

Flood Assessment Certificate

FC240579

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



Property Address:	Falcons View Stages 7-19
Legal Description:	Proposed Lots 76 to 324 of Subdivision of Lot 2 DP578200, Lot 2 DP 568976 and Lot 500 DP596433
Date of Issue:	19 March 2025
This certificate is valid until:	19 March 2027

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

These sites are 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	Lot Number	FFL m NZVD2016
76	37.01	126	36.75	176	37.98	226	36.17	276	37.88
77	37.01	127	36.72	177	38.14	227	36.17	277	37.69
78	37.06	128	36.68	178	38.10	228	36.11	278	37.49
79	37.34	129	36.64	179	38.02	229	36.44	279	37.96
80	37.25	130	36.61	180	37.92	230	36.56	280	38.07
81	37.26	131	36.61	181	37.81	231	36.67	281	38.18
82	37.22	132	36.65	182	37.71	232	36.53	282	38.29
83	37.21	133	36.70	183	37.60	233	36.48	283	38.20
84	37.18	134	36.76	184	37.48	234	36.39	284	38.03
85	37.10	135	36.81	185	37.37	235	36.06	285	38.31
86	37.07	136	36.90	186	37.34	236	36.06	286	38.26
87	37.03	137	36.90	187	37.34	237	36.07	287	37.86
88	36.99	138	36.95	188	37.38	238	36.13	288	37.86
89	36.97	139	37.23	189	37.43	239	36.21	289	38.13
90	37.01	140	37.33	190	37.49	240	36.28	290	38.27
91	37.04	141	37.70	191	37.54	241	36.38	291	38.30
92	37.08	142	37.72	192	37.60	242	36.42	292	38.16
93	37.06	143	37.72	193	37.65	243	36.32	293	37.97
94	37.01	144	37.74	194	37.16	244	36.40	294	38.19
95	37.01	145	37.53	195	37.37	245	37.87	295	38.19
96	36.64	146	37.57	196	37.41	246	37.95	296	37.47
97	36.60	147	37.85	197	37.46	247	38.01	297	37.50
98	36.57	148	37.84	198	37.50	248	38.11	298	37.65
99	36.54	149	37.88	199	37.55	249	38.19	299	37.69
100	36.54	150	37.31	200	37.59	250	38.27	300	37.72

Lot Number	FFL m NZVD2016	Lot Number	FFL m NZVD2016	Lot Number	FFL m NZVD2016	Lot Number	FFL m NZVD2016	Lot Number	FFL m NZVD2016
101	36.74	151	37.43	201	36.57	251	38.28	301	37.77
102	36.51	152	37.57	202	36.57	252	38.30	302	37.88
103	36.48	153	37.70	203	36.91	253	38.27	303	37.91
104	36.51	154	37.83	204	37.04	254	38.20	304	37.90
105	36.35	155	37.88	205	37.16	255	38.15	305	37.80
106	36.29	156	37.56	206	37.30	256	38.09	306	37.74
107	36.24	157	37.48	207	37.47	257	38.04	307	37.69
108	36.21	158	37.40	208	37.35	258	37.99	308	37.64
109	36.17	159	37.32	209	37.26	259	37.92	309	37.35
110	36.40	160	37.24	210	37.14	260	38.45	310	37.31
111	36.24	161	37.16	211	37.01	261	38.41	311	37.32
112	36.29	162	37.08	212	36.91	262	38.38	312	37.35
113	36.33	163	37.08	213	36.80	263	38.34	313	37.38
114	36.64	164	37.12	214	36.69	264	38.29	314	37.41
115	36.64	165	37.04	215	36.81	265	38.20	315	37.45
116	36.34	166	37.09	216	36.95	266	38.13	316	36.92
117	36.38	167	37.14	217	37.07	267	38.10	317	37.60
118	36.50	168	37.15	218	37.12	268	38.06	318	37.47
119	36.57	169	37.17	219	36.96	269	38.01	319	37.21
120	36.68	170	37.20	220	36.87	270	37.74	320	36.99
121	36.67	171	37.16	221	36.79	271	37.82	321	37.03
122	36.73	172	37.12	222	36.63	272	37.82	322	37.06
123	36.80	173	37.10	223	36.34	273	37.97	323	36.48
124	36.83	174	37.15	224	36.29	274	38.02	324	36.12
125	36.79	175	37.90	225	36.23	275	37.93		

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.
- 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

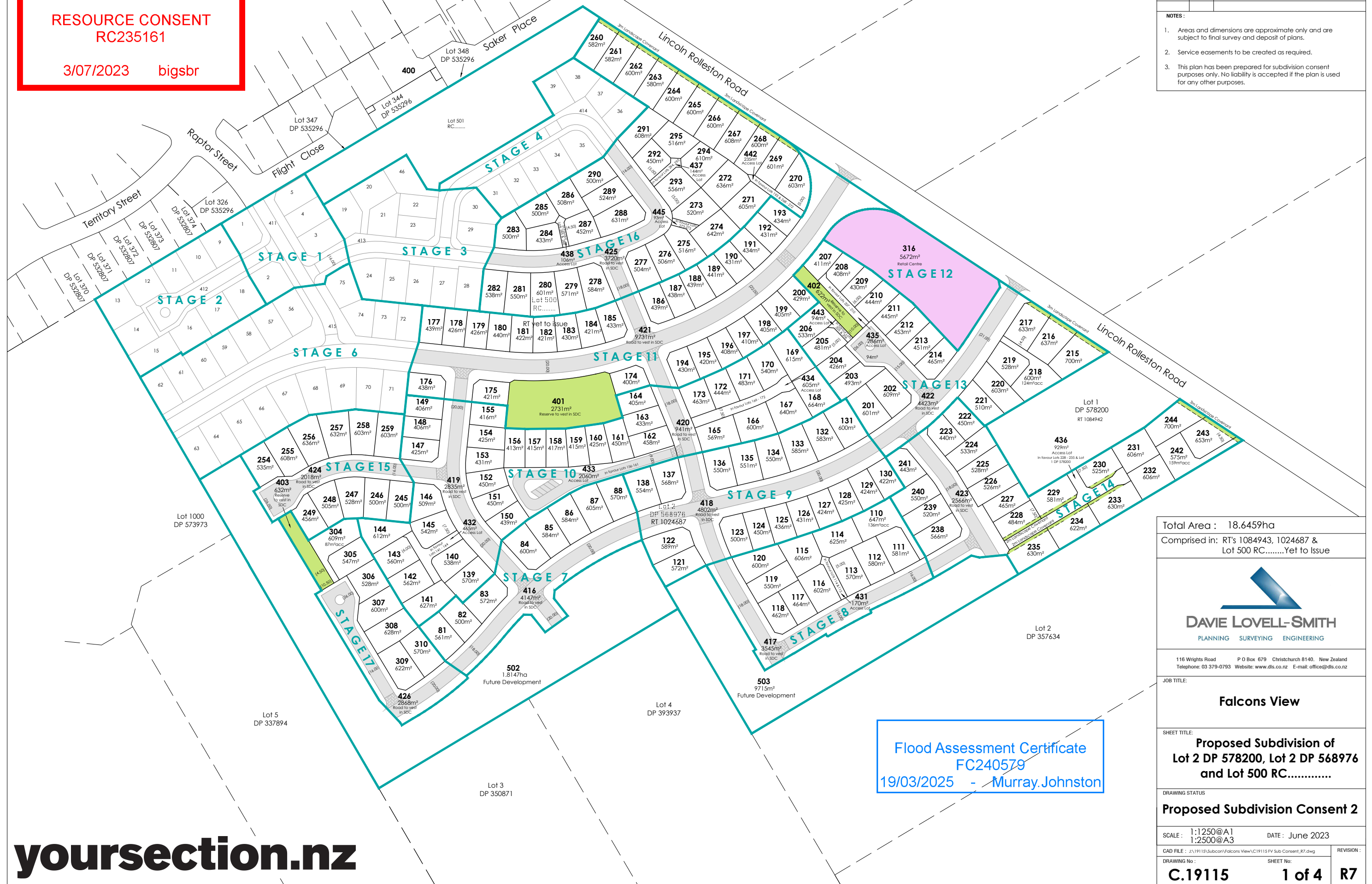
Indicative site plan only. The finished floor level must comply with the attached Flood Assessment Certificate

AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RC235161

3/07/2023 bigsbr

AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R1	30.11.22	EXTENT OF SUBDIVISION UPDATED
R2	30.01.23	LOT 501 FUTURE DEVELOPMENT ADDED
R3	08.02.23	STAGE 5 LAYOUT UPDATED
R4	21.02.23	CONSENT 3 ADDED
R5	05.05.23	STAGES 11 & 16 UPDATED.
R6	06.06.23	LOTS 268 - 273 UPDATED. LOTS 89-92 REMOVED
R7	22.06.23	ACCESS LOT 445 ADDED
NOTES:		
1. Areas and dimensions are approximate only and are subject to final survey and deposit of plans.		
2. Service easements to be created as required.		
3. This plan has been prepared for subdivision consent purposes only. No liability is accepted if the plan is used for any other purposes.		



Flood Assessment Certificate
FC240579
19/03/2025 - Murray Johnston

Total Area : 18.6459ha	
Comprised in: RT's 1084943, 1024687 & Lot 500 RC.....Yet to Issue	
 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: Falcons View	
SHEET TITLE: Proposed Subdivision of Lot 2 DP 578200, Lot 2 DP 568976 and Lot 500 RC.....	
DRAWING STATUS: Proposed Subdivision Consent 2	
SCALE: 1:1250@A1 1:2500@A3	DATE: June 2023
CAD FILE: Z:\19115\Subcon\Falcons View\19115 PV Sub Consent_R7.dwg	REVISION:
DRAWING No: C.19115	SHEET No: 1 of 4
R7	

AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RC235357

24/11/2023 bigsbr

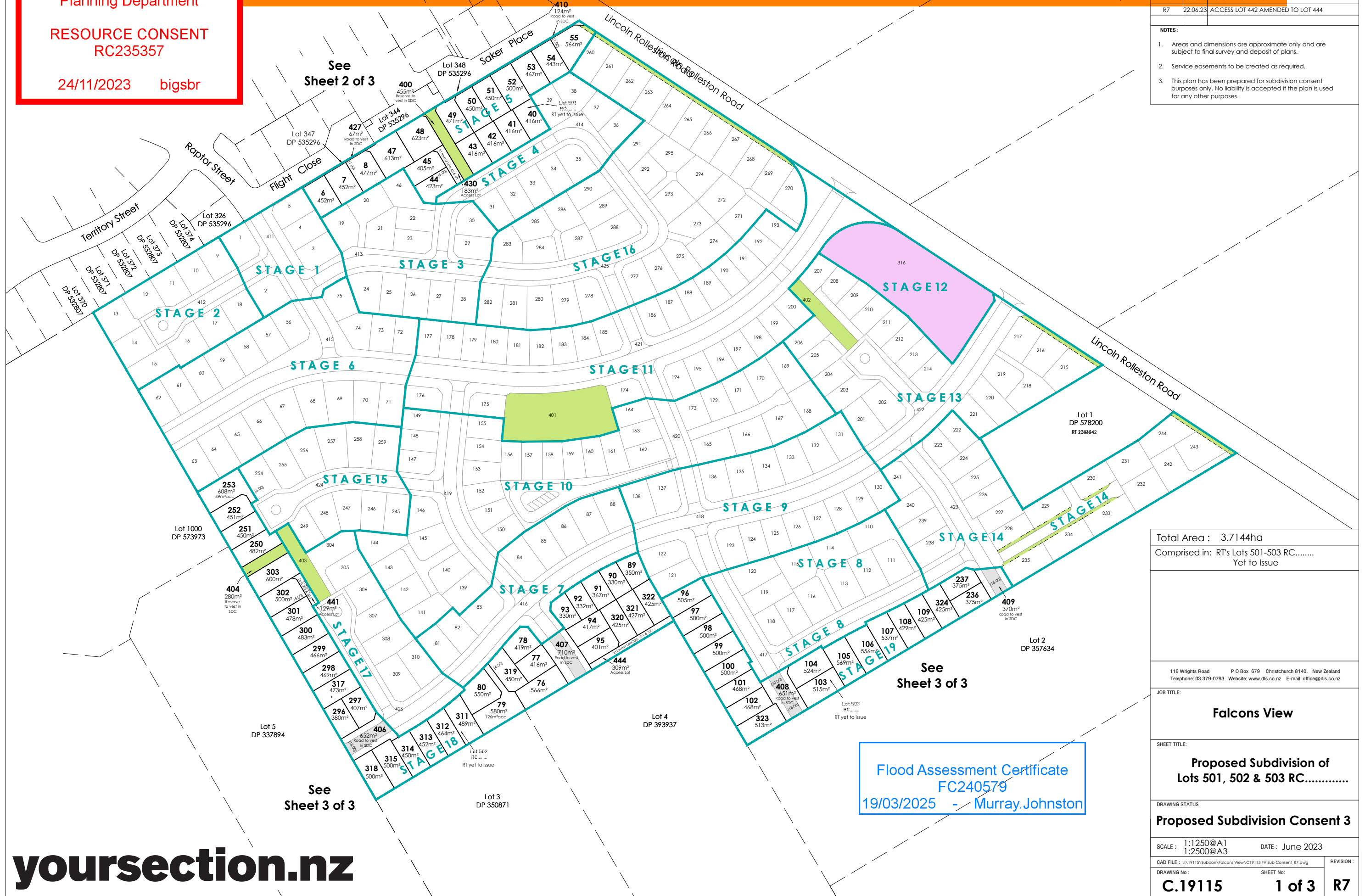
Indicative site plan only. The finished floor level must comply with the attached Flood Assessment Certificate



AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R1	30.11.22	EXTENT OF SUBDIVISION UPDATED
R2	30.01.23	LOT 501 FUTURE DEVELOPMENT ADDED
R3	01.02.23	STAGE 5 LAYOUT UPDATED
R4	21.02.23	CONSENT 3 ADDED
R5	05.05.23	CONSENT 2 AMENDED
R6	06.06.23	NO CHANGE THIS SHEET
R7	22.06.23	ACCESS LOT 442 AMENDED TO LOT 444

NOTES:

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2. Service easements to be created as required.
3. This plan has been prepared for subdivision consent purposes only. No liability is accepted if the plan is used for any other purposes.



yoursection.nz

Total Area : 3.7144ha		
Comprised in: RT's Lots 501-503 RC..... Yet to Issue		
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: Falcons View		
SHEET TITLE: Proposed Subdivision of Lots 501, 502 & 503 RC.....		
DRAWING STATUS: Proposed Subdivision Consent 3		
SCALE: 1:1250@A1 1:2500@A3		DATE: June 2023
CAD FILE: Z:\19115\Subcon\Falcons View\CI9115 PV Sub Consent_R7.dwg		REVISION:
DRAWING No: C.19115		SHEET No: 1 of 3
		R7