FALCON'S RUN
Rolleston

Flood Assessment Certificate

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Flood Assessment Certificate
FC250335

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

Property Address:	Falcons Run Subdivision Stages 1-17
Legal Description:	Lots 1- 263 of RC245401 (as varied by 255548)
Date of Issue:	20 August 2025
This certificate is valid until:	20 August 2027

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.

Minimum finished floor level shall be as per the following:

LOT NUMBER	FFL (m NZVD2016)	LOT NUMBER	FFL (m NZVD2016)	LOT NUMBER	FFL (m NZVD2016)
1	38.09	**40**	37.11	**79**	37.45
2	38.07	**41**	36.95	**80**	37.32
3	37.99	**42**	37.28	**81**	37.33
4	37.94	**43**	37.19	**82**	37.14
5	37.98	**44**	37.16	**83**	37.29
6	38.10	**45**	37.13	**84**	37.30
7	38.00	**46**	37.09	**85**	37.30
8	38.07	**47**	37.06	**86**	37.30
9	38.15	**48**	37.98	**87**	37.25
10	38.15	**49**	38.09	**88**	37.57
11	38.12	**50**	38.11	**89**	37.37
12	38.19	**51**	38.10	**90**	37.27
13	38.23	**52**	38.07	**91**	37.17
14	38.24	**53**	38.05	**92**	37.07
15	38.23	**54**	38.02	**93**	36.94
16	38.20	**55**	37.99	**94**	36.86
17	38.17	**56**	37.95	**95**	37.03
18	38.14	**57**	37.93	**96**	37.13
19	38.10	**58**	37.83	**97**	37.23
20	38.07	**59**	37.84	**98**	37.34
21	38.09	**60**	37.93	**99**	37.41
22	38.15	**61**	37.97	**100**	37.48
23	38.22	**62**	37.95	**101**	37.89
24	37.85	**63**	37.92	**102**	38.01
25	37.90	**64**	37.91	**103**	37.78
26	37.90	**65**	37.85	**104**	37.91
27	37.89	**66**	37.82	**105**	37.81
28	37.69	**67**	37.84	**106**	37.63
29	37.69	**68**	37.68	**107**	37.49
30	37.84	**69**	37.67	**108**	37.57
31	37.73	**70**	37.61	**109**	37.53
32	37.69	**71**	37.78	**110**	37.36
33	37.40	**72**	37.43	**111**	37.21
34	37.41	**73**	37.52	**112**	37.36
35	37.45	**74**	37.57	**113**	37.31
36	37.35	**75**	37.60	**114**	37.05
37	37.31	**76**	37.58	**115**	36.94
38	37.23	**77**	37.56	**116**	37.16
39	37.15	**78**	37.53	**117**	37.03

LOT NUMBER	FFL (m NZVD2016)	LOT NUMBER	FFL (m NZVD2016)	LOT NUMBER	FFL (m NZVD2016)
118	37.00	**166**	36.24	**214**	36.49
119	36.96	**167**	36.23	**215**	36.51
120	36.83	**168**	36.23	**216**	36.54
121	36.91	**169**	36.30	**217**	36.56
122	36.86	**170**	36.35	**218**	36.58
123	36.85	**171**	36.59	**219**	36.65
124	36.75	**172**	36.61	**220**	36.71
125	36.71	**173**	36.83	**221**	36.74
126	36.86	**174**	36.83	**222**	36.77
127	36.83	**175**	36.86	**223**	36.78
128	36.80	**176**	36.78	**224**	36.77
129	36.77	**177**	36.67	**225**	36.87
130	36.65	**178**	36.63	**226**	36.90
131	36.48	**179**	36.48	**227**	36.87
132	36.34	**180**	36.46	**228**	36.84
133	36.32	**181**	36.50	**229**	36.80
134	36.33	**182**	36.52	**230**	36.88
135	36.33	**183**	36.67	**231**	36.80
136	36.34	**184**	36.51	**232**	36.67
137	36.41	**185**	36.36	**233**	36.80
138	36.05	**186**	36.30	**234**	36.74
139	36.24	**187**	36.42	**235**	36.57
140	36.24	**188**	37.18	**236**	36.49
141	36.23	**189**	37.06	**237**	36.66
142	36.23	**190**	36.93	**238**	36.51
143	36.15	**191**	36.91	**239**	36.41
144	36.08	**192**	36.91	**240**	36.33
145	36.08	**193**	36.91	**241**	36.33
146	36.39	**194**	36.91	**242**	36.15
147	36.31	**195**	36.95	**243**	36.15
148	36.30	**196**	37.02	**244**	36.16
149	36.29	**197**	37.10	**245**	36.20
150	36.31	**198**	36.86	**246**	36.20
151	36.39	**199**	36.81	**247**	36.20
152	36.54	**200**	36.76	**248**	36.27
153	36.68	**201**	36.71	**249**	36.34
154	36.78	**202**	36.67	**250**	36.31
155	36.84	**203**	36.62	**251**	36.31
156	36.85	**204**	36.58	**252**	36.26
157	36.82	**205**	36.56	**253**	36.20
158	36.87	**206**	36.55	**254**	36.17
159	36.85	**207**	36.54	**255**	36.21
160	36.82	**208**	36.50	**256**	36.25
161	36.68	**209**	36.48	**257**	36.30
162	36.64	**210**	36.46	**258**	36.33
163	36.60	**211**	36.43	**259**	36.35
164	36.42	**212**	36.36	**260**	36.36
165	36.36	**213**	36.44	**261**	36.37
				262	36.35
				263	36.33

Disclaimers:

1. 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

Local Authority: SELWYN DISTRICT COUNCIL
Comprised in: RT's CB47C/39, 508789, 508790 & 508791

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

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15 DP 483709 | 13 DP 483709 | 12 DP 483709

STAGE 1A | STAGE 1 | STAGE 2 | STAGE 3 | STAGE 4 | STAGE 5 | STAGE 6 | STAGE 7 | STAGE 8 | STAGE 9 | STAGE 10 | STAGE 11 | STAGE 12 | STAGE 13 | STAGE 14 | STAGE 15 | STAGE 16 | STAGE 17 | STAGE 18

1 386m² | 2 538m² | 3 749m² | 4 417m² | 5 642m² | 6 469m² | 7 491m² | 8 527m² | 9 464m² | 10 395m² | 11 403m² | 12 403m² | 13 403m² | 14 403m² | 15 403m² | 16 403m² | 17 403m² | 18 413m² | 19 412m² | 20 368m² | 21 368m² | 22 400m² | 23 401m²

406 528m² Road to vest in SDC

600 Access Lot 197m²

400 5587m² Road to vest in SDC

405 1570m² Road to vest in SDC

419 4338m² Road to vest in SDC

407 930m² Road to vest in SDC

24 500m² | 25 400m² | 26 405m² | 27 665m² | 28 449m² | 29 430m² | 30 529m² | 31 464m² | 32 400m² | 33 455m² | 34 521m² | 35 400m² | 36 400m² | 37 400m² | 38 400m² | 39 400m² | 40 510m² | 41 500m² | 42 457m² | 43 422m² | 44 463m² | 45 400m² | 46 332m² | 47 307m²

601 Access Lot 344m² | 503 490m² Reserve to vest in SDC

48 366m² | 49 374m² | 50 374m² | 51 374m² | 52 340m² | 53 340m² | 54 340m² | 55 432m² | 56 368m² | 57 368m² | 58 390m² | 59 352m² | 60 359m² | 61 359m² | 62 359m² | 63 326m² | 64 330m² | 65 353m² | 66 444m² | 67 493m² | 68 321m² | 69 351m² | 70 355m² | 71 388m²

401 1300m² Road to vest in SDC

501 2206m² Recreation Reserve to vest in SDC

72 355m² | 73 338m² | 74 338m² | 75 338m² | 76 338m² | 77 338m² | 78 338m² | 79 367m² | 80 458m² | 81 466m² | 82 516m² | 83 383m² | 84 357m² | 85 356m² | 86 349m² | 87 337m² | 88 442m² | 89 400m² | 90 400m² | 91 400m² | 92 427m² | 93 453m² | 94 420m² | 95 401m² | 96 400m² | 97 400m² | 98 400m² | 99 400m² | 100 407m²

602 1898m² Access Lot

603 Access Lot 110m² | 604 Access Lot 105m² | 605 Access Lot 101m² | 606 Access Lot 187m² | 607 Access Lot 122m² | 608 Access Lot 110m² | 609 Access Lot 126m² | 610 Access Lot 720m² | 611 Access Lot 97m² | 612 Access Lot 97m² | 613 Access Lot 262m²

504 312m² Reserve to vest in SDC

101 451m² | 102 437m² | 103 413m² | 104 429m² | 105 430m² | 106 413m² | 107 439m² | 108 503m² | 109 502m² | 110 439m² | 111 840m² | 112 528m² | 113 528m² | 114 840m² | 115 534m² | 116 430m² | 117 382m² | 118 374m² | 119 384m² | 120 500m² | 121 540m² | 122 586m² | 123 520m² | 124 400m² | 125 541m² | 126 416m² | 127 412m² | 128 400m² | 129 400m² | 130 409m² | 131 504m² | 132 503m² | 133 504m² | 134 503m² | 135 501m² | 136 427m² | 137 664m² | 138 552m² | 139 390m² | 140 368m² | 141 368m² | 142 360m² | 143 360m² | 144 368m² | 145 368m² | 146 461m² | 147 424m² | 148 437m² | 149 424m² | 150 424m² | 151 420m² | 152 470m² | 153 514m² | 154 413m² | 155 485m² | 156 409m² | 157 434m² | 158 402m² | 159 422m² | 160 406m² | 161 418m² | 162 432m² | 163 446m² | 164 438m² | 165 458m² | 166 411m² | 167 401m² | 168 421m² | 169 470m² | 170 513m² | 171 511m² | 172 467m² | 173 410m² | 174 432m² | 175 408m² | 176 519m² | 177 525m² | 178 637m² | 179 629m² | 180 404m² | 181 459m² | 182 480m² | 183 467m² | 184 499m² | 185 389m² | 186 396m² | 187 439m² | 188 431m² | 189 424m² | 190 451m² | 191 459m² | 192 459m² | 193 459m² | 194 459m² | 195 445m² | 196 446m² | 197 448m² | 198 450m² | 199 450m² | 200 450m² | 201 450m² | 202 450m² | 203 450m² | 204 500m² | 205 411m² | 206 516m² | 207 406m² | 208 372m² | 209 365m² | 210 364m² | 211 364m² | 212 374m² | 213 356m² | 214 338m² | 215 338m² | 216 338m² | 217 338m² | 218 355m² | 219 350m² | 220 325m² | 221 325m² | 222 325m² | 223 325m² | 224 350m² | 225 408m² | 226 416m² | 227 416m² | 228 416m² | 229 408m² | 230 448m² | 231 502m² | 232 466m² | 233 524m² | 234 524m² | 235 466m² | 236 466m² | 237 524m² | 238 524m² | 239 466m² | 240 503m² | 241 450m² | 242 476m² | 243 514m² | 244 529m² | 245 640m² | 246 526m² | 247 536m² | 248 529m² | 249 438m² | 250 419m² | 251 437m² | 252 400m² | 253 400m² | 254 429m² | 255 481m² | 256 491m² | 257 506m² | 258 450m² | 259 414m² | 260 541m² | 261 542m² | 262 489m² | 263 417m²

300 Ex House 1370m²

301 Ex House 2080m²

505 291m² Sewer Pump Station

506 1733m² Recreation Reserve to vest in SDC

402 6267m² Road to vest in SDC

403 2973m² Road to vest in SDC

408 1000m² Road to vest in SDC

409 7362m² Road to vest in SDC

410 5138m² Road to vest in SDC

412 448m² Road to vest in SDC

413 1366m² Road to vest in SDC

414 621m² Road to vest in SDC

415 2065m² Road to vest in SDC

416 1068m² Road to vest in SDC

418 1917m² Road to vest in SDC

404 4539m² Road to vest in SDC

700 752m² Utility Lot for Access / Roading purposes (Lot 10 DP 47839)

11 DP 47839

9 DP 47839

EAGLE EYE LANE

LINCOLN ROLLESTON ROAD

REFER DRAWING 1176-DR-S-1201

Amalgamation Condition:

Lot 600 hereon (Access Lot) be held as to 3 undivided one-third shares by the owners of Lots 3, 5 & 6.

Lot 601 hereon (Access Lot) hereon be held as to 6 undivided one-sixth shares by the owners of Lots 24-28 & 30.

Lot 602 (Access Lot) hereon be held as to 8 undivided one-eighth shares by the owners of Lots 72-79.

Lot 603 (Access Lot) hereon be held as to 2 undivided one-half shares by the owners of Lots 104 & 105.

Lot 604 (Access Lot) hereon be held as to 2 undivided one-half shares by the owners of Lots 108 & 109.

Lot 605 (Access Lot) hereon be held as to 2 undivided one-half shares by the owners of Lots 112 & 113.

Lot 606 (Access Lot) hereon be held as to 3 undivided one-third shares by the owners of Lots 121-123.

Lot 607 (Access Lot) hereon be held as to 2 undivided one-half shares by the owners of Lots 137 & 138.

Lot 608 (Access Lot) hereon be held as to 2 undivided one-half shares by the owners of Lots 155 & 156 .

Lot 609 (Access Lot) hereon be held as to 2 undivided one-half shares by the owners of Lots 176 & 177.

Lot 610 (Access Lot) hereon be held as to 6 undivided one-sixth shares by the owners of Lots 219-224.

Lot 611 (Access Lot) hereon be held as to 2 undivided one-half shares by the owners of Lots 233 & 234.

Lot 612 (Access Lot) hereon be held as to 2 undivided one-half shares by the owners of Lots 237 & 238.

Lot 613 (Access Lot) hereon be held as to 4 undivided one-quarter shares by the owners of Lots 248-251.

Lot 614 (Access Lot) hereon be held as to 5 undivided one-fifth shares by the owners of Lots 259-262 & 301.

Lot 1 (Balance Lot) & Lot 15 DP 483709 (RT 695255) be held together in one Record of Title.

Notes:

1. Areas and dimensions are approximate only and are subject to final survey and deposit plans.
2. Service easements to be created as required.
3. This plan has been prepared for subdivision consent purposed only. No liability is accepted if the plan is used for any other purposes.
4. Stages can be created as required and in any order leaving a balance Residual Parcel.

Flood Assessment Certificate
FC250335
20/08/2025 - yasmine.lees

AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RC255548

12/08/2025 hillsl

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	DATE	REVISION DETAILS	ISSUED
A	06/05/25	FOR RESOURCE CONSENT	TL
B	08/05/25	FOR RESOURCE CONSENT	TL
C	09/05/25	FOR RESOURCE CONSENT	TL

DRAWING STATUS: RESOURCE CONSENT

DRAWING TITLE: PROPOSED SUBDIVISION OF LOT 10, 14 & 15 DP 47839 & LOT 1-3 DP 427521 SHEET 1

PROJECT NO	SCALE	PLOT SIZE
1176	1:1000 @A1 1:2000 @A3	A3

DRAWING NO	REVISION
1176-DR-C-1200	C

CLIENT: YOUR SECTION .nz

PROJECT: FALCONS RUN

CAPTURE Land Development Consultants

1176-DR-S-1200-1201 Scheme Plan.dwg