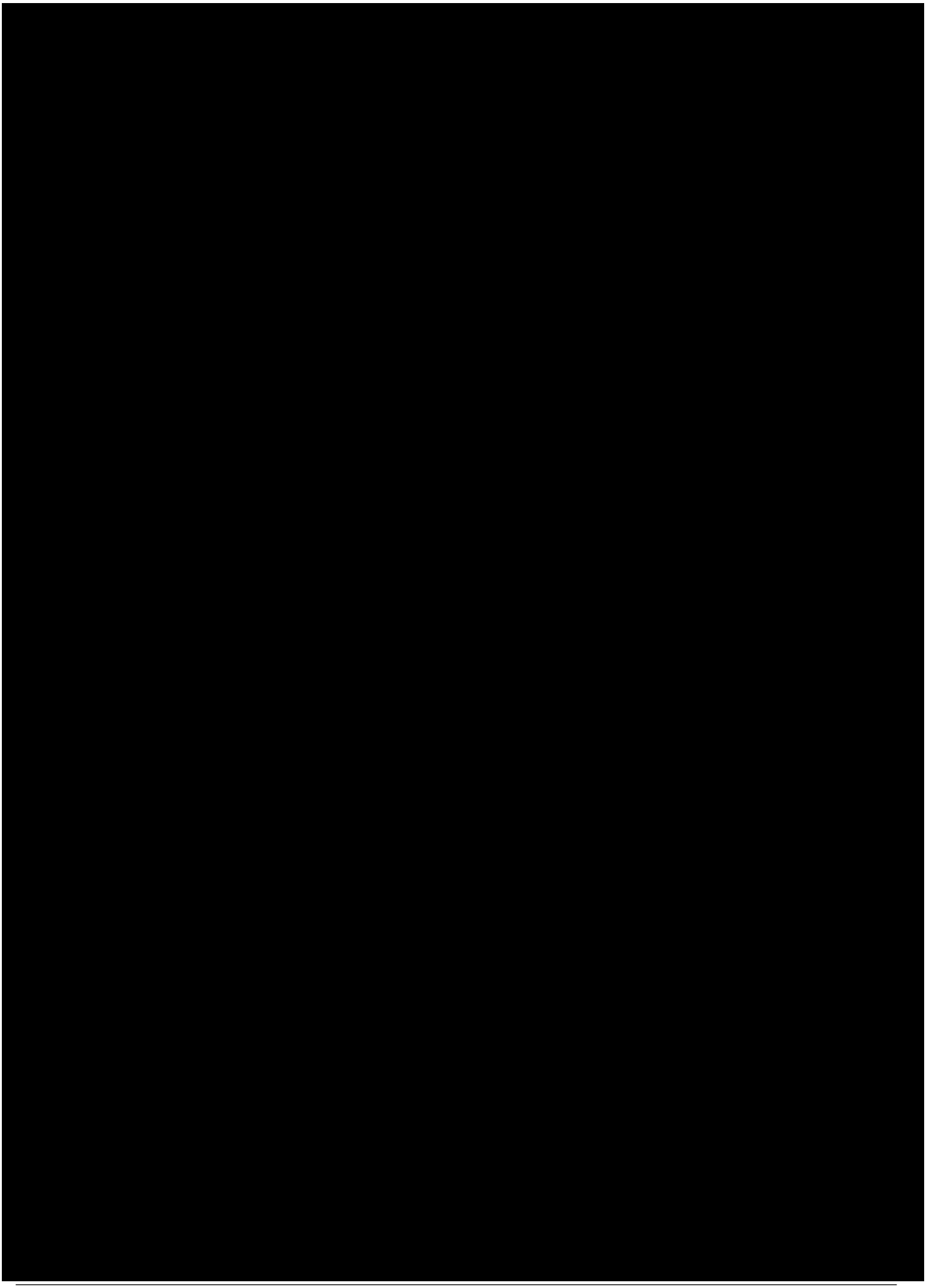
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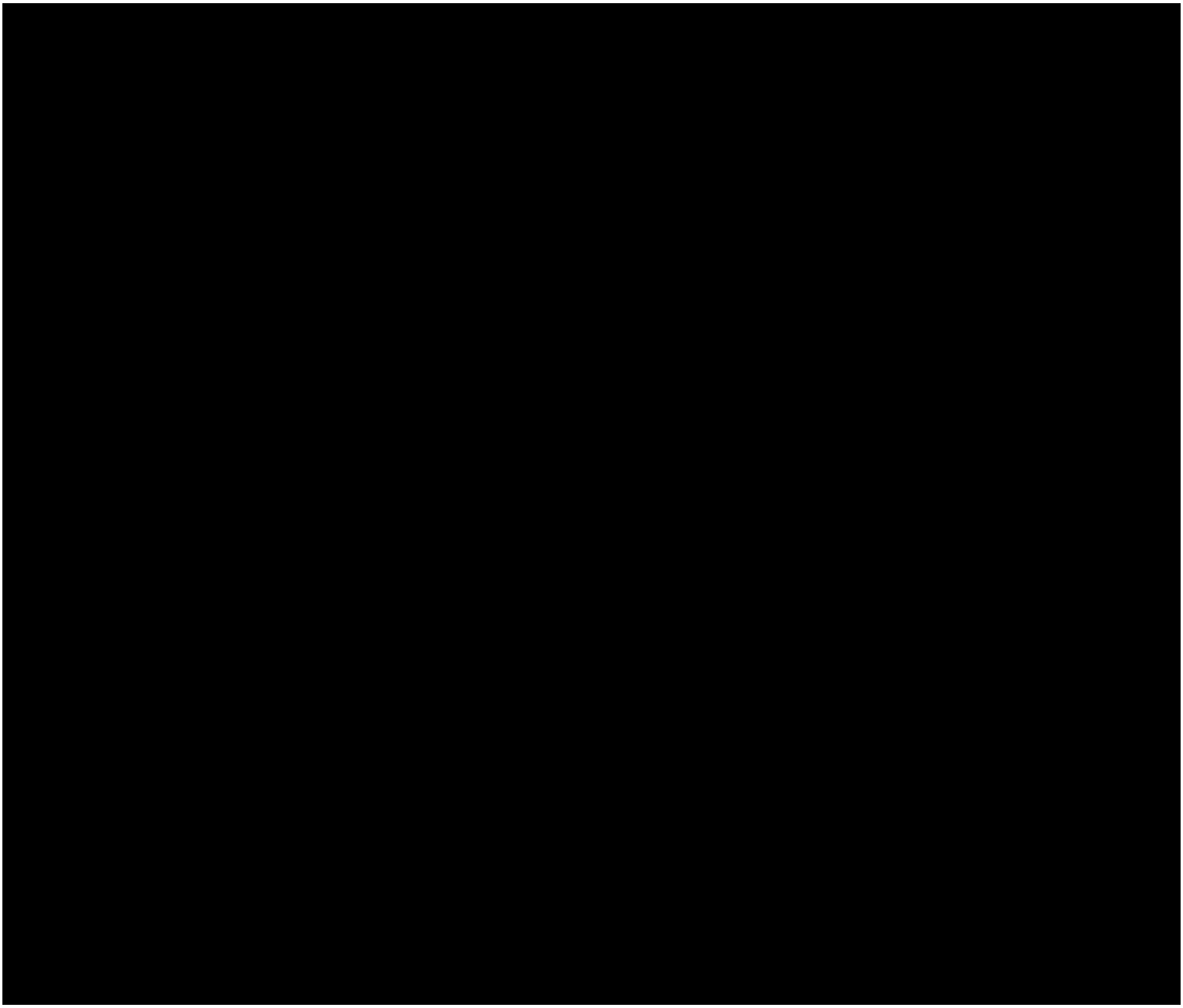
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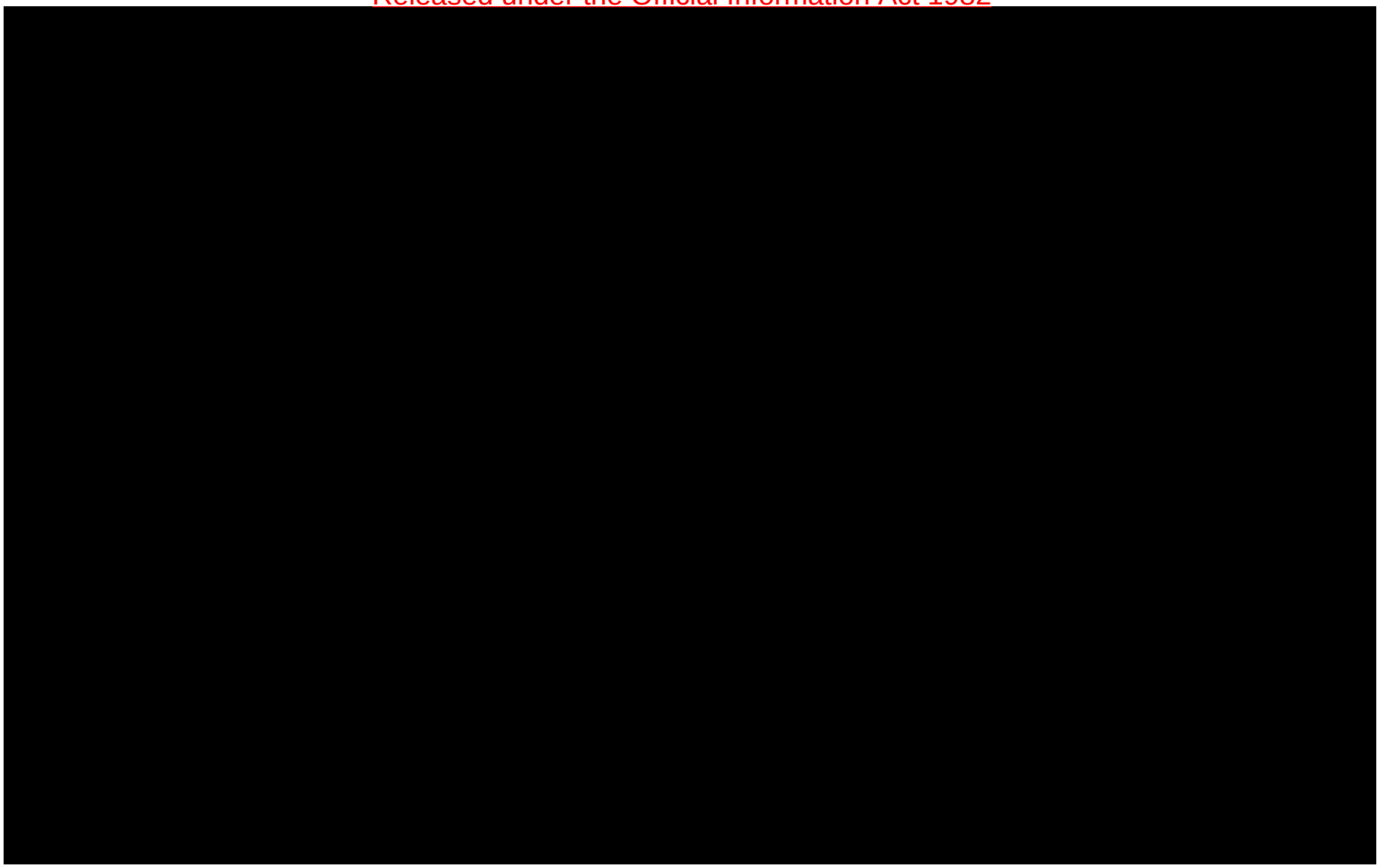
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Basement/parking



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Loft one (block four)



Loft two (block four)

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Loft three (block four)



Loft one (block one)



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[redacted]

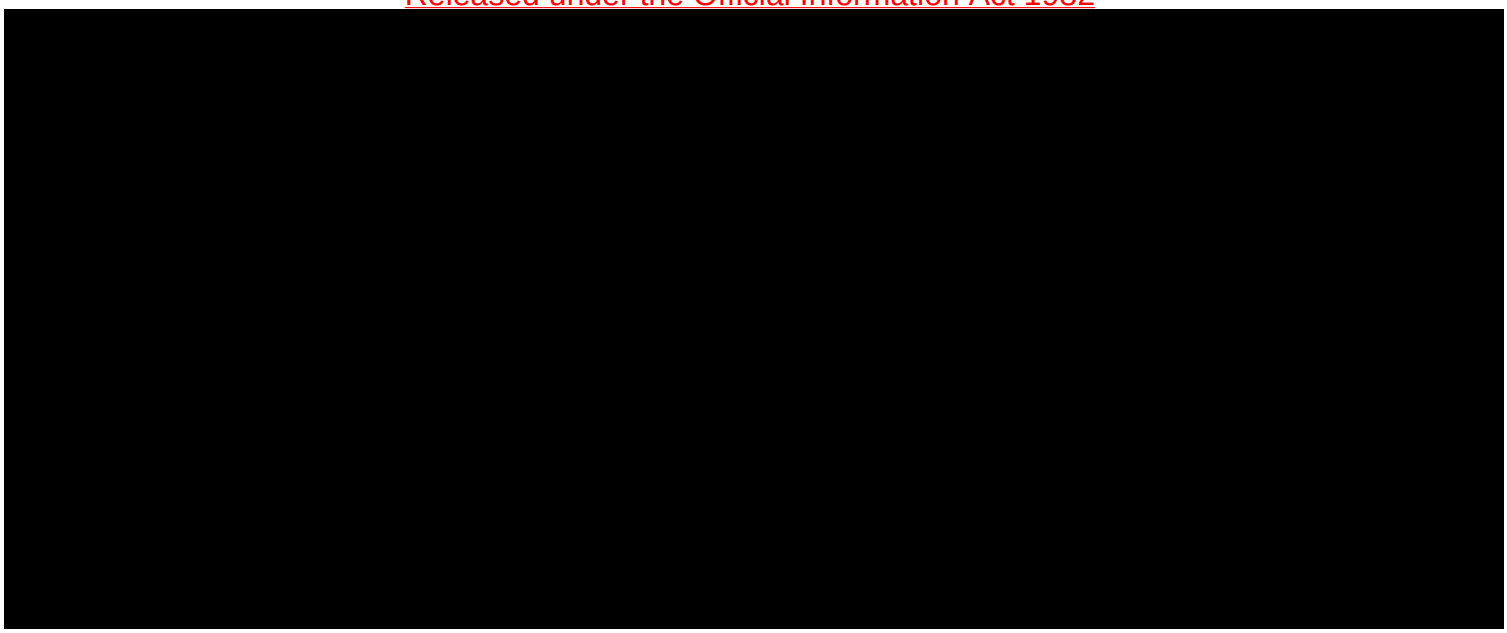
Loft two (block one)

[redacted]

Loft three (block one)

[redacted]

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Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Unit one (block one)

Name	Description	Estimate

Floor	Description	Estimate
[redacted]		

Unit nine (block one)

Name	Description	Estimate
[redacted]		

Entry (common, block one)

Name	Description	Estimate
[redacted]		

Unit 10 (block one)

Name	Description	Estimate
[redacted]		

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Floor	Description	Estimate
[redacted]		

Unit 11 (block one)

Name	Description	Estimate
[redacted]		

Unit 19 (block one)

Name	Description	Estimate
[redacted]		

Unit 27 (block one)

Name	Description	Estimate
[redacted]		

Released under the Official Information Act 1982

[redacted]

Unit 20 (block one)

Name	Description	Estimate
[redacted]		

Unit 21 (block one)

Name	Description	Estimate
[redacted]		

Unit 29 (block one)

Name	Description	Estimate
[redacted]		

Released under the Official Information Act 1982

[redacted]

External elements (block one)

Name	Description	Estimate
[redacted]		

Internal stairwells (block one)

[redacted]

Unit two (block two)

[redacted]

Unit three (block two)

[redacted]

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[redacted]

Unit 12 (block two)

[redacted]

Unit 13 (block two)

[redacted]

Unit 22 (block two)

[redacted]

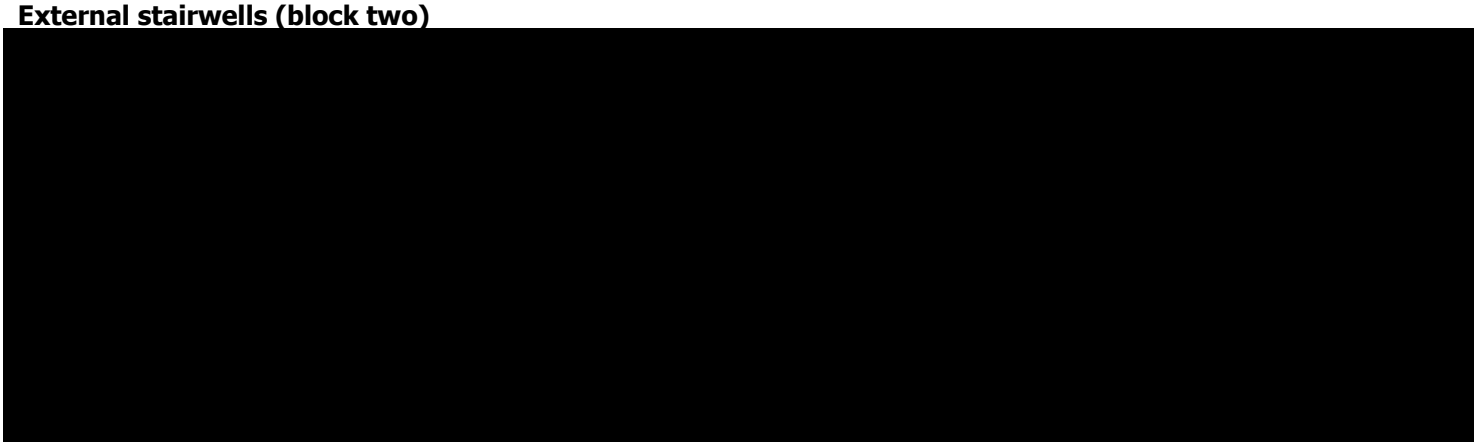
External elements (block two)

[redacted]

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External stairwells (block two)



Unit seven (block three)



Unit eight (block three)



Unit 17 (block three)



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[redacted]

Unit 18 (block three)

[redacted]

Unit 26 (block three)

Name	Description	Estimate

Floor	Description	Estimate
Ground Floor	Bathroom	1,619.10
	Bedroom (One)	2,054.52
	Bedroom (Two)	1,205.28
	Hallway	1,375.92
	Kitchen (Open with lounge)	2,245.80
	Laundry (Hot water cupboard)	287.28
	Room (Other) (Storage - liabrary)	513.12
	Room (Other) (Storage, lounge end of hallway)	0.00
		9,301.02
		9,301.02

External elements (block three)

[redacted]

[redacted]

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[redacted]

Unit four (block four)

[redacted]

Unit five (block four)

[redacted]

Unit six (block four)

[redacted]

Unit 14 (block four)

[redacted]

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[redacted]

Unit 15 (block four)

[redacted]

Unit 16 (block four)

[redacted]

Unit 23 (block four)

[redacted]

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[redacted]

Unit 24 (block four)

[redacted]

Unit 25 (block four)

[redacted]

Unit 28 (block four)

[redacted]

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[redacted]

External elements (block four)

[redacted]

Internal stairwells (block four)

[redacted]

Basement/parking

[redacted]

Loft one (block four)

[redacted]

Loft two (block four)

[redacted]

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[redacted]

Loft three (block four)

[redacted]

Loft one (block one)

[redacted]

Loft two (block one)

[redacted]

Loft three (block one)

[redacted]

Fees

Description	Estimate

[redacted]

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[redacted]

Overheads

Description	Estimate
Preliminary and general	[redacted]
Margin	
GST	
Total Estimate	

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Inspection Sign Off

Description	Answer	comments
Contents Damage		
Has the contents schedule been left with claimant?	No	
Have the contents been sighted?	No	
Land Damage		
Is there land damage?	No	
Landslip damage has been assessed on paper	No	
Was a full inspection done?		
In roof space	No	None, framed roof
On roof?	No	Too high
Under sub floor?	No	None
Decline Claim		
Recommend Declining Claim	No	
Next Action:		

Previous Claim Numbers (recorded manually in field)

- None

File Notes

Date Created: 01/09/2011 17:31
Created : McAlonan, Kathryn
Subject: Building titles (for EQC assessment purposes)
Note: Block one - south facing, block two - east facing, block three - west facing, block four - north facing
Next Action:

Date Created: 05/09/2011 16:14
Created : McAlonan, Kathryn
Subject: Fee allowances
Note: We have allowed additional fee's for several items (for instance scaffolding) due to size of building. Even in this case fee's allowed for will not be accurate for this job.
Next Action:

Date Created: 05/09/2011 16:18
Created : McAlonan, Kathryn
Subject: Repairs strategy's for beams
Note: Beam above accessway & for block one stairwell tower - Engineered repair options required and are still to follow, having been arranged by Fltechers.
Next Action:

Date Created: 29/11/2011 02:57
Created : Administrator, Alchemy
Subject: COMET sent to EQR on 29/11/2011
Note: COMET sent to EQR on 29/11/2011
Next Action:

Date Created: 22/10/2012 06:49
Created : Administrator, Alchemy
Subject: Assessment Address Changed
Note: From:29/41-43 CAMBRIDGE TERRACE, CHRISTCHURCH CITY, CHRISTCHURCH
To:1-29/41-43 CAMBRIDGE TERRACE, CHRISTCHURCH CITY, CHRISTCHURCH
Next Action:

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Urgent Works Items

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Scope of Works

Completed by: Mike Tamatea
Date: 9-Dec-2016
Claim number: CLM/2011/201658
SOW Type: Possible Over Cap
Assessment of Property at: 1-29/41-43 Cambridge Terrace, Christchurch City, Christchurch.

EQC EARTHQUAKE COMMISSION KOMIHANA KOWHERO

Document explanatory note:
This document provides a summary of the earthquake damage identified by the QC assessment team. Land, building and room by room damage is listed along with an indication of how this damage is to be repaired.
A glossary of terms describing the type of damage that may be listed on your Scope of Works is provided at the end of this document.

Subtotal	$	[redacted]
P&G	$	
Margin	$	
GST	$	
Subtotal	$	
Total	$	

Line items:

Element	Damage	Repair	Size	Keep?	Strat ID	Measure	Size	Cost per unit	Sum
South Block									
Ground Floor									
Unit 1									

[redacted]

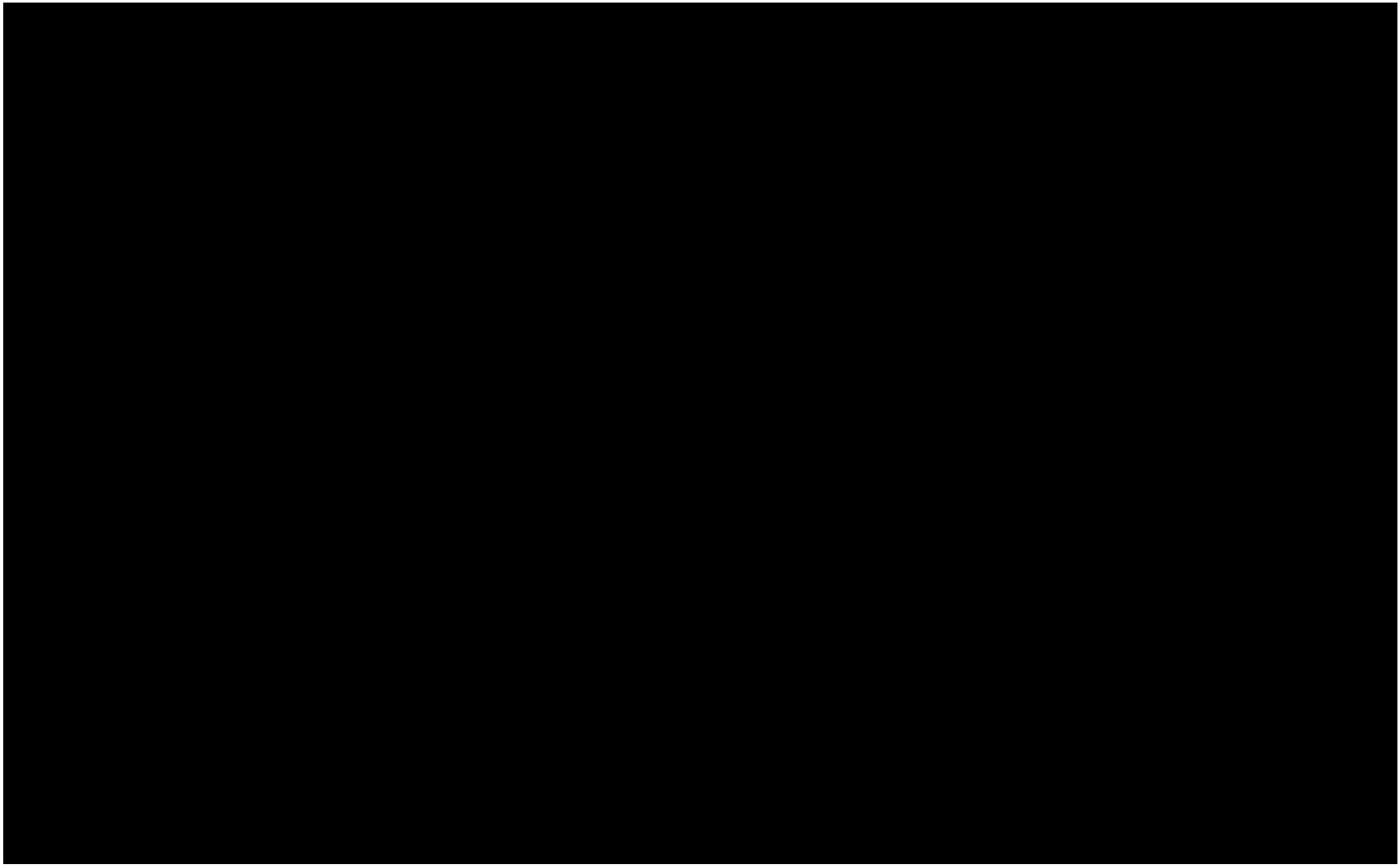
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[redacted]

Unit 9									

[redacted]

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[redacted]

First Floor									
Unit 10									

[redacted]

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[redacted]

Unit 11									

[redacted]

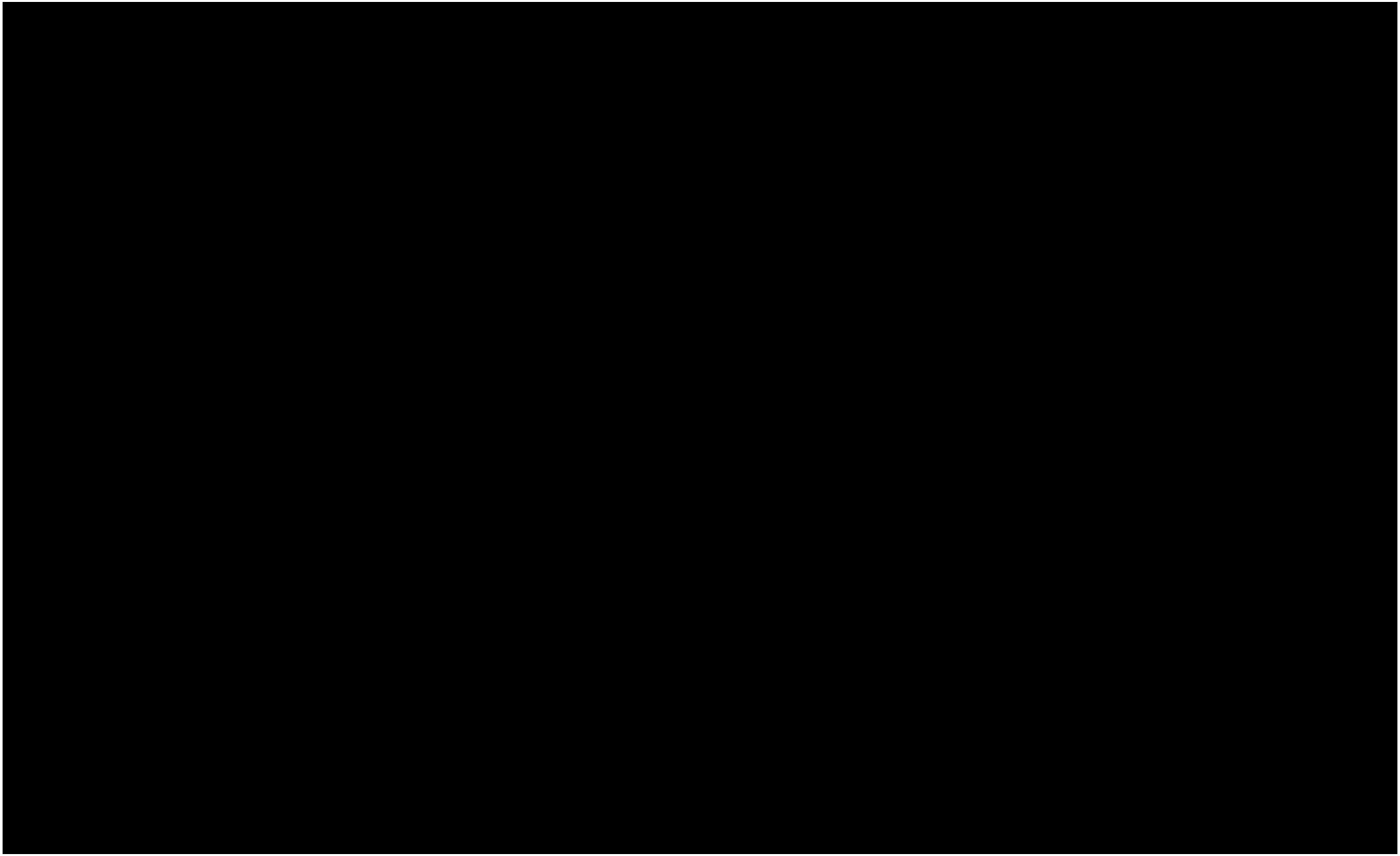
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[redacted]

Unit 19									

[redacted]

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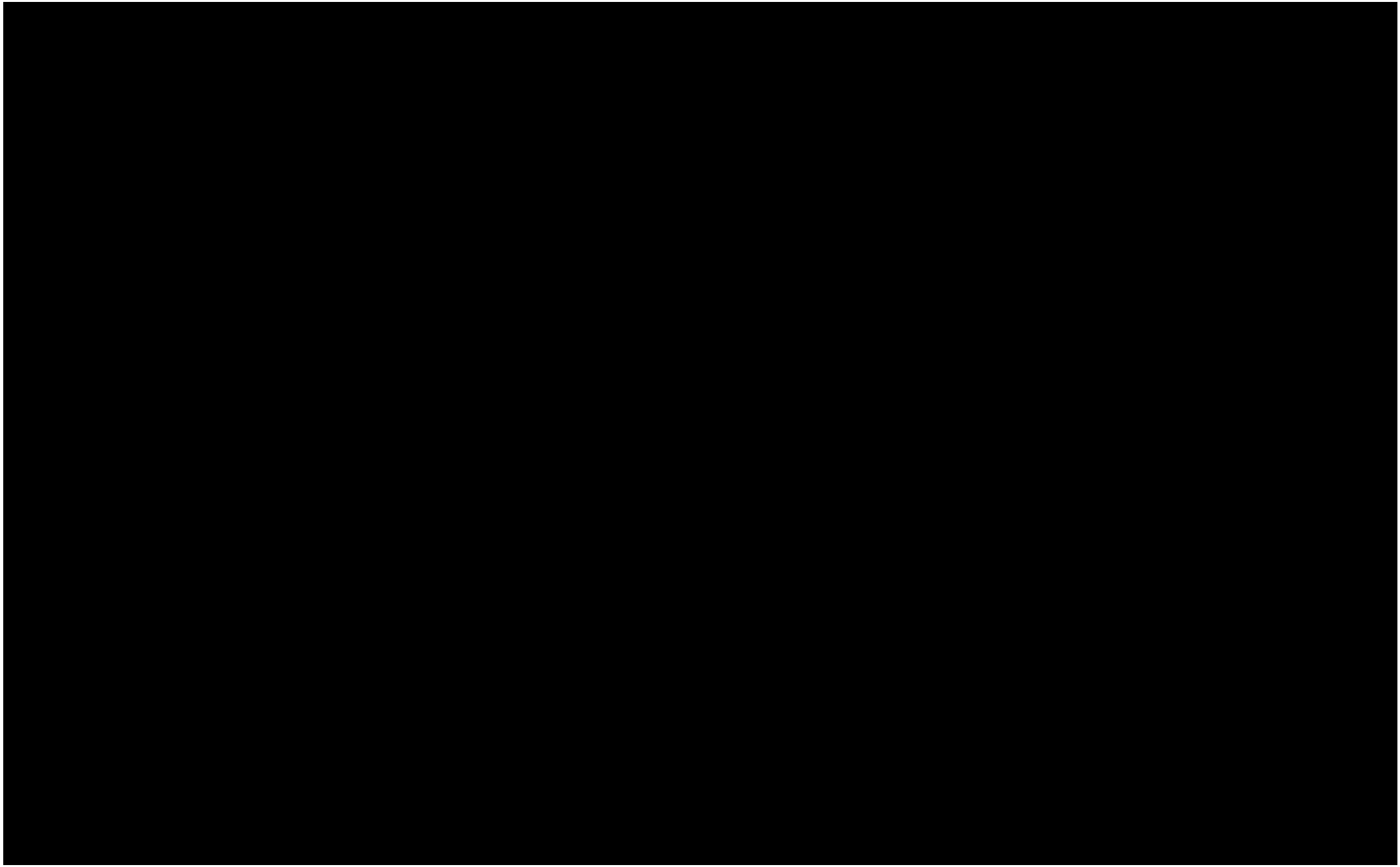
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[redacted]

Unit 27									

[redacted]

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[redacted]

Second Floor									
Unit 20									

[redacted]

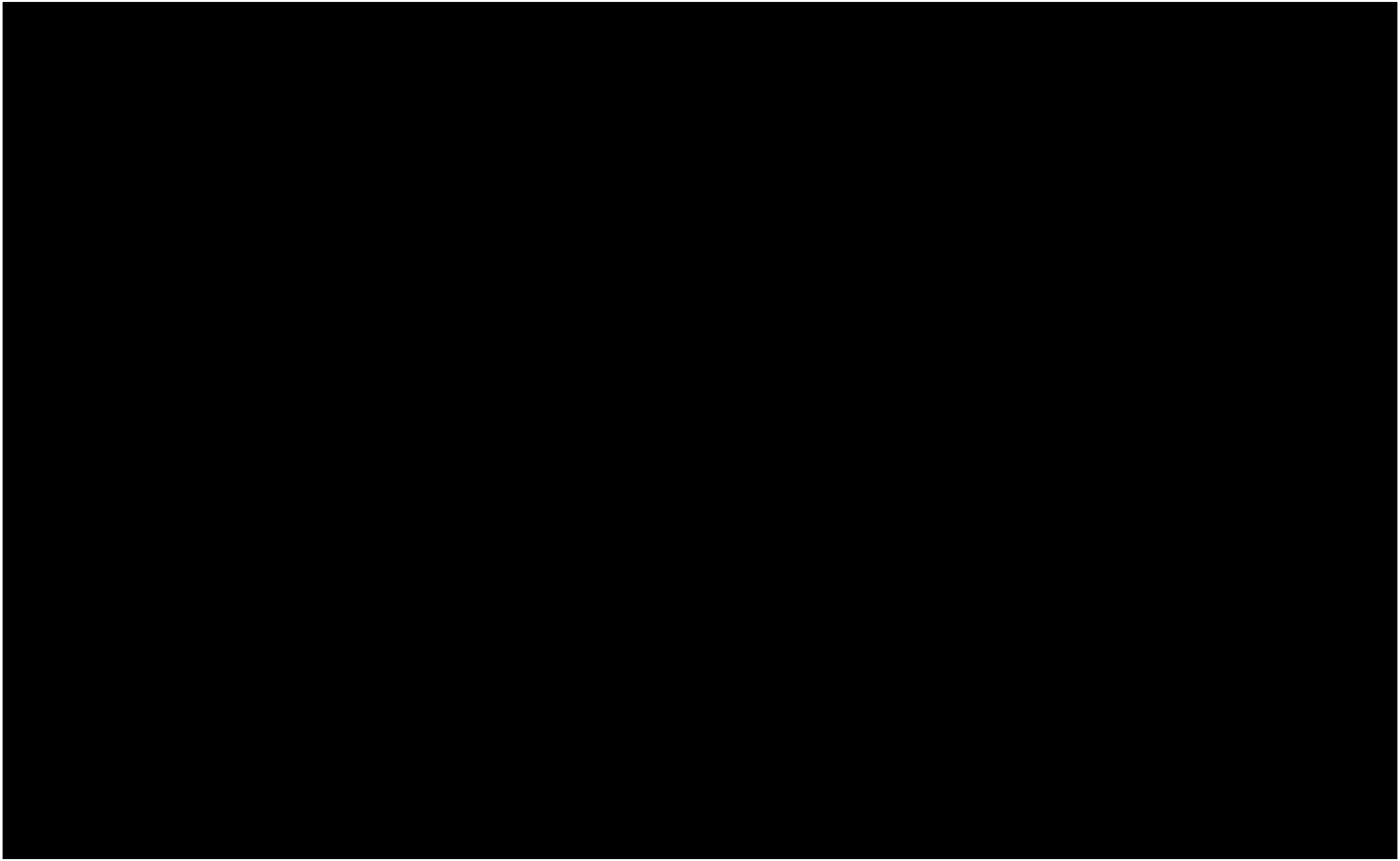
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Unit 21									

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Unit 29										

[redacted]

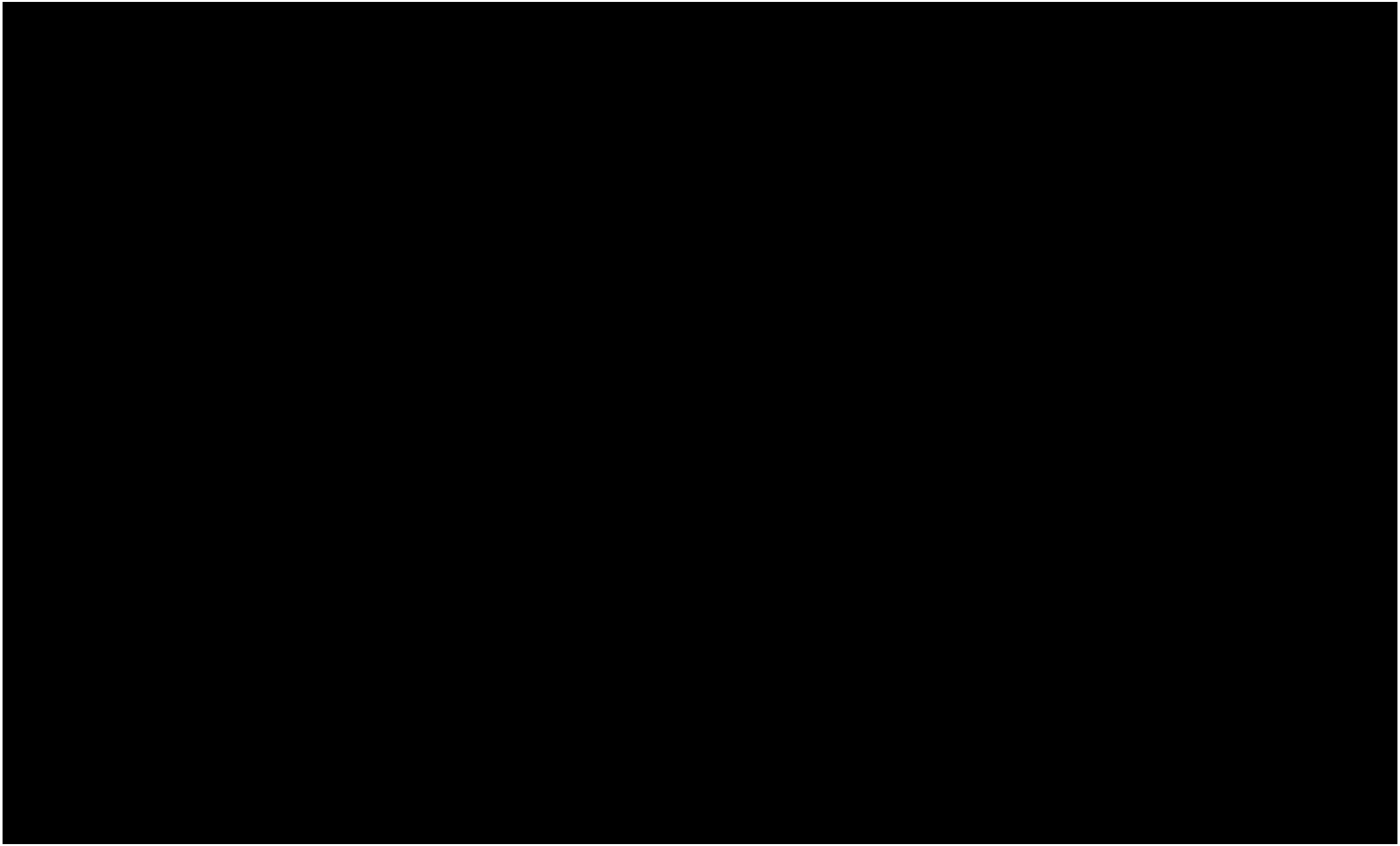
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[redacted]

South Block Exterior									

[redacted]

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[redacted]

East Block									
Unit 2									

[redacted]

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[redacted]

Unit 3									

[redacted]

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[redacted]

Unit 12									

[redacted]

Released under the Official Information Act 1982

[redacted]

Unit 13									

[redacted]

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[redacted]

Unit 22									

[redacted]

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Exterior East Block									

[redacted]

West Block									

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Unit 7									
[redacted]									
Unit 8									
[redacted]									

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[redacted]

Unit 17									

[redacted]

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[redacted]

Unit 18

[redacted]

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[redacted]

Unit 26								
Exterior Element(s)								
Ground Floor								
Kitchen (Open with lounge)								
Element	Damage	Repair						
Ceiling	Cosmetic Damage	Rake out plaster & paint	23.34 m2			23.34	$ 36.40	$ 849.58
Floor								
Wall covering	Cosmetic damage	- Rake out, plaster and paint	58.32 m2	2397	Area	58.32	$ 32.90	$ 1,918.73
Wall covering	Structural damage	- Remove, dispose, replace Gib, stop and undercoat (Excluding Trim)	2.88 m2	2641	Area	2.88	$ 102.40	$ 294.91
Trim		Gap fill sand & paint trim	16.20 m			16.2	$ 14.12	$ 228.74
Trim		Remove dispose supply & install trim	3.00 m			3	$ 23.00	$ 69.00
Work top								
Kitchen joinery								
Range Hood								
Window								
Built In Oven								
Hob								
Door (External)	Cosmetic damage	- Realign	2	2517	Each	2	$ 98.75	$ 197.50
Door (External)								
Heating								
Bedroom (One)								
Element	Damage	Repair						
Ceiling	Cosmetic Damage	Rake out plaster & paint	20.00 m2			20.00	$ 36.40	$ 728.00
Floor								
Wall covering	Cosmetic damage	Rake out plaster & paint	53.28 m2			53.28	$ 32.90	$ 1,752.91
Door (Internal)								
Window								
Door (External)	Cosmetic damage	- Ease door	1	559	Each	1	$ 98.75	$ 98.75
Door (External)	Cosmetic damage	- Remove, install new hardware	1	2533	Each	1	$ 180.00	$ 180.00
Hallway								
Element	Damage	Repair						
Ceiling	Cosmetic Damage	Rake out plaster & paint	8.00 m2			8.00	$ 36.40	$ 291.20
Floor								

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Wall covering	Cosmetic damage	- Rake out, plaster and paint	46.24 m2	2397	Area	46.24	$ 32.90	$ 1,521.30
Door (Internal)								
Trim		Gap fill sand & paint trim	18.00m			18	$ 14.12	$ 254.16
Skylight								
Bedroom (Two)								
Element	Damage	Repair						
Ceiling		Rake out plaster & paint	9.57 m2			9.57	$ 36.40	$ 348.35
Floor								
Wall covering	Cosmetic damage	- Rake out, plaster and paint	44.64 m2	2397	Area	44.64	$ 32.90	$ 1,468.66
Door (Internal)								
Window								
Door (Internal)								
Room (Other) (Storage, lounge end of hallway) - No Dam								
Bathroom								
Element	Damage	Repair						
Ceiling	Cosmetic Damage	- Gap fill and paint	4.29 m2	2861	Area	4.29	$ 35.60	$ 152.72
Floor								
Wall covering	Cosmetic damage	- Rake out, plaster and paint	33.12 m2	2397	Area	33.12	$ 32.90	$ 1,089.65
Bath								
Bathroom Sink								
Door (Internal)		Paint door & trim	1 no			1	$ 154.63	$ 154.63
Mirror (Fixed)								
Shower	Cosmetic damage	- Remove and replace silicon	1.00 m	2773	LinearMeter	1.00	$ 19.50	$ 19.50
Toilet								
Window	Cosmetic damage	- Gap fill and paint jambs / sills	6.00 m	2414	LinearMeter	6.00	$ 15.16	$ 90.96
Skylight	Leaking	Remove dispose replace inc access, carpentry & paint	1			1	$ 1,400.00	$ 1,400.00
Heating								
Laundry (Hot water cupboard)								
Element	Damage	Repair						
Ceiling	Cosmetic Damage	- Rake out, plaster and paint	1.52 m2	134	Area	1.52	$ 36.40	$ 55.33
Floor								
Wall covering	Cosmetic damage	Rake out plaster & paint	10.26 m2			10.26	$ 32.90	$ 337.55
Door (Internal)								
Hotwater Cylinder		Reattach strapping	2 hrs			2	$ 45.00	$ 90.00
Room (Other) (Storage - liabrary)								
Element	Damage	Repair						
Ceiling	Cosmetic Damage	Rake out plaster & paint	2.24 m2			2.24	$ 36.40	$ 81.54
Floor								
Wall covering	Cosmetic damage	- Rake out, plaster and paint	13.68 m2	2397	Area	13.68	$ 32.90	$ 450.07
Door (Internal)	Cosmetic damage	- Repaint total door surround	1	3042	Each	1	$ 50.63	$ 50.63
Exterior West								

[redacted]

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[redacted]

North Block									
Unit 4									

[redacted]

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Unit 5									

[redacted]

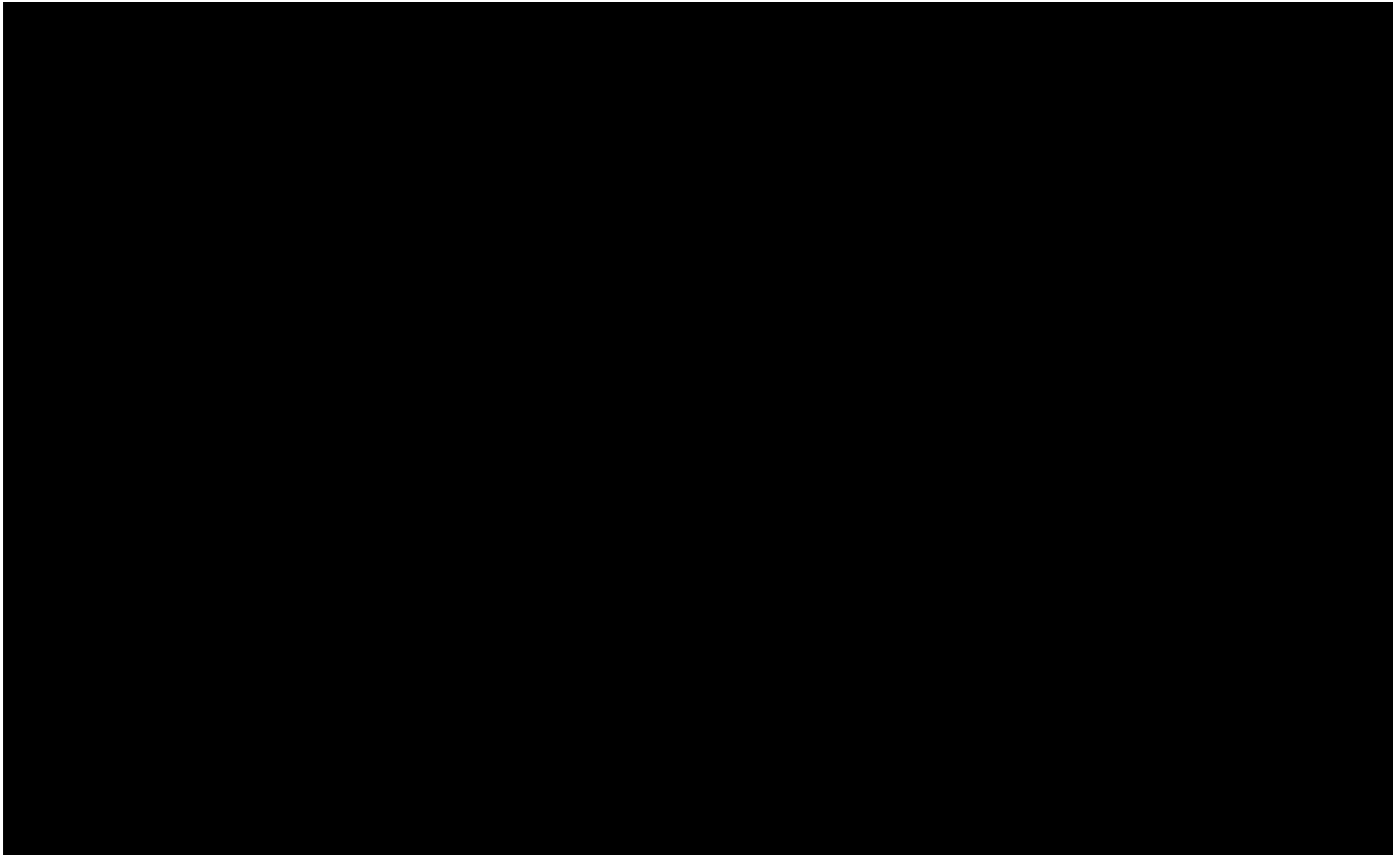
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Unit 6									

[redacted]

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Unit 14									

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Unit 15									

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Unit 16									

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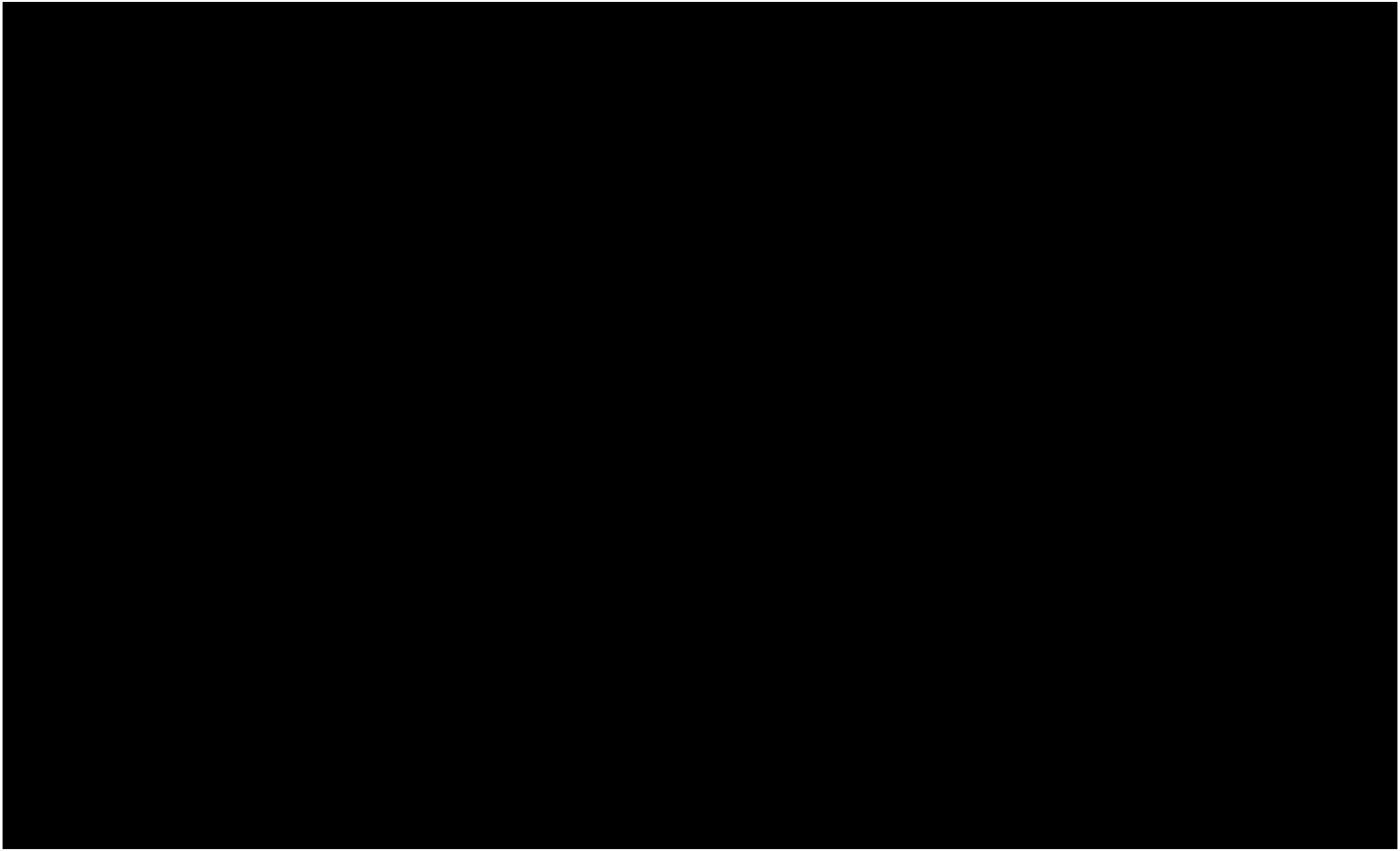
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Unit 23									

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[redacted]

Unit 24									

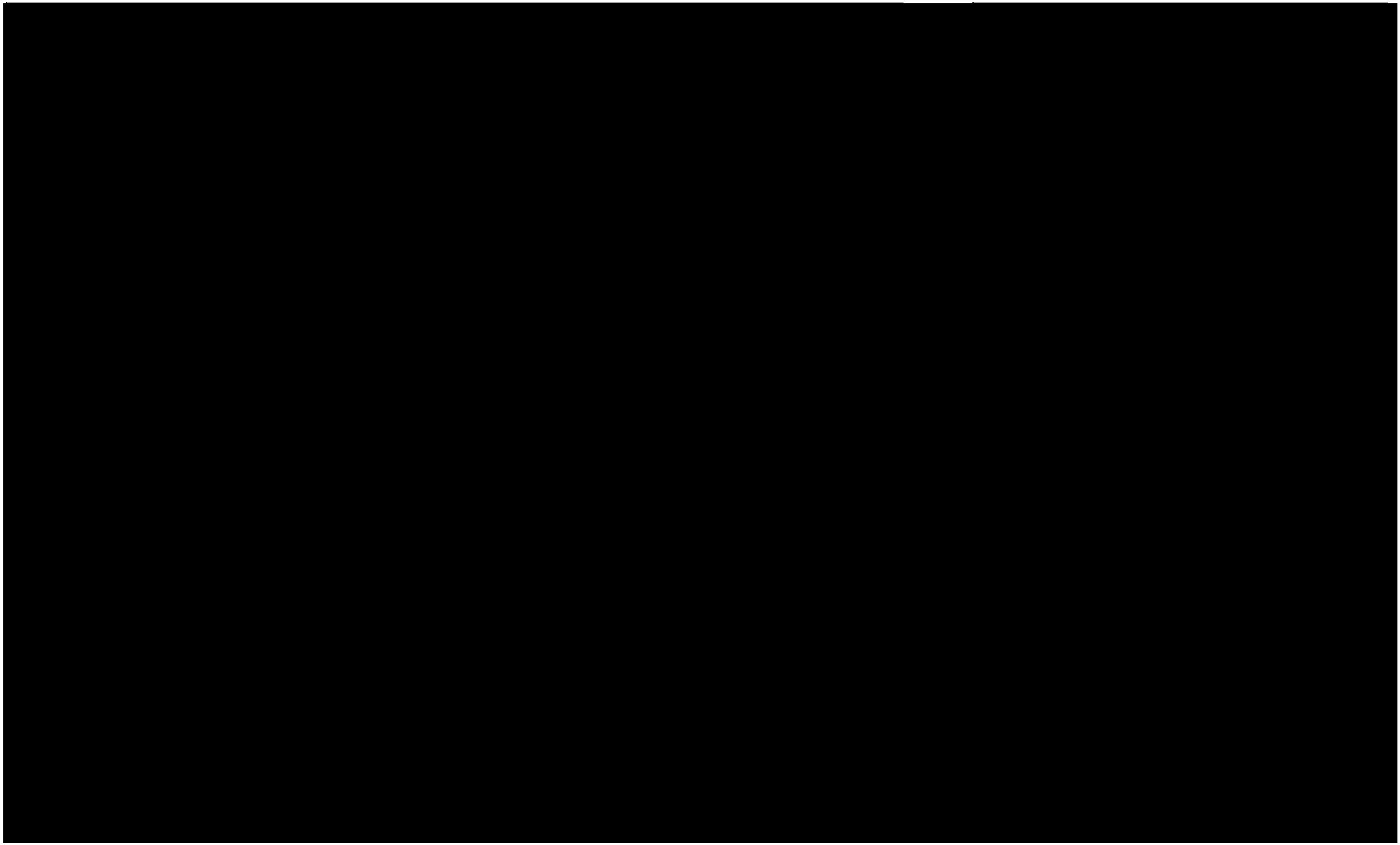
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Unit 25									
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[redacted]

Unit 28									

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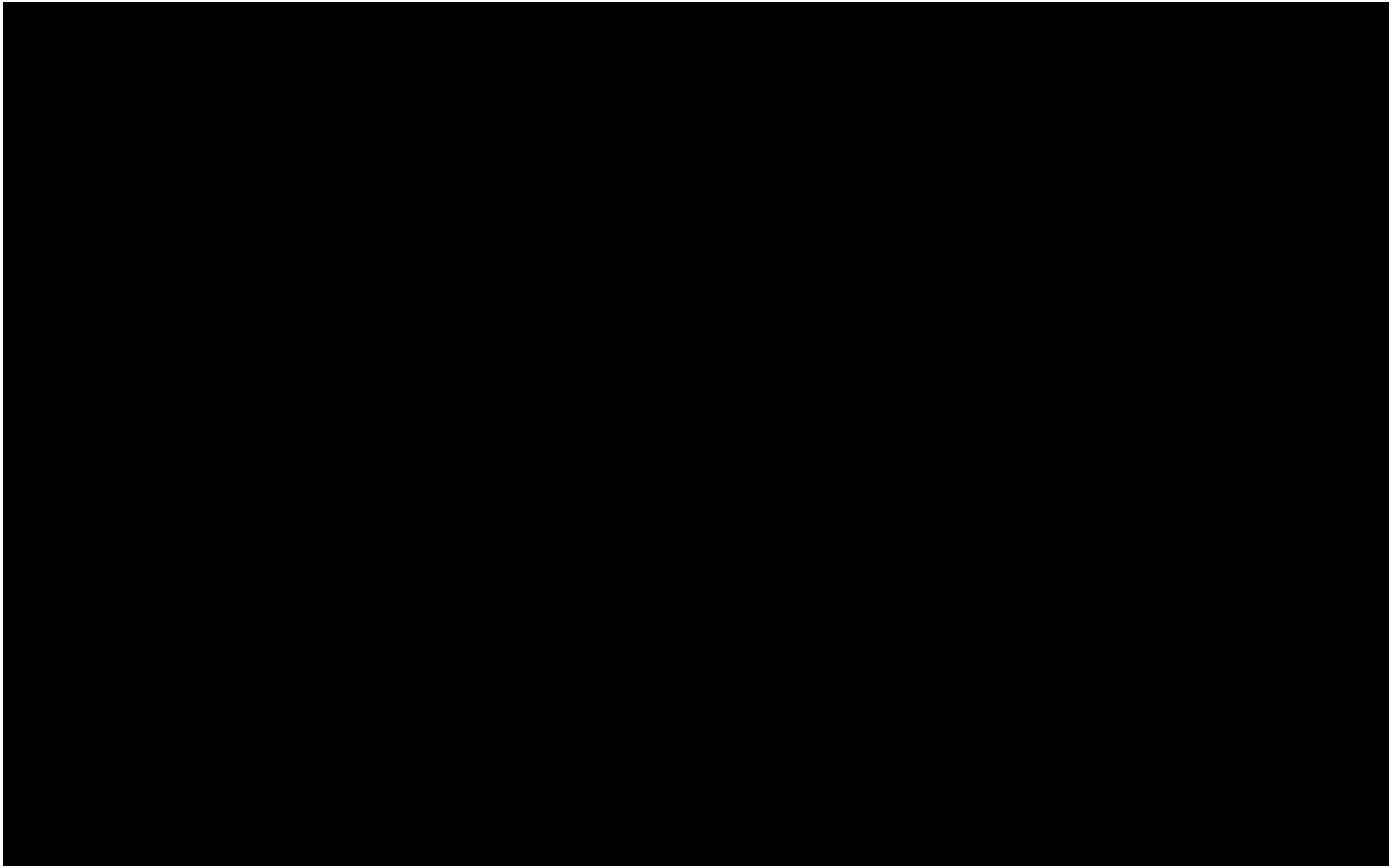
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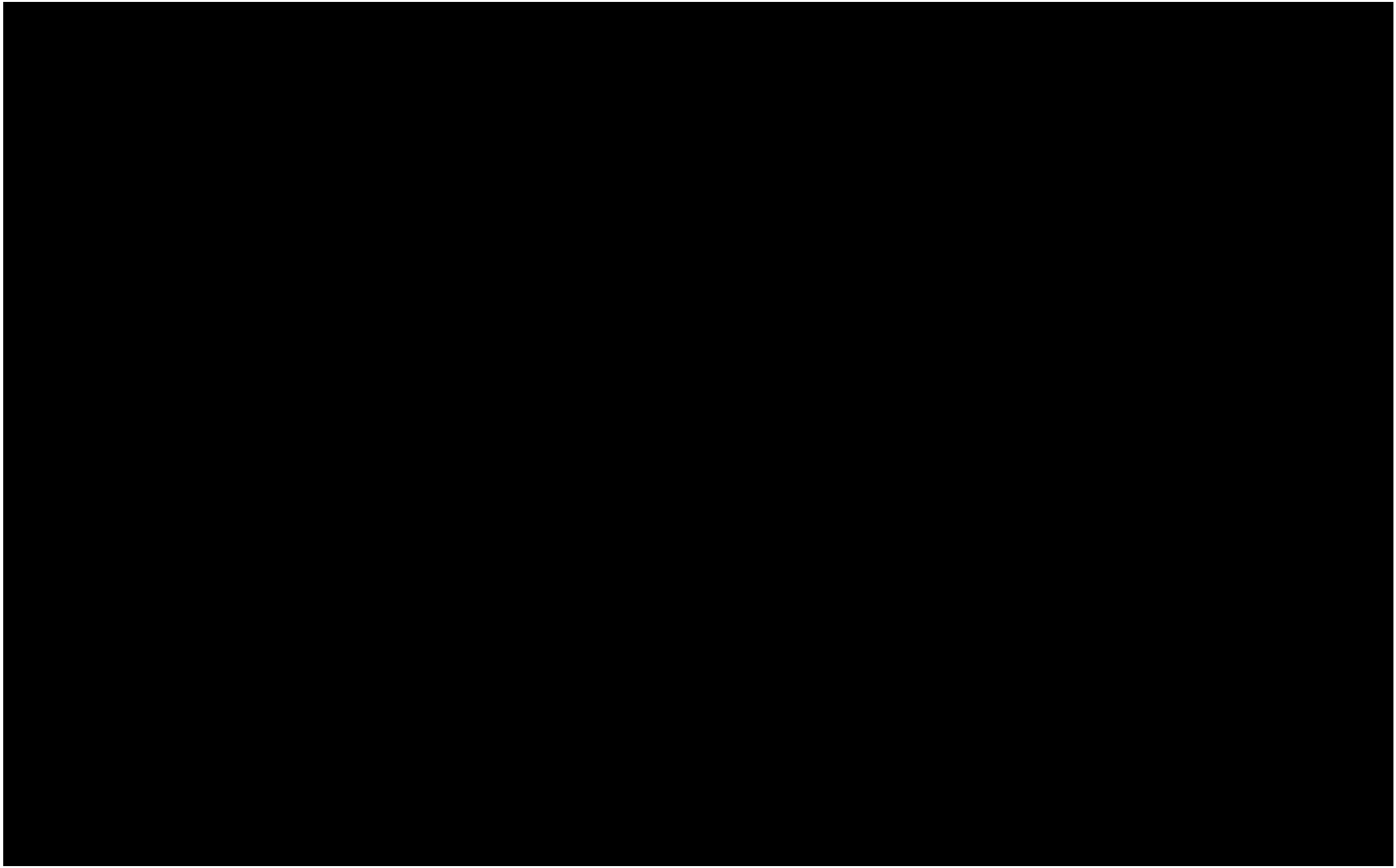
North Block Exterior									

[redacted]

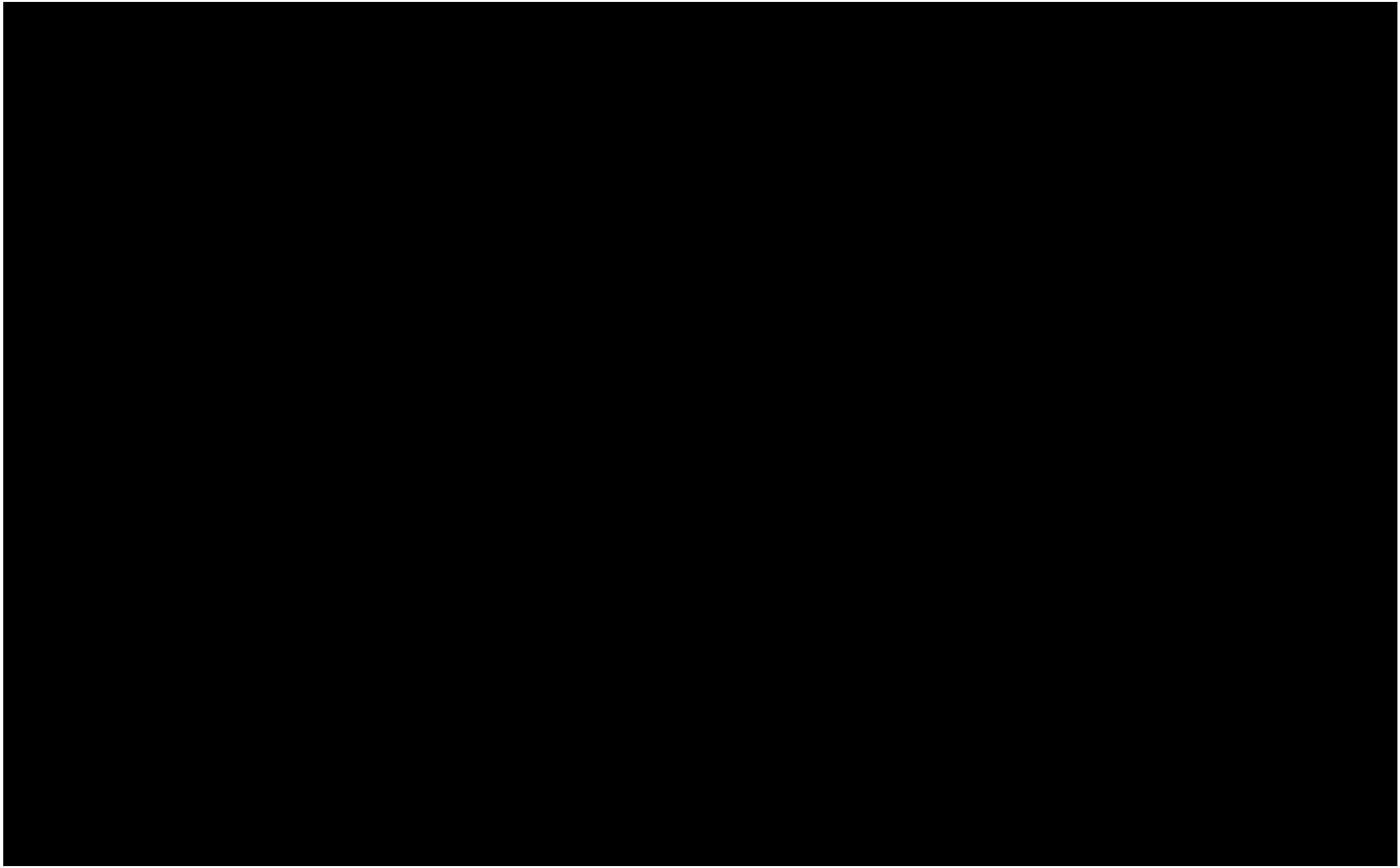
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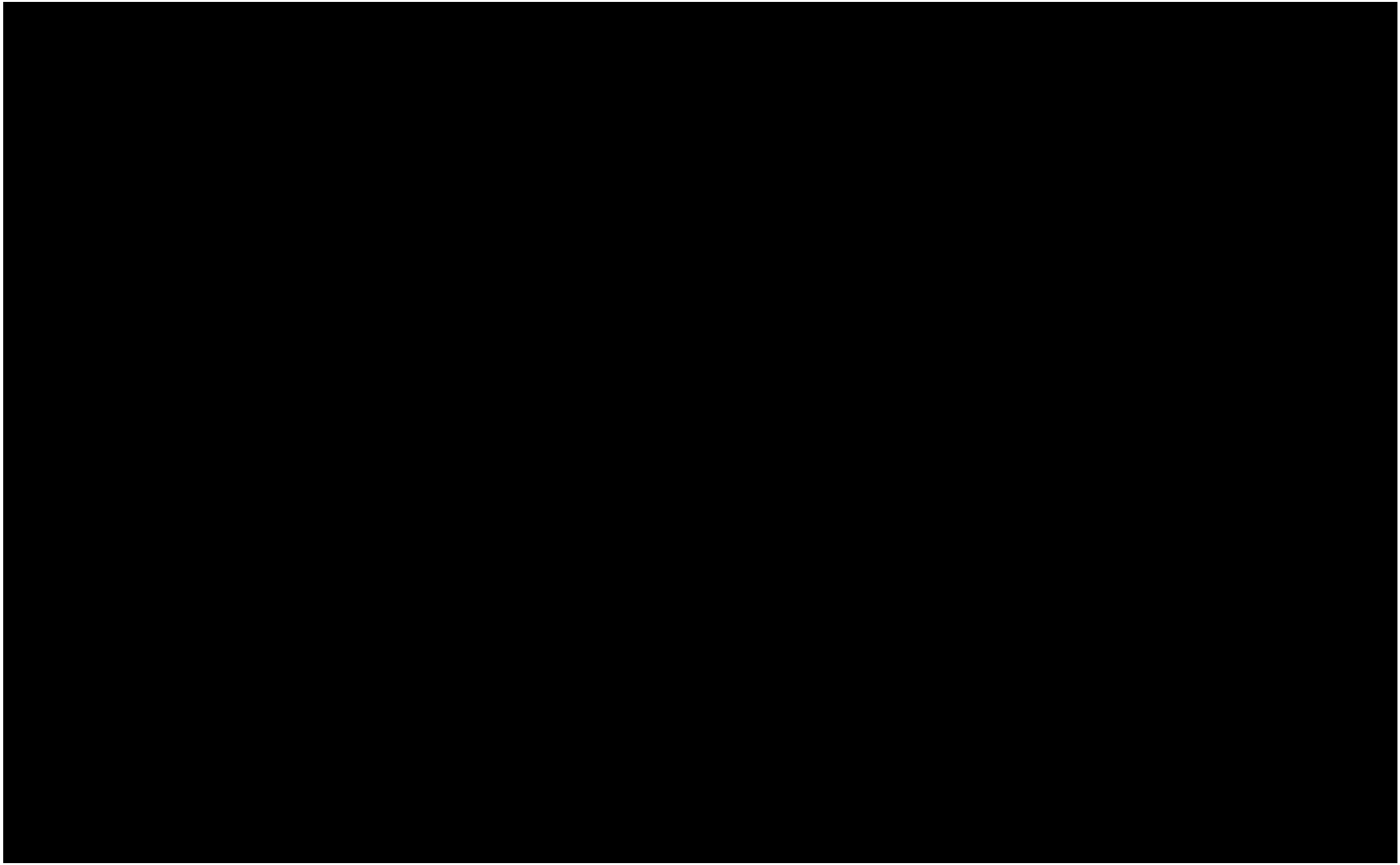
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[redacted]

Fees	
Fee	Weeks
[redacted]	

	Weeks	Count	Cost per unit	Sum
[redacted]				

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Scope of Works - Glossary of Terms	
Cosmetic Damage	Cosmetic damage is used to record repairs to an element that can be done in situ e.g. minor cracking to plasterboard. For example a repair strategy may state "rake, stop and paint" and this is carried out without needing to remove or replace the damaged element. Where the plasterboard for example needs to be removed and replaced, this will be recorded as 'structural damage'.
Impact Damage	Impact damage is where an element or part of a building sustains earthquake damage and then breaks away or collapses causing damage to another part of the building. An example is a chimney that has collapsed and caused damage to roof tiles.
Structural Damage	The term structural damage is used where a repair requires an element to be removed and replaced e.g. major cracking to plasterboard or external cladding that has been dislodged. This term does not relate to the structural integrity of the building as a whole, but to the individual element only.

Additional Information	
Building Terms	The Department of Building and Housing website has a comprehensive list of common building terms: http://www.dbh.govt.nz/building-az-wxyz

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LAND DOCUMENTS

The following information contains documents relating to the land assessments that were either cash settled or declined:

The attached land document(s) help NHC Toka Tū Ake identify information that may be relevant to its assessment of your residential land claims. They are not intended to form a complete technical report on land damage to your land. The land information, including valuations, repair costs and estimates, do not necessarily reflect the final land settlement received

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Tonkin+Taylor

Increased Flooding Vulnerability (IFV) Engineering Assessment



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Property details

Property address	1-29/41-43 CAMBRIDGE TERRACE, CHRISTCHURCH CITY, CHRISTCHURCH 8013
Property ID (QPID)	2475615
Master claim number	CLM/2010/097877
Date	3 September 2015

Engineering assessment

This engineering assessment identifies that the Property	DOES NOT have IFV land damage

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Introduction

This report sets out the engineering assessment results for the individual property above (the Property) to determine whether potential IFV land damage has occurred.

IFV is a type of land damage recognised by EQC. In some parts of Canterbury the earthquakes caused changes to residential land that mean that some properties are now vulnerable to flooding, where previously they were not, and some are now more likely to experience a greater depth and/or frequency of flooding.

More information on IFV, including the supporting policy documents, can be found on the EQC website (see the "References and Further Information" section below for details).

Engineering assessment methodology

Tonkin + Taylor (T+T) has undertaken the engineering assessment of the Property in accordance with the methodology set out in the report Canterbury Earthquake Sequence: Increased Flooding Assessment Methodology; April 2014 (see the "References and Further Information" section below).

To identify land with potential IFV, T+T has assessed the change in flood depth in a 1 in 100 year flood event or less caused or contributed to by the reduction in the height of the land (exacerbated flood depth) as a result of the earthquake events. T+T has

- Undertaken flood modelling to identify properties that satisfy all three of EQC's engineering thresholds (refer below) for site specific assessment
- Identified additional properties that meet EQC's exceptions to the thresholds, for inclusion in the site specific assessment
- Undertaken a brief site inspection for each identified property, and
- Undertaken a final engineering review to compare the Property results with that of the wider neighbourhood, and identify any additional properties for inclusion in the site specific assessment.

If this engineering assessment process confirms that the property has potential IFV land damage, then EQC will undertake a valuation assessment to confirm whether or not IFV land damage has occurred. This valuation assessment is undertaken by others, so is not part of this report.

Engineering assessment results

Threshold 1: Has the exacerbated flood depth on the residential land increased by 0.2m or more as a result of the Canterbury earthquake sequence?	Yes
Threshold 2: Has the exacerbated flood depth on the residential land increased by 0.1m or more as a result of a single earthquake event?	Yes
Threshold 3: Has the residential land suffered observable land damage as a result of the Canterbury earthquake sequence?	Yes
Have any exceptions to the three engineering thresholds been identified for the Property? EQC requires consideration of Event exception, Uplift exception and Land damage exception.	No
What is the finding of the site specific assessment?	
Land does not have IFV	
What is the finding of the final engineering review including consideration of the vulnerability of properties to higher frequency events and patterns of exacerbated flood depths of between 0.1m and 0.2m?	
Land does not have IFV	
Land does not have IFV because	Area of exacerbated flooding located beneath a structure and shown due to LiDAR inaccuracy

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Flood modelling approach

T+T has used the following inputs to develop flood models for the assessment of IFV.

Flood modelling	Models assess flooding caused by rivers, drainage channels and stormwater run-off from rainfall. Flood depths are assessed before and after each main earthquake.
Rainfall event	Run-off from up to and including a 1 in 100 year (also known as 1% Annual Exceedance Probability) rainfall event based on current climate conditions and existing urban development.
River and drainage channels	Capacity and location of rivers, drainage channels and major stormwater pipes. Temporary stop banks on the Avon are not considered.
Topography	Terrain and elevation derived from LiDAR before and after each main earthquake.
Tidal conditions	Based on a 1 in 10 year sea level combined with the rainfall event, except for lower rivers where a 1 in 100 year sea level is used.

EQC's flood model maps are available to technical professionals on the Canterbury Geotechnical Database.

Flood modelling results

The flood model results for this Property and the surrounding area are included in Maps 1, 2 and 3. The Property considered in this report is outlined in red in the middle of the maps.

Map 1 shows exacerbated flood depth caused by the Canterbury earthquake sequence. The exacerbated flood depth is used as a measure of IFV. The exacerbated flood depth is defined as the increase in flood depth due to onsite land subsidence. This does not include changes in flood depth that may have occurred due to off-site factors, such as changes to river heights, river banks, river beds and damage to stormwater infrastructure.

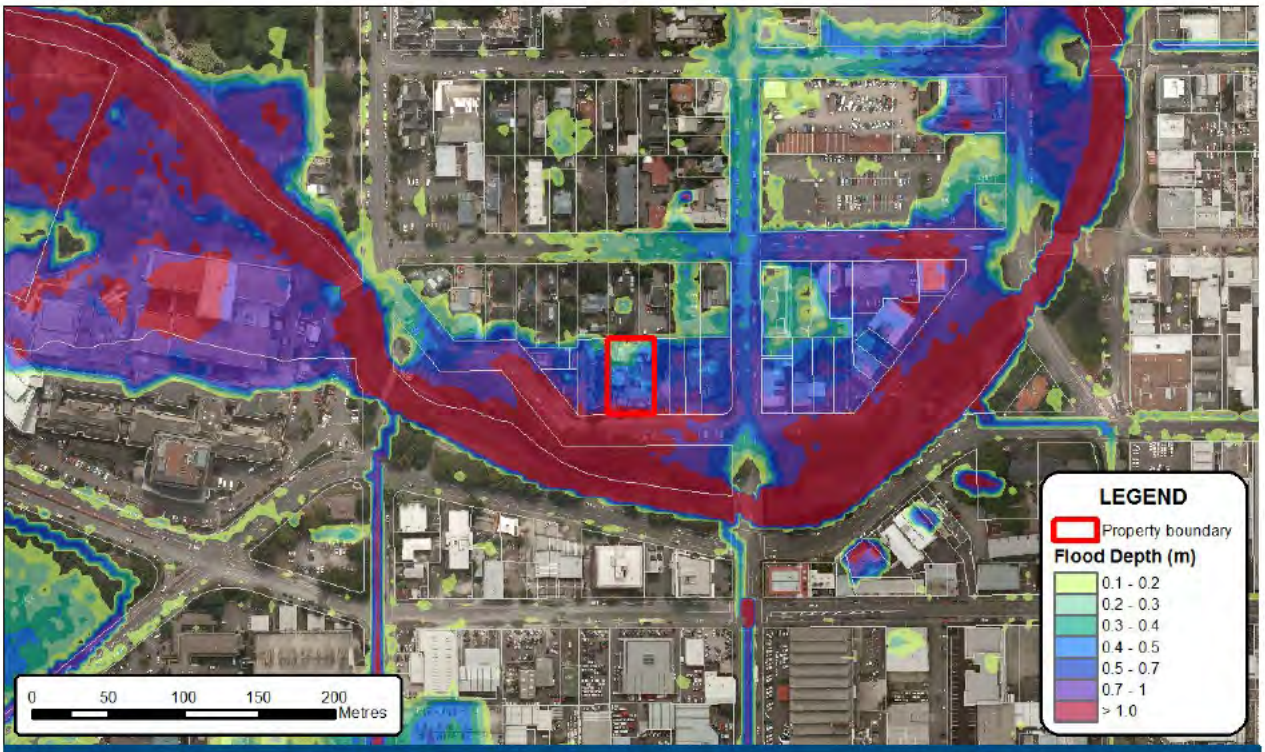
Map 2 shows flooding for the 1 in 100 year flood event before the Canterbury earthquake sequence.

Map 3 shows flooding for the 1 in 100 year flood event after the Canterbury earthquake sequence. EQC's flood model maps are available to technical professionals on the Canterbury Geotechnical Database.

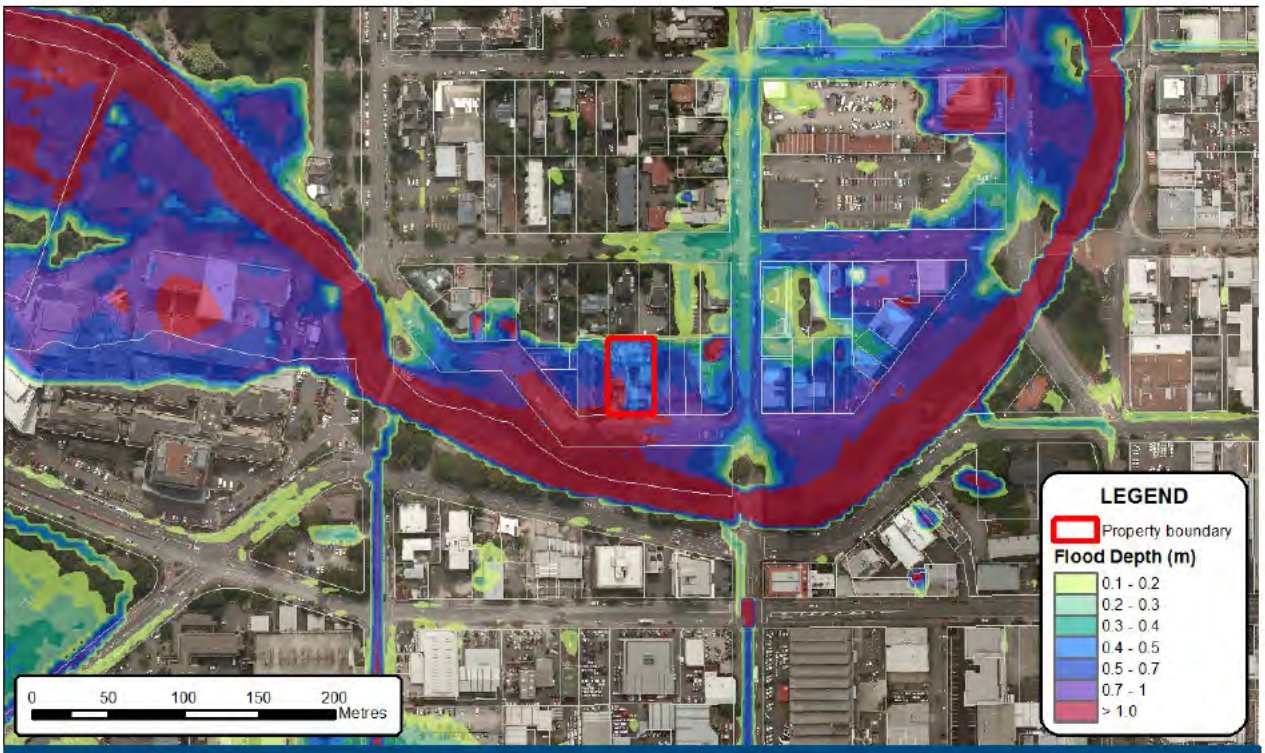


Map 1: Exacerbated flood depth 1 in 100 year flood event

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Map 2: Modelled flood depths for a 1 in 100 year flood event before Canterbury earthquake sequence

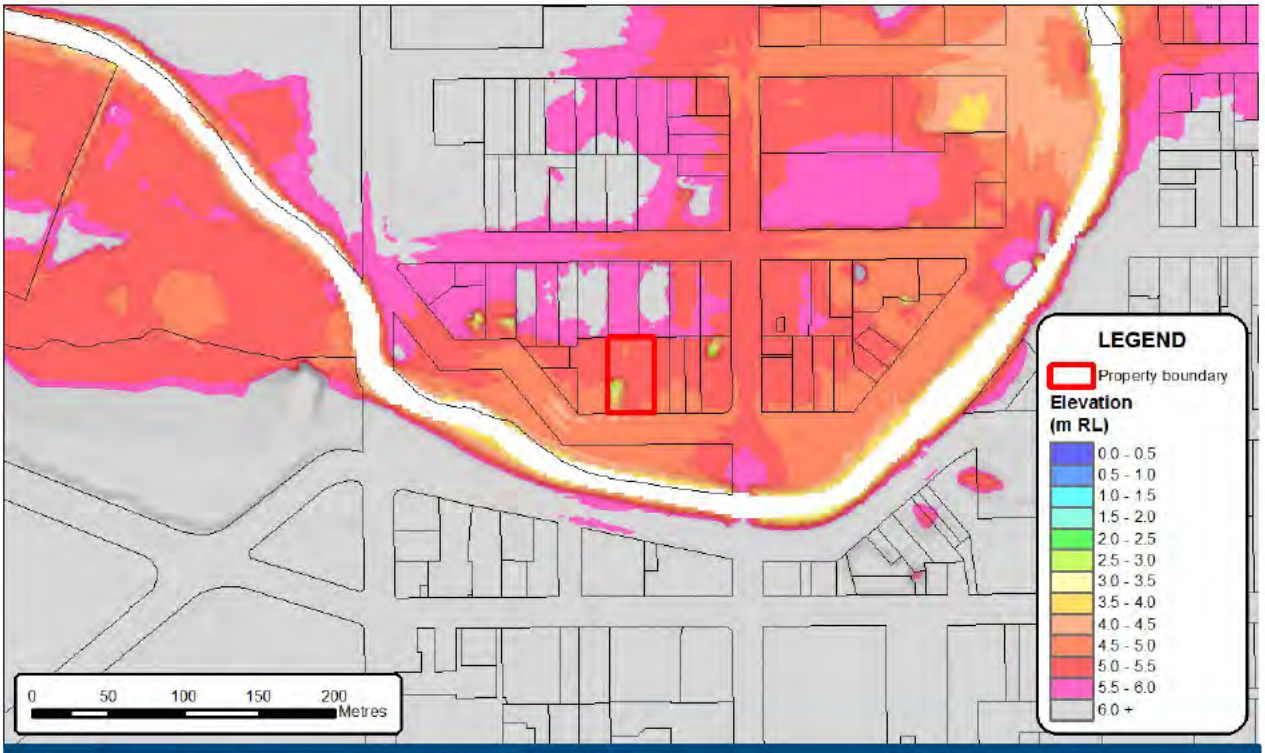


Map 3: Modelled flood depths for a 1 in 100 year flood event after the Canterbury earthquake sequence

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Topography

Map 4 shows the ground elevation (i.e. the height of the land) following the Canterbury earthquake sequence. The ground surface elevation was measured using an aerial LiDAR survey (which involved scanning the ground surface from an aircraft). This post-earthquake ground elevation survey is a key input into the modelling of the post-earthquake flood depth. Similar surveys were used as an input into the modelling of pre-earthquake flood depths.



Map 4: Ground surface elevation post December 2011

Disclaimer

This report was produced for EQC purely for the purposes of assisting EQC to determine whether it has any liabilities under the Earthquake Commission Act 1993. The report is not meant to be used for any other purpose. T+T understands that EQC will provide this report to the EQC customer.

The engineering assessment has been undertaken in accordance with EQC's Increased Flooding Vulnerability Policy Statement Document; September 2014 and the Canterbury Earthquake Sequence: Increased Flooding Vulnerability Assessment Methodology; April 2014 (refer below).

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References and further information

For more information about IFV land damage and the engineering assessment, refer to the following reports which are available on the EQC website:

- EQC Increased Flooding Vulnerability Policy Statement Document; September 2014
- Canterbury Earthquake Sequence: Increased Flooding Vulnerability Assessment Methodology; April 2014
- Canterbury Earthquake Sequence: Increased Flooding Vulnerability River Modelling and Coastal Extensions Report; August 2014
- Increased Flood Vulnerability: Geological Processes Causing Increased Flood Vulnerability; August 2014
- Increased Flood Vulnerability: Overland Flow Model Build Report; August 2014
- EQC Stage 3 Land Report; July 2012

Data references

Parcel database sourced from the LINZ Data Service and licensed by LINZ for re-use under the Creative Commons Attribution 3.0 New Zealand licence. Aerials supplied by NZAM (Date of Photo: Feb 2011).

Important notice: The maps in this report were created from maps and/or data extracted from the Canterbury Geotechnical Database (https://canterburygeotechnicaldatabase.projectorbit.com), which were prepared and/or compiled for the Earthquake Commission (EQC) to assist in assessing insurance claims made under the Earthquake Commission Act 1993. The source maps and data were not intended for any other purpose. EQC and its engineers, Tonkin + Taylor, have no liability for any use of the maps and data or for the consequences of any person relying on them in any way. This "Important notice" must be reproduced wherever these maps or any derivatives are reproduced.

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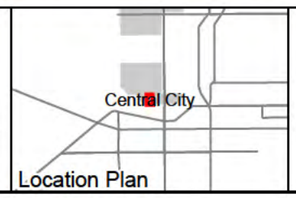
QPID	2475631
Address	26/41 Cambridge Tce
Suburb	Christchurch Central
Parcel Type (from LINZ)	Unit
Property Technical Category	TC2



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A3 SCALE 1:250

0 5 10 15 20 (m)



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EARTHQUAKE COMMISSION
Kōmihana Rūwhenua

DRAWN	DAP	Feb.15
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APPROVED	TSRF	Feb.15

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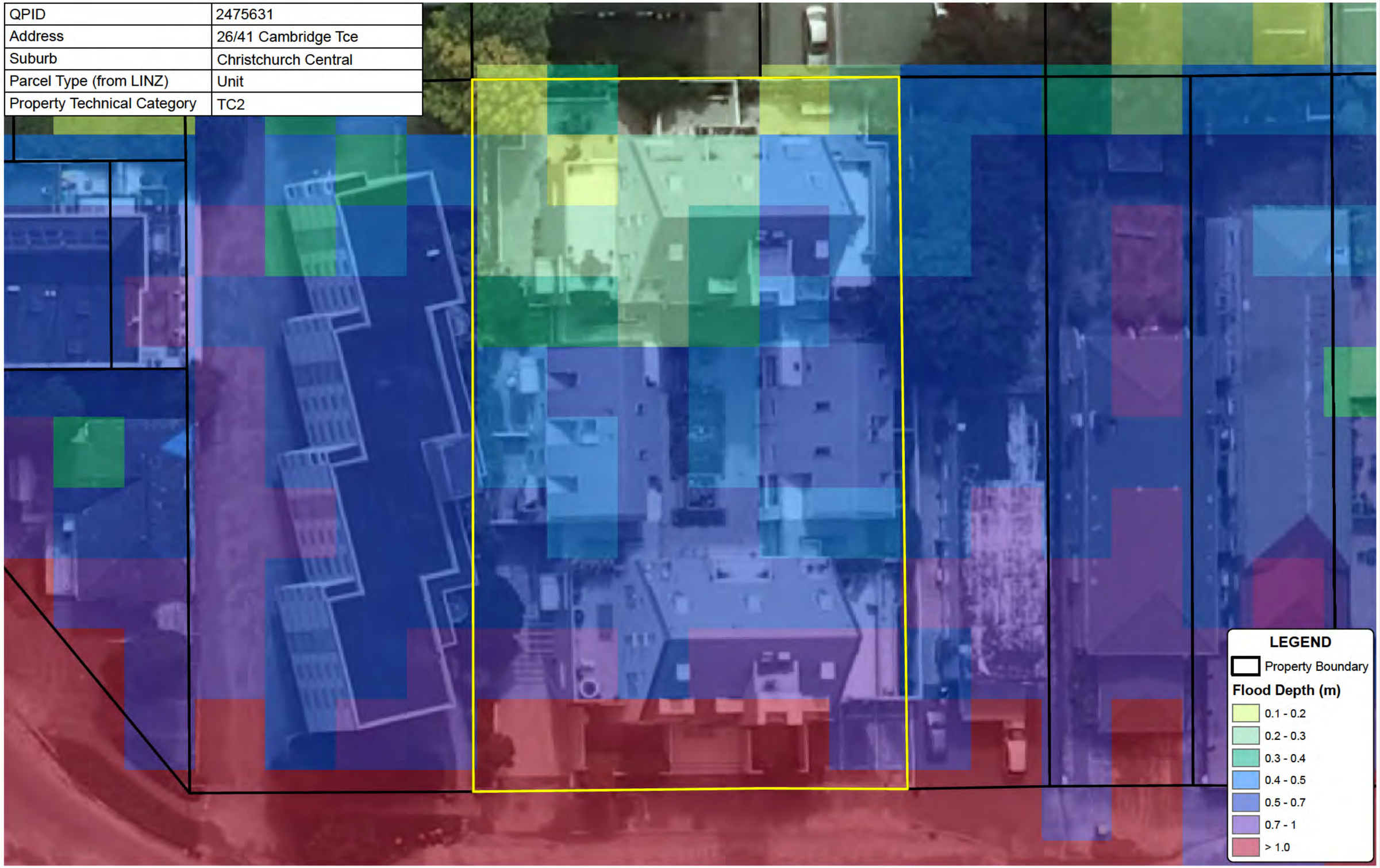
CHRISTCHURCH CITY & KAIAPOI
Property Level Exacerbated Flood Depth
1% AEP, No Stop Banks, No Climate Change
Post-Dec 2011 - Pre-Sept 2010, Overland Model

FIGURE No. Figure 1 Rev. 1

Date: 27/02/2015 Time: 11:44:13 p.m.

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A3 SCALE 1:250

0 5 10 15 20 (m)



Location Plan

EQC EARTHQUAKE COMMISSION Kōmihana Rūwhenua

DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15

ARCFILE 52010-150-FDM027

SCALE (AT A3 SIZE) 1:250

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Ref 52010-150

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
1% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

FIGURE No. Figure 2

Rev. 1

Date: 28/02/2015 Time: 12:16:24 a.m.

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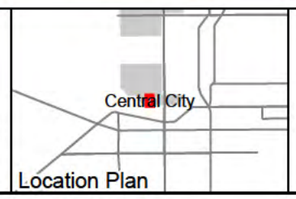
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Address	26/41 Cambridge Tce
Suburb	Christchurch Central
Parcel Type (from LINZ)	Unit
Property Technical Category	TC2



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A3 SCALE 1:250

0 5 10 15 20 (m)



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APPROVED	TSRF	Feb.15

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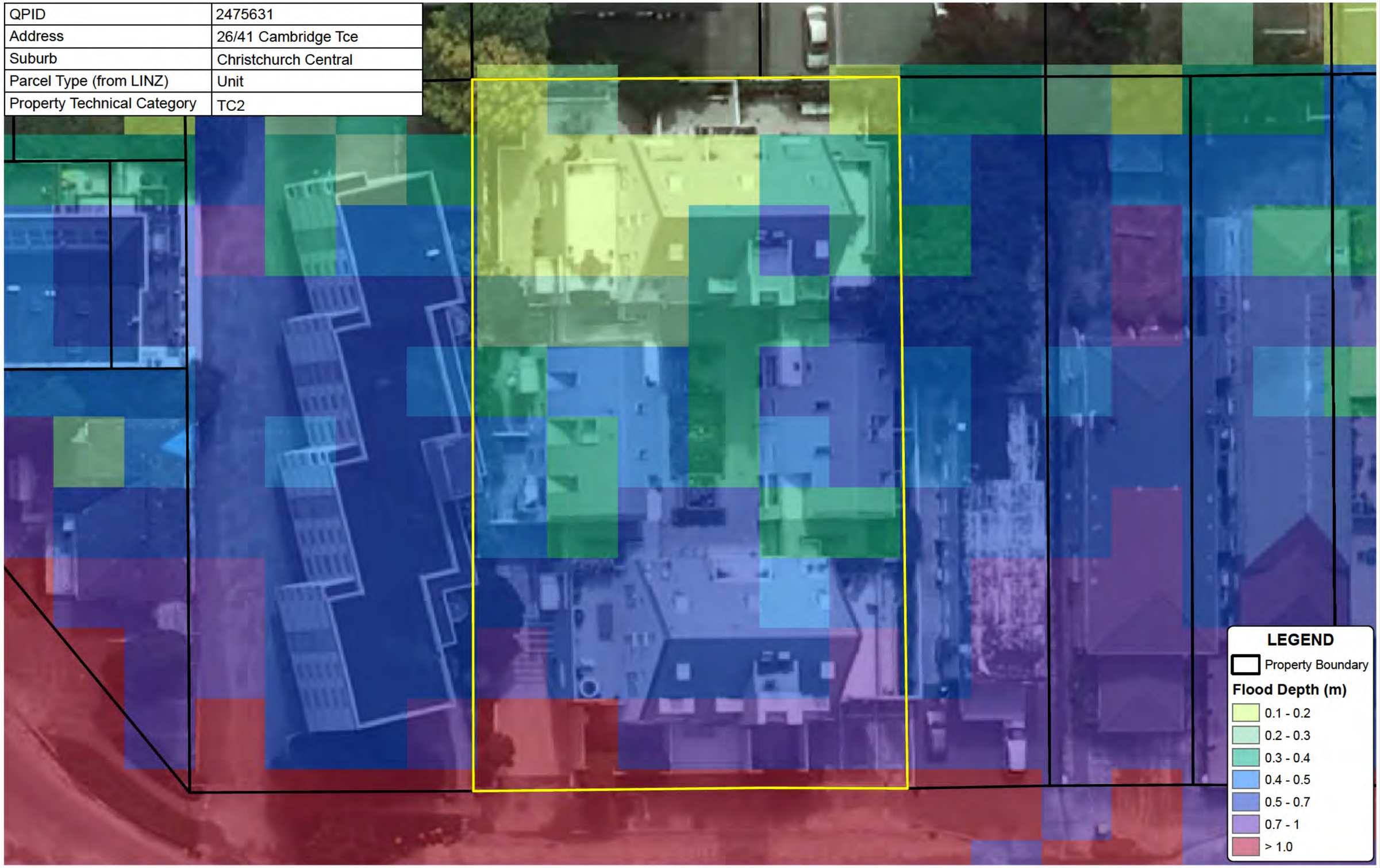
CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
1% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

FIGURE No. Figure 3
Rev. 1

Date: 27/02/2015 Time: 11:58:43 p.m.

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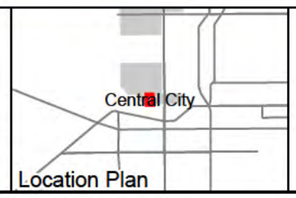
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Address	26/41 Cambridge Tce
Suburb	Christchurch Central
Parcel Type (from LINZ)	Unit
Property Technical Category	TC2



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A3 SCALE 1:250

0 5 10 15 20 (m)



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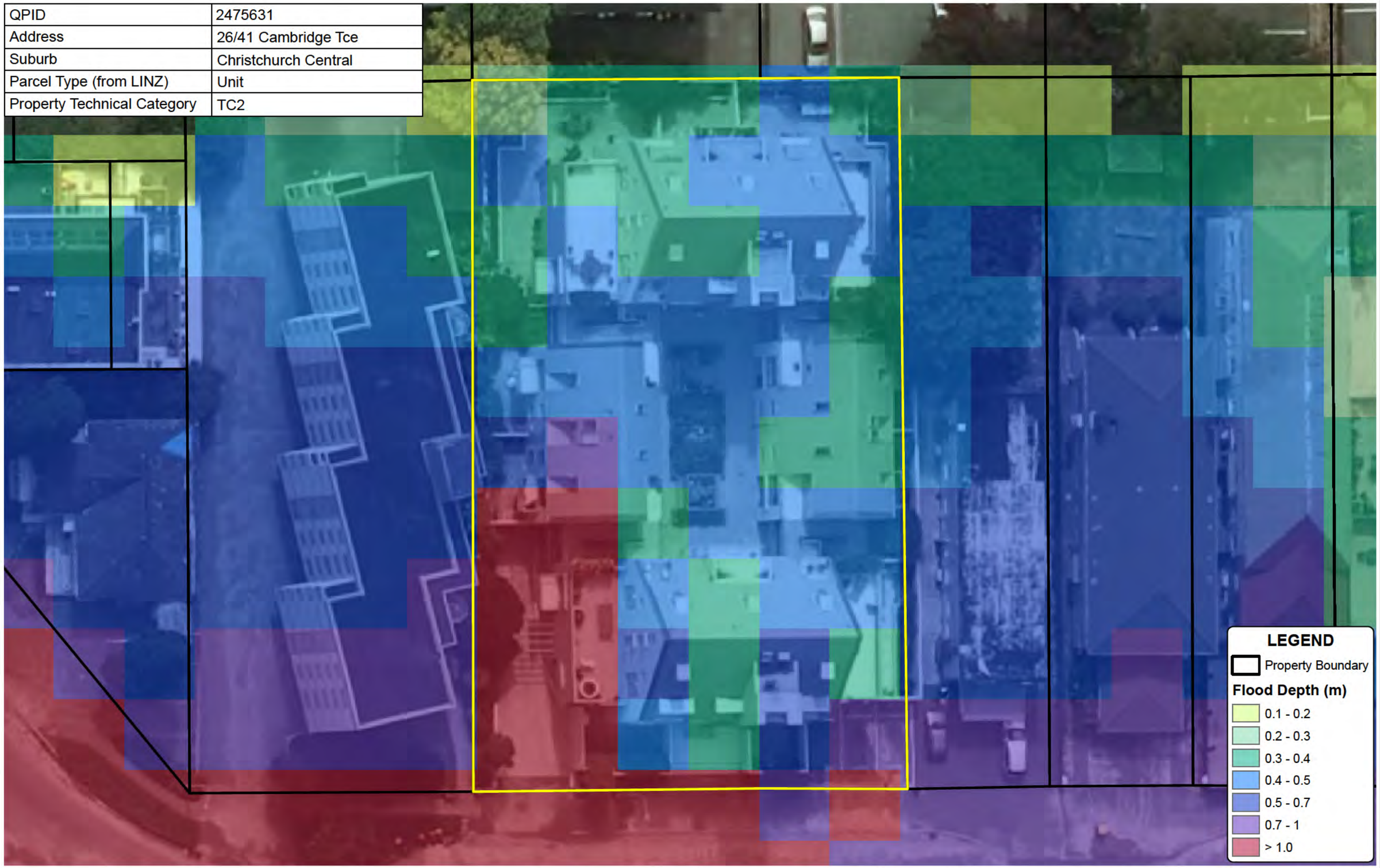
CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
2% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

FIGURE No. Figure 4
Rev. 1

Date: 27/02/2015 Time: 11:38:52 p.m.

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Parcel Type (from LINZ)	Unit
Property Technical Category	TC2



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A3 SCALE 1:250

0 5 10 15 20 (m)



Location Plan

EQC EARTHQUAKE COMMISSION Kōmihana Rūwhenua

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APPROVED	TSRF	Feb.15

ARCFILE 52010-150-FDM036

SCALE (AT A3 SIZE) 1:250

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Ref 52010-150

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
2% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

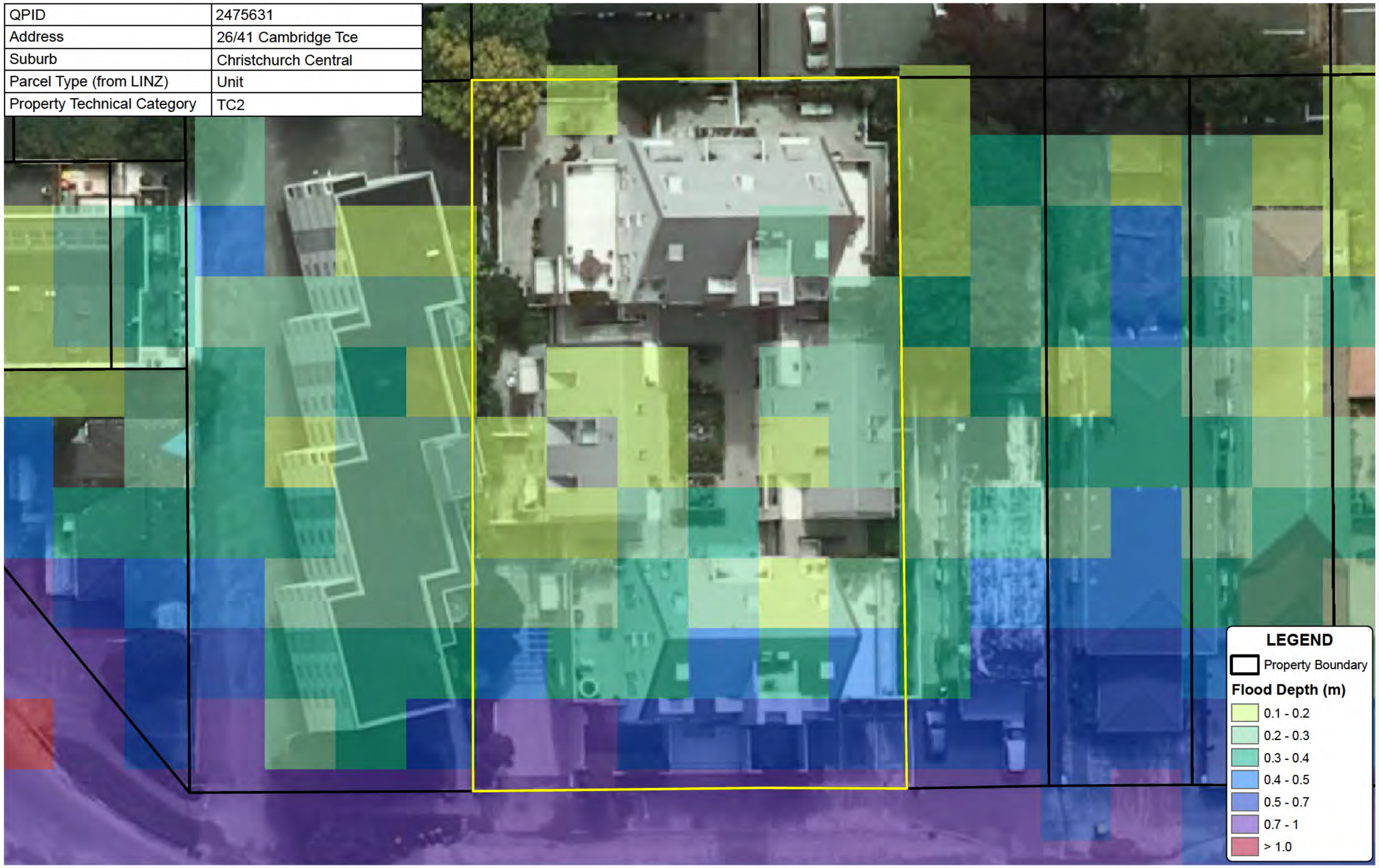
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Rev. 1

Date: 27/02/2015 Time: 11:38:47 p.m.

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Address	26/41 Cambridge Tce
Suburb	Christchurch Central
Parcel Type (from LINZ)	Unit
Property Technical Category	TC2



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A3 SCALE 1:250

0 5 10 15 20 (m)

Location Plan

Central City

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DRAWN	CXP	Feb.15
CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15

ARCFILE 52010-150-FDM038

SCALE (AT A3 SIZE) 1:250

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Ref 52010-150

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
10% AEP, No Stop Banks, No Climate Change
Pre-Sept 2010, Overland Model

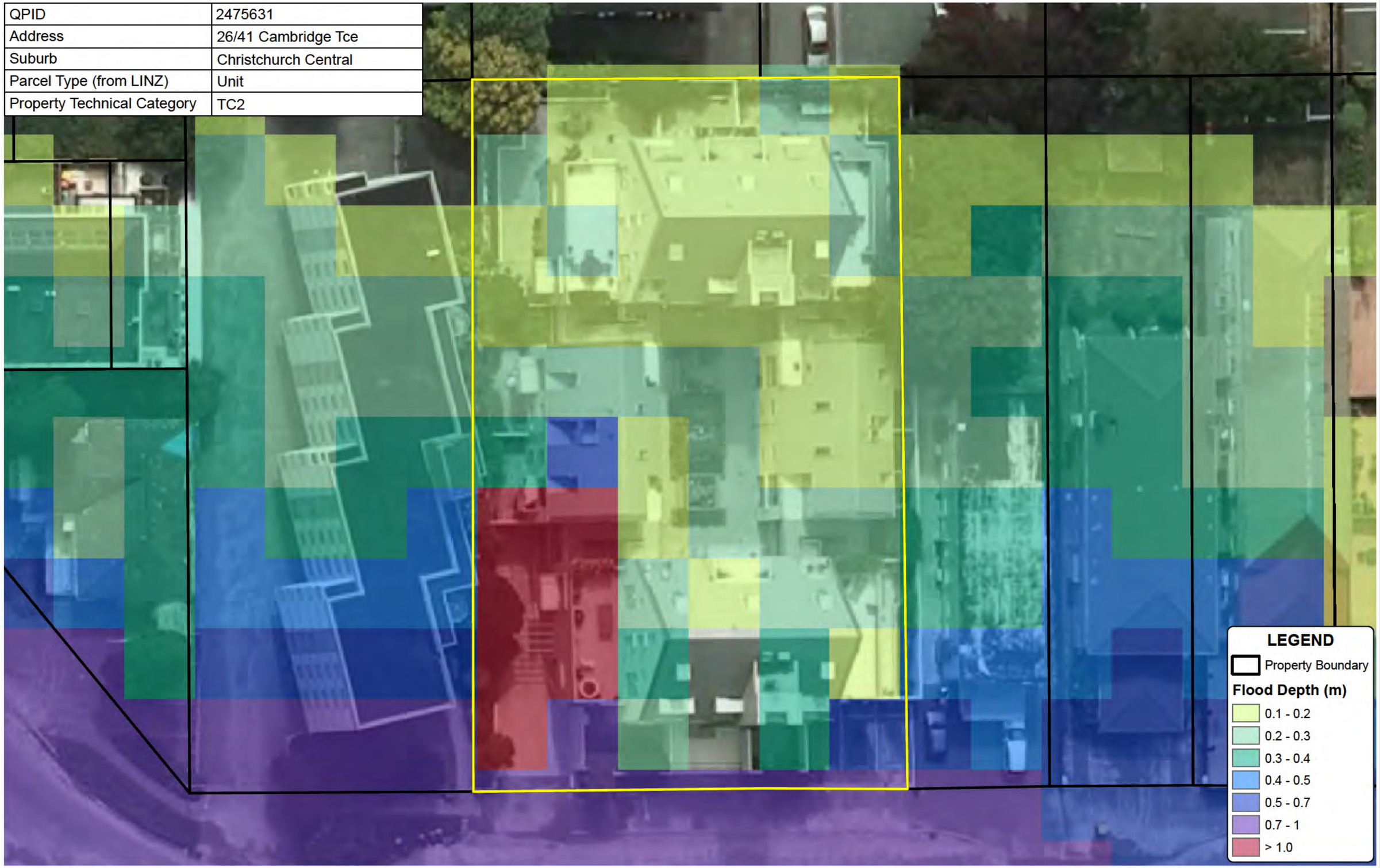
FIGURE No. Figure 6

Rev. 1

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QPID	2475631
Address	26/41 Cambridge Tce
Suburb	Christchurch Central
Parcel Type (from LINZ)	Unit
Property Technical Category	TC2



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A3 SCALE 1:250

0 5 10 15 20 (m)



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CHECKED	MCNT	Feb.15
APPROVED	TSRF	Feb.15

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SCALE (AT A3 SIZE) 1:250
Prepared by Tonkin & Taylor Ltd
Ref 52010-150

CHRISTCHURCH CITY & KAIAPOI
Property Level Flood Depth
10% AEP, No Stop Banks, No Climate Change
Post-Dec 2011, Overland Model

FIGURE No. Figure 7 Rev. 1

Date: 27/02/2015 Time: 11:52:24 p.m.