

Flood Assessment Certificate

FC250049

Issued pursuant to NH-SCHED1 of the Partially Operative Selwyn District Plan.



Property Address:	Stages 25, 26, 27, 29, 30 and 32 of Wilfield Rise, West Melton
Legal Description:	Proposed Lots 300-309, Lots 312-314, Lots 352-359, Lots 360-375, Lots 385-389, Lots 425-429, Lots 471-476, Lots 600-780 of S/D Lot 1 DP 597320 & Lot 2 DP 578461
Date of Issue:	1 April 2025
This certificate is valid until:	1 April 2027

This site is not located on land within a high hazard area.

The site is likely to be subject to inundation in a 200-year Average Recurrence Interval (ARI) flood event.

Minimum finished floor level shall be:

Lot Number	FFL m NZVD2016	Lot Number	FFL m NZVD2016	Lot Number	FFL m NZVD2016	Lot Number	FFL m NZVD2016
300	81.81	368	80.28	605	81.70	634	82.50
301	81.64	369	80.30	606	81.59	635	82.50
302	81.24	370	80.58	607	81.59	636	82.50
303	81.42	371	80.53	608	81.51	637	82.50
304	81.79	372	80.48	609	81.57	638	82.51
305	81.75	373	80.43	610	81.57	639	82.49
306	81.67	374	80.38	611	81.57	640	82.47
307	81.59	375	80.36	612	81.57	641	82.46
308	81.54	385	81.19	613	81.57	642	82.44
309	81.49	386	81.10	614	81.57	643	82.00
312	82.54	387	80.95	615	81.62	644	81.86
313	82.54	388	80.84	616	81.84	645	81.49
314	82.54	389	80.67	617	81.85	646	81.44
352	80.78	425	80.20	618	81.92	647	81.37
353	81.05	426	80.15	619	81.92	648	81.37
354	81.12	427	80.22	620	81.92	649	81.37
355	80.77	428	80.45	621	81.92	650	81.32
356	80.73	429	80.63	622	82.02	651	81.57
357	80.71	471	80.33	623	82.15	652	81.46
358	80.69	472	80.33	624	82.24	653	81.28
359	80.79	473	80.52	625	82.26	654	80.74
360	80.75	474	80.61	626	82.37	655	80.63
361	80.73	475	80.66	627	82.45	656	80.63

362	80.71	476	80.66	628	82.47	657	80.56
363	80.67	600	82.54	629	82.47	658	80.54
364	80.69	601	82.54	630	82.49	659	80.53
365	80.68	602	81.84	631	82.50	660	80.25
366	80.68	603	81.80	632	82.50	661	80.62
367	80.48	604	81.75	633	82.50	662	80.85

Lot Number	FFL m NZVD2016	Lot Number	FFL m NZVD2016	Lot Number	FFL m NZVD2016	Lot Number	FFL m NZVD2016
663	80.96	692	82.46	721	81.84	750	83.78
664	81.09	693	82.55	722	82.05	751	83.55
665	81.19	694	82.55	723	82.16	752	83.47
666	81.73	695	82.55	724	82.32	753	83.58
667	81.94	696	82.56	725	82.45	754	83.88
668	81.51	697	82.44	726	81.66	755	84.18
669	81.41	698	82.44	727	81.66	756	83.78
670	81.74	699	82.44	728	81.66	757	84.32
671	81.62	700	82.22	729	81.82	758	84.11
672	81.51	701	80.29	730	82.02	759	83.91
673	81.42	702	80.29	731	82.16	760	83.72
674	81.34	703	80.29	732	82.32	761	83.53
675	81.05	704	80.22	733	82.41	762	83.35
676	80.89	705	80.17	734	82.51	763	80.66
677	80.89	706	80.29	735	82.55	764	80.66
678	80.89	707	80.40	736	82.56	765	80.66
679	80.89	708	80.47	737	82.56	766	80.66
680	81.09	709	80.53	738	82.55	767	80.82
681	81.20	710	80.53	739	82.55	768	80.66
682	81.35	711	80.40	740	82.55	769	80.68
683	81.54	712	80.31	741	82.56	770	80.68
684	81.62	713	80.16	742	82.34	771	80.55
685	81.74	714	79.95	743	82.21	772	80.55
686	81.93	715	80.30	744	82.06	773	80.52
687	81.93	716	80.42	745	82.06	774	80.52
688	81.23	717	81.34	746	82.06	775	80.72
689	82.15	718	81.45	747	81.84	776	80.85
690	82.24	719	81.56	748	81.64	777	81.01
691	82.35	720	81.71	749	83.78	778	80.94
						779	80.52
						780	80.34

Disclaimers:

- Whether the site is likely to be subject to inundation in a 200-year ARI flood event, and the minimum finished floor level have been determined with reference to:

- (a) The most up to date models and maps held by Selwyn District Council or Canterbury Regional Council;
 - (b) Any relevant field information; and
 - (c) Any site specific flood assessment prepared by a suitably qualified and experienced person, including a site specific Flood Hazard Assessment prepared by Canterbury Regional Council.
- 2. This certificate is based on the best information available to Selwyn District Council at the time the certificate was issued. This information is subject to change and may be updated at any time, including during the valid period of this certificate. Selwyn District Council accepts no liability for changes in this information.
 - 3. This certificate relies on flood modelling. Flood modelling is a tool that predicts what might happen in a flood event of a given magnitude. A flood model uses hypothetical scenarios and makes assumptions about how a flood event might unfold however there are many more variables that can influence how a site is affected in an actual flood event. The minimum finished floor level does not infer that no damage will occur to a structure built above the minimum finished floor level in a flood event.
 - 4. The Building Act 2004 also manages flood risk. The minimum floor level certified under the Partially Operative District Plan may be different to the floor level required by the Building Act 2004, which must be met in order to obtain a building consent.
 - 5. Any activity or construction carried out on a site where a Flood Assessment Certificate is issued is carried out at your own risk, and Council recommend that you carefully consider the impact of any flooding risk associated with this site.

Advice notes:

- a) For a new residential unit or principal building or the alteration of, or addition to any residential unit or principal building to be a permitted activity under the Selwyn District Plan as a whole, all other relevant rules must be complied with.
- b) If the certified level is for a particular location on the site, the certified level is the minimum floor level for the proposed building location shown on the attached plan. If you wish to build elsewhere on the site the minimum floor level may be different, and you will need to request another certificate for the new location.
- c) For the purposes of this certificate, ground level means:
 - a. The actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created);
 - b. If the ground level cannot be identified under paragraph (a), the existing surface level of the ground;
 - c. If, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level of the exterior surface of the retaining wall or retaining structure where it intersects the boundary.
- d) You must reference this certificate when applying for a building consent or the building consent will not be accepted.

Signed for and on behalf of the Selwyn District Council:



Emma Larsen

Head of Resource Consents

Indicative site plan only. The finished floor level must comply with the attached Flood Assessment Certificate

See Sheet 2 of 3

Sheet 1 of 3

NOTES :

- Areas and dimensions are approximate only and are subject to final survey and deposit of plans.
- Service easements to be created as required.
- This plan has been prepared for subdivision consent purposes only. No liability is accepted if the plan is used for any other purposes.

Proposed Memorandum of Easements in Gross

Nature	Servient Tenement (Burdened Land)		Grantee
	Lot No	Shown	
Right to drain water in gross	Lot 471	A	Selwyn District Council
	Lot 475	B	
Right to drain sewage in gross	Lot 626	C	Selwyn District Council
	Lot 753	D	
	Lot 573	E	

Proposed Memorandum of Easements

Nature	Servient Tenement (Burdened Land)		Dominant Tenement (Benefited Land)
	Lot No	Shown	
Right to drain water	Lot 626	C	Lots 749, 750, 751, 752, 753, 754, 755 & 756
	Lot 753	D	Lots 749, 750, 751, 752, 754, 755 & 756
	Lot 573	E	Lots 749, 750, 751, 752, 753, 754, 755 & 756
	Lot 750	F	Lot 749
	Lot 755	G	Lot 756
Right to drain sewage	Lot 626	C	Lots 749, 750, 751, 752, 753, 754 & 755
	Lot 753	D	Lots 749, 750, 751, 752, 754 & 755
	Lot 573	E	Lots 749, 750, 751, 752, 753, 754, 755 & 756
	Lot 750	F	Lot 749

AMENDMENTS :		
AMENDMENT	DATE	DESCRIPTION
R4	19.06.23	Lots 310 - 312 & 317 - 319 amend., Lot 549 added
R5	15.09.23	Layout Updated
R6	29.09.23	Layout Updated
R7	20.10.23	Ext. bdy Updated, Lots 544, 545 & 550 removed
R8	31.10.23	Global Shift in terms of 43below Ltd ext bdy.
R9	27.11.23	Kiosk Lots added, Lots 654-658 & 715 & 713 amend.
R10	25.01.24	Line of Sight Weedons Ross Road added.

PROPOSED AMALGAMATION CONDITIONS

Lot 560 (Access Lot) hereon be held as to 4 undivided one quarter shares by the owners of Lots 610, 611, 612 & 613.

Lot 561 (Access Lot) hereon be held as to 4 undivided one quarter shares by the owners of Lots 618, 619, 620 & 621.

Lot 562 (Access Lot) hereon be held as to 4 undivided one quarter shares by the owners of Lots 632, 633, 634 & 635.

Lot 563 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 353 & 354.

Lot 564 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 648 & 649.

Lot 565 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 668 & 669.

Lot 566 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 694 & 695.

Lot 567 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 698 & 699.

Lot 568 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 702 & 703.

Lot 570 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 715 & 716.

Lot 571 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 727 & 728.

Lot 572 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 745 & 746.

Lot 573 (Access Lot) hereon be held as to 6 undivided one sixth shares by the owners of Lots 750, 751, 752, 753, 754 & 755.

Lot 574 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 764 & 765.

Lot 575 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 770 & 771.

Lot 576 (Access Lot) hereon be held as to 5 undivided one fifth shares by the owners of Lots 775, 776, 777, 778 & 779.

SCHEDULE OF AREAS

Description	Area
Residential Lots - (Lots 300 - 309, 312 - 314, 352 - 375, 385 - 389, 425 - 429, 471 - 476 & 600 - 780)	23.5585ha
Access - (Lots 560 - 569 & 570 - 576)	4845m ²
Road to vest in SDC (Lots 500 - 510)	5.2000ha
Reserve to vest in SDC (Lots 318, 540, 543, 546 - 549 & 551)	2.6995ha
Kiosks (Lots 801 - 809)	45m ²

Total Area : 31.3604ha

Comprised in: RT's CB10A/296, 1081479 & 1124479



DAVE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

116 Wrights Road P O Box 679 Christchurch 8140. New Zealand
Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:

GW Wilfield Ltd

SHEET TITLE:

**Proposed Subdivision of
Lot 2 DP 578461,
Lot 300 DP 588622 & RS 10802**

DRAWING STATUS

For Consent Purposes

SCALE: 1:1500@A1
1:3000@A3 DATE: January 2024

CAD FILE : J:\18130_1\Subcon\2021 Subcon\C18130 Subcon Stage 1-32 R10.dwg
DRAWING NO : SHEET NO :
C.18130/1 1 OF 3 **R10**

Flood Assessment Certificate
FC250049
1/04/2025 - Janine.Horn

yoursection.nz

See Sheet 3 of 3



AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R3	18.04.23	Lots 341 - 343 & 349 amended.
R4	19.06.23	Lots 310 - 312 & 317 - 319 amend., Lot 549 added
R5	15.09.23	Layout Updated
R6	29.09.23	Layout Updated
R7	20.10.23	Ext. bdy Updated, Lots 544, 545 & 550 removed
R8	31.10.23	Global Shift in terms of 43below Ltd ext bdy.
R9	27.11.23	Kiosk Lots added, Lots 654-658 & 715 & 713 amend.
R10	25.01.24	Line of Sight Weedons Ross Road added.

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116 Wrights Road P O Box 679 Christchurch 8140, New Zealand
Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

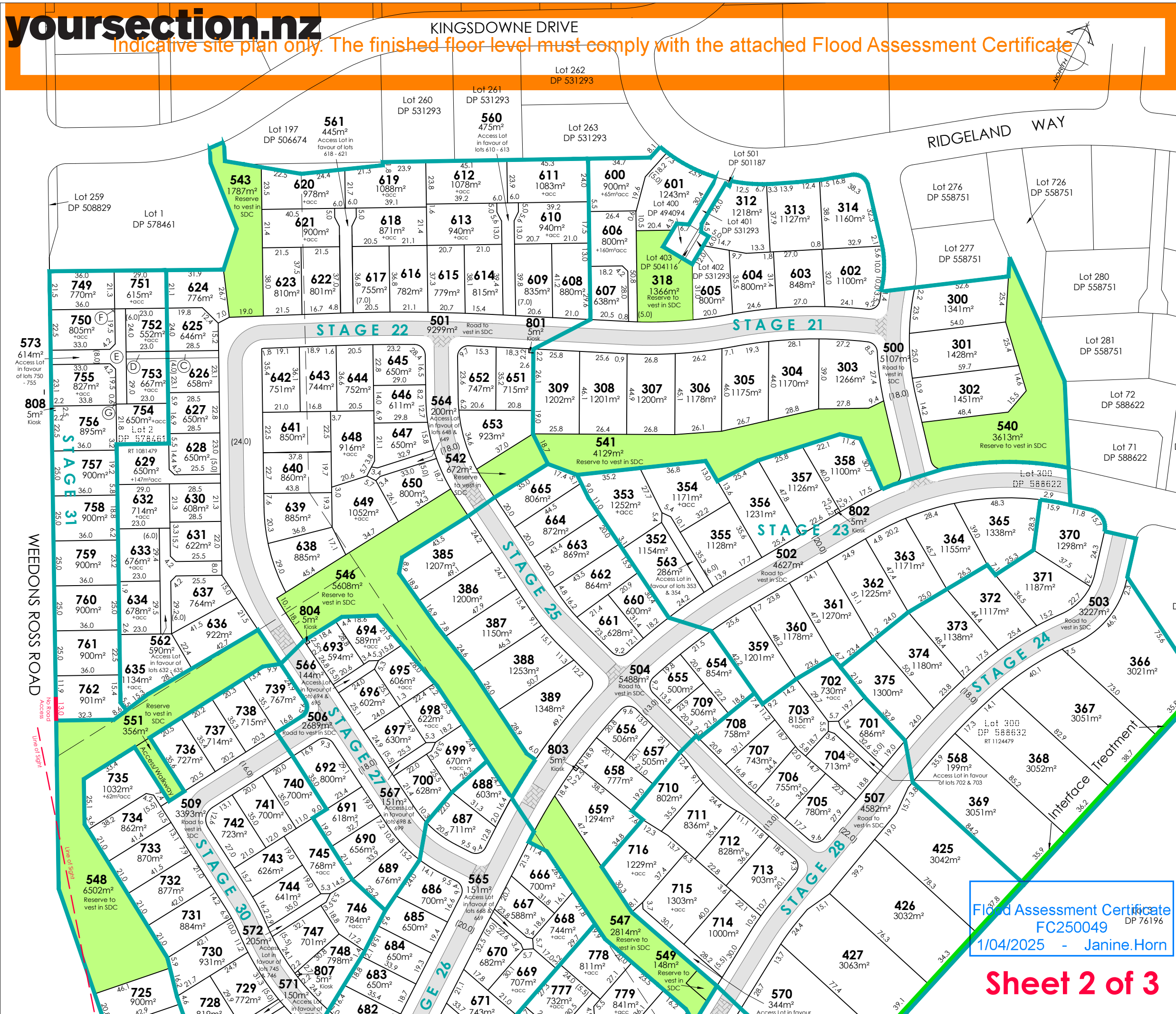
JOB TITLE: **GW Wilfield Ltd**

SHEET TITLE: **Proposed Subdivision of
Lot 2 DP 578461,
Lot 300 DP 588622 & RS 10802**

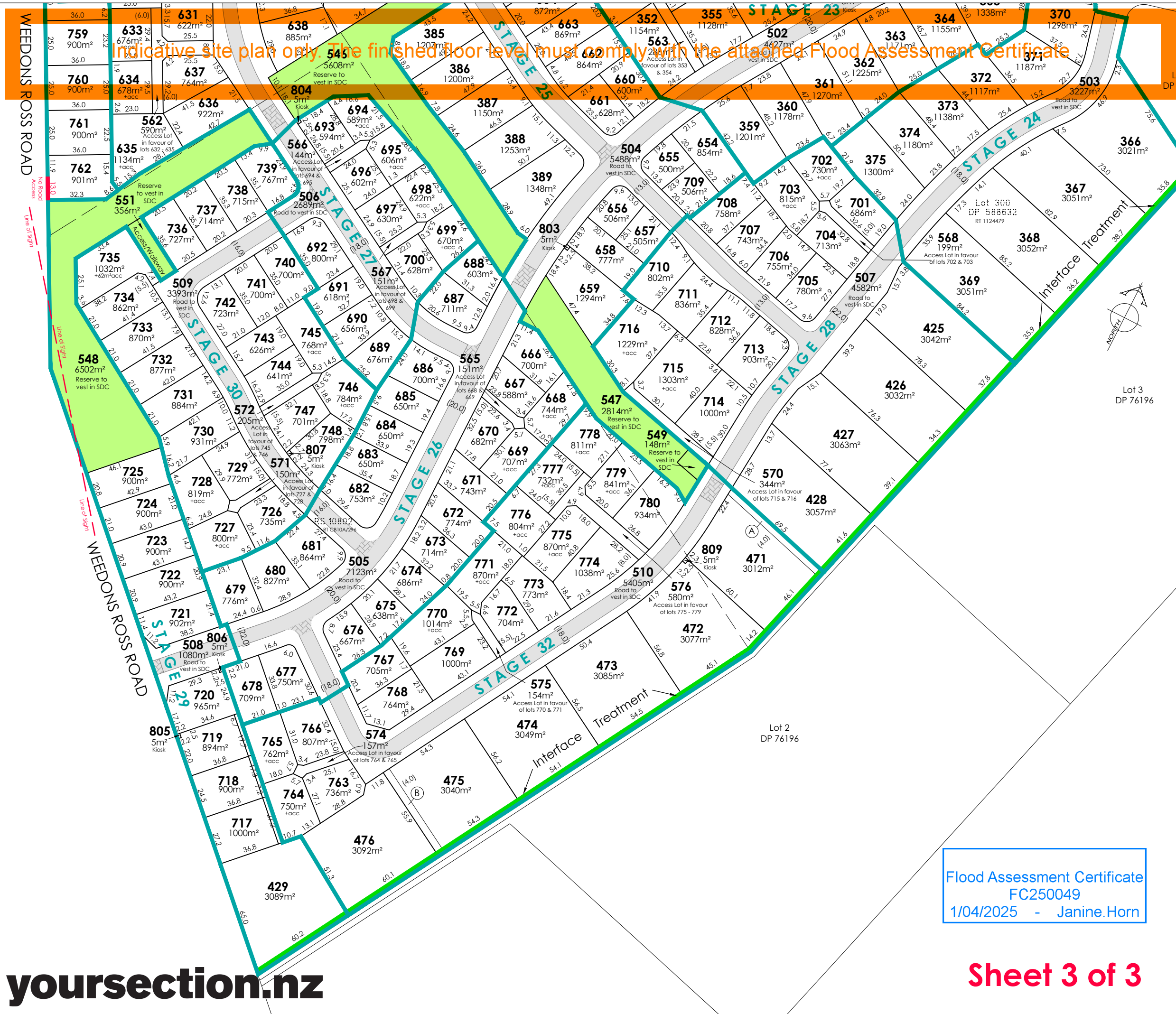
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1:2000@A3 DATE: January 2024

CAD FILE: J:\18130_1\Subcon\2021 Subcon\C18130 Subcon Stps 21-32 R10.dwg REVISION:
DRAWING No: C.18130/1 SHEET No: 2 OF 3 R10



Flood Assessment Certificate
FC250049
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CAD FILE: J:\18130_1\Subcon\2021 Subcon\C18130 Subcon Stgs 21-32 R10.dwg

DRAWING No: C.18130/1

SHEET No: 3 OF 3

REVISION: R10

Flood Assessment Certificate
FC250049
1/04/2025 - Janine.Horn

Sheet 3 of 3

Flood Assessment Certificate

FC240334

Issued pursuant to NH-SCHED1 of the Partially Operative Selwyn District Plan.



Property Address:	Wilfield Rise – Stages 21, 23, 24 & 28, West Melton
Legal Description:	Lots 300-309, 312-314, 352-375, 425-428, 600-607, 701-708, 710-716 DP 602505
Date of Issue:	25/07/2024
This certificate is valid until:	25/07/2026

The sites are not located on land within a high hazard area.

The sites are likely to be subject to inundation in a 200-year Average Recurrence Interval (ARI) flood event.

For Lots 300-309, 312-314, 352-375, 425, 427, 600-607, 701-708 & 710-716 only:

No minimum finished floor level is required to meet the partially operative district plan natural hazard rules.

For Lot 426 only:

+80.47m LVD1937

For Lot 428 only:

+80.77m LVD1937

Disclaimers:

- Whether the site is likely to be subject to inundation in a 200-year ARI flood event, and the minimum finished floor level have been determined with reference to:
 - The most up to date models and maps held by Selwyn District Council or Canterbury Regional Council;
 - Any relevant field information; and
 - Any site specific flood assessment prepared by a suitably qualified and experienced person, including a site specific Flood Hazard Assessment prepared by Canterbury Regional Council.
- This certificate is based on the best information available to Selwyn District Council at the time the certificate was issued. This information is subject to change and may be updated at any time, including during the valid period of this certificate. Selwyn District Council accepts no liability for changes in this information.
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- The Building Act 2004 also manages flood risk. The minimum floor level certified under the Partially Operative District Plan may be different to the floor level required by the Building Act 2004, which must be met in order to obtain a building consent.

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- d) You must reference this certificate when applying for a building consent or the building consent will not be accepted.

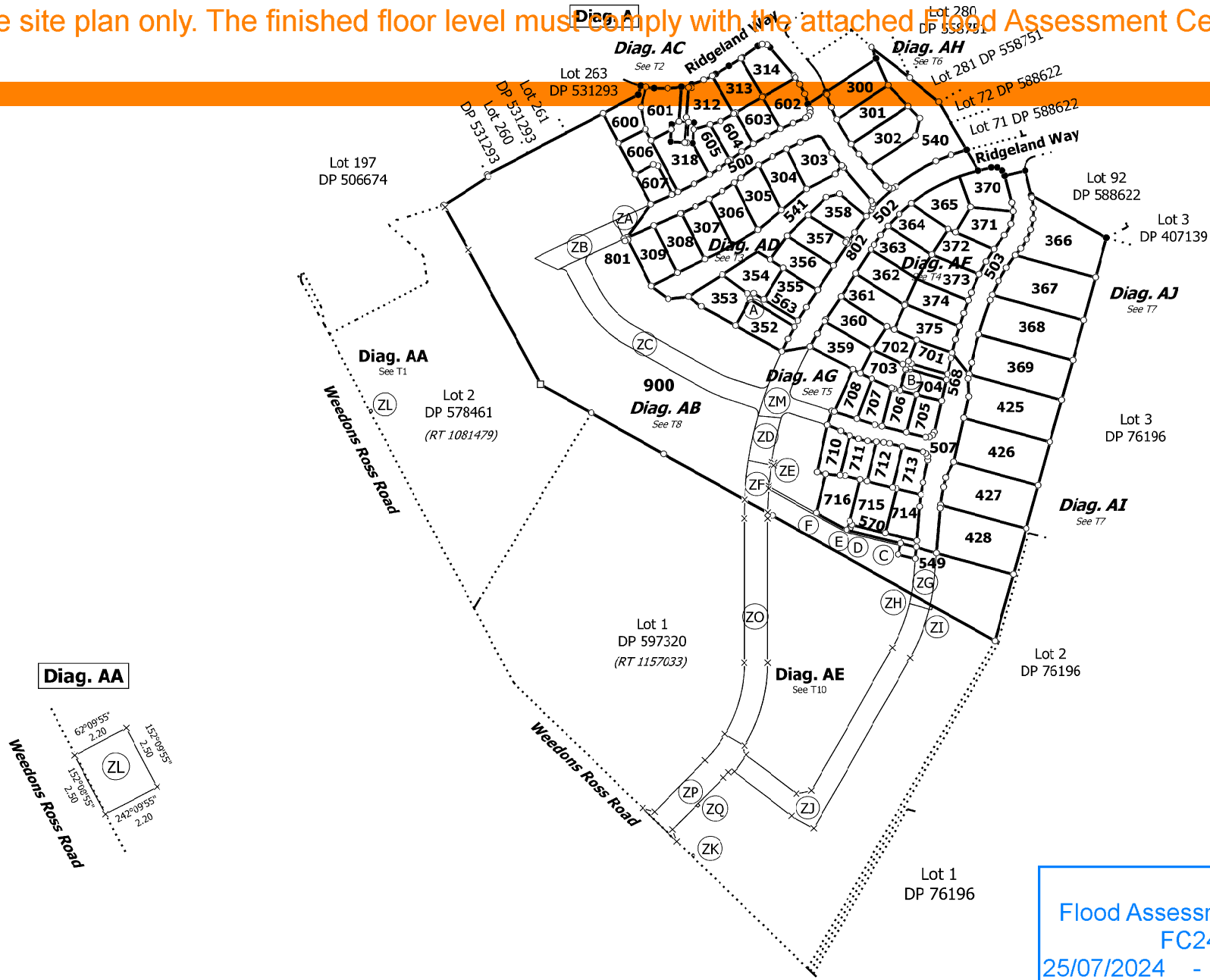
Signed for and on behalf of the Selwyn District Council:



Emma Larsen

Head of Resource Consents

Indicative site plan only. The finished floor level must comply with the attached Flood Assessment Certificate



Land District: Canterbury

Digitally Generated Plan

Generated on: 02/07/2024 2:02pm Page 7 of 16

Lots 300-309, 312-314, 318, 352-375, 425-428, 500, 502, 503, 507, 540, 541, 549, 563, 568, 570, 600-607, 701-708, 710-716, 801, 802 & 900 Being Subdivision of Lot 300 DP 588622 and Easements Over Lot 2 DP 578461 and

Surveyor: Paul Kevin Durkin
Firm: 43below

Title Plan
LT 602505
Approved on: 2/07/2024

T 110