

Flood Assessment Certificate

FC230406

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



Property Address:	545 East Maddisons Road, Rolleston (Lemonwood Estate)
Legal Description:	Lots 23-60 DP 590653
Date of Issue:	26 March 2024
This certificate is valid until:	26 March 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.

Minimum finished floor level shall be for the following:

Lots 23 & 26 only:

+37.97m LVD37

Lots 24, 44 & 46 only:

+38.03m LVD37

Lot 25 only:

+38.07m LVD37

Lot 27 only:

+38.13m LVD37

Lot 28 only:

+38.26m LVD37

Lots 29, 30, 31 & 60 only:

+38.30m LVD37

Lot 32 only:

+38.15m LVD37

Lot 33 only:

+38.05m LVD37

Lots 34 & 35 only:

+37.95m LVD37

Lots 36, 37, 39 & 40 only:

+37.88m LVD37

Lot 38 only:

+37.83m LVD37

Lots 41 & 42 only:

+37.93m LVD37

Lot 43 only:

+37.98m LVD37

Lot 45 only:

+38.08m LVD37

Lot 47 only:

+38.22m LVD37

Lot 48 only:

+38.31m LVD37

Lot 49 only:

+38.32m LVD37

Lots 50 & 56 only:

+38.36m LVD37

Lot 51 only:

+38.47m LVD37

Lots 52 & 53 only:

+38.53m LVD37

Lot 54 only:

+38.63m LVD37

Lot 55 only:

+38.58m LVD37

Lots 57 & 58 only:

+38.35m LVD37

Lot 59 only:

+38.25m LVD37

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.

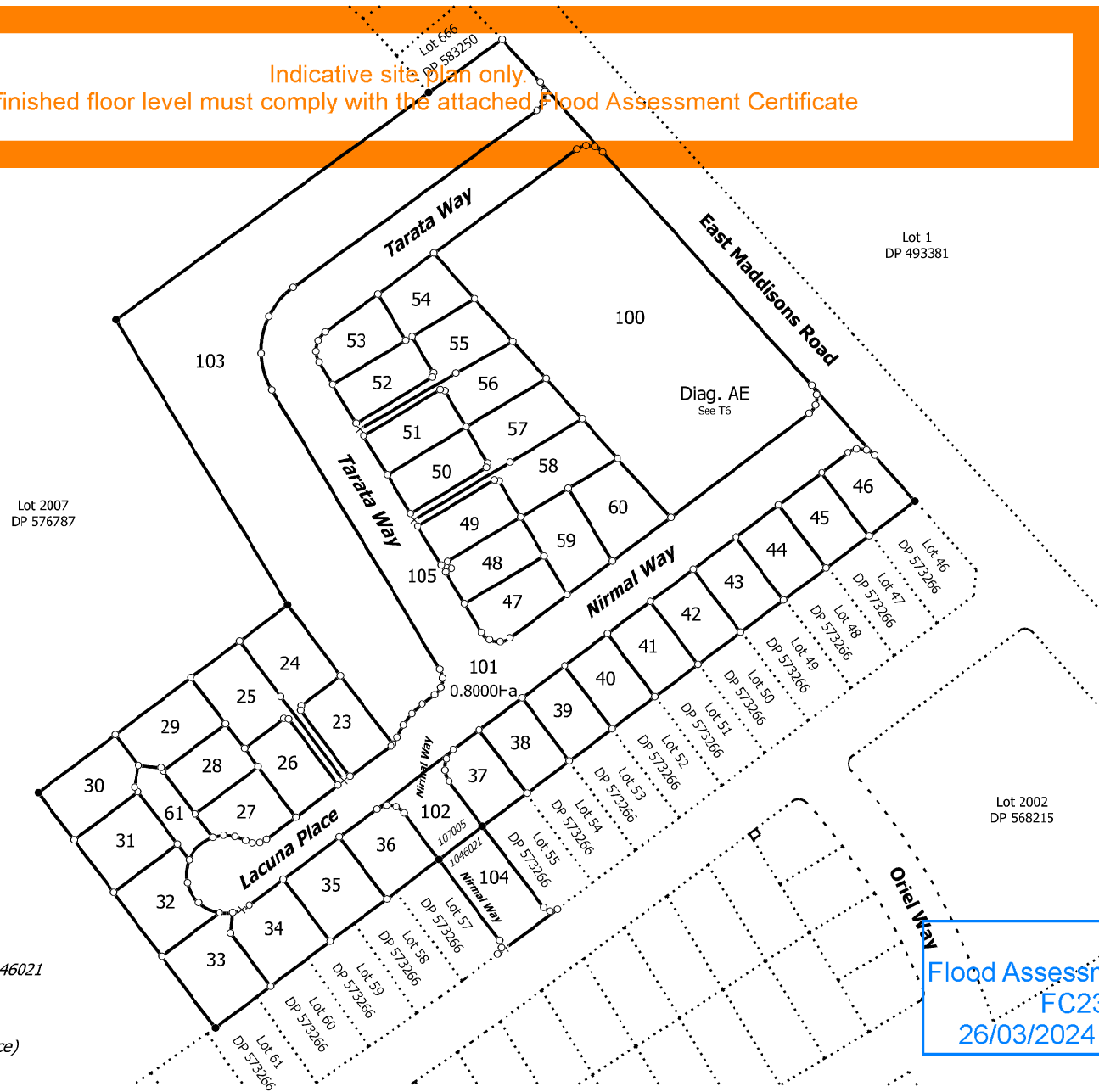
Signed for and on behalf of the Selwyn District Council:

A handwritten signature in black ink, appearing to read 'Emma Larsen'.

Emma Larsen

Head of Resource Consents

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



Lots 101, 102 & 104 are Road, to vest in Selwyn District Council
Lot 104 was previously Lot 56 DP 573266 and comprised in RT 1046021

Selwyn District Council references:
RC225470 (as varied by RC235308, RC235378 and RC235777)
Also see RC235063 (Land Use) and RC235379 (vary Consent Notice)

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26/03/2024 - bothan