# Form 4

## Certificate Attached to Project Information Memorandum

**Section 37, Building Act 2004**

RE: BC260323, I Shephard Interiors Limited, 115 Solihull Drive
Rolleston

**Restrictions on commencing building work under the Resource Management Act 1991**

The building work referred to in the attached project information memorandum or building consent is also required to have the following resource consents under the Resource Management Act 1991:

1) The PLG1 form on the Alpha One portal is no longer valid. Please ensure you are using the correct PLG1 form for all Building Consent Applications. The PLG1 form is available on the Selwyn District Council website via this link: https://www.selwyn.govt.nz/__data/assets/pdf_file/0003/85017/Form-PLG-1-NES.pdf

2) Compliance with Rule EW-R1, Rule Requirement NH-REQ4, could not be confirmed. Rule EW-R1, Rule Requirement NH-REQ4 states that for properties in the Plains Flood Management Overlay that: the activity does not exacerbate flooding on any other property by displacing or diverting floodwater on surrounding land. Please confirm compliance or a resource consent will be required. Section 2 of the new PLG1 form includes a space to confirm compliance with EW-R1, rule requirement NH-REQ4.

3) Any new residential unit or other principal building located in the Plains Flood Management Overlay is required to comply with Rule NH-R2, which states that the building finished floor level is equal to or higher than the minimum floor level stated in a Flood Assessment Certificate issued in accordance with NH-SCHED1 Flood Assessment Certificates. A flood assessment certificate (FAC) has been issued for this site (250547). Please provide a copy with the building consent application so compliance with the district plan can be determined.

4) As per condition 6) of approved resource consent RC235205 as varied by RC255550, unless otherwise approved by a separate resource consent all residential development is to occur in accordance with the Residential Development Matrix. The Residential Development Matrix requires that all service areas are to be located to the rear or side of dwelling units. Service areas located to the side of any dwelling unit shall be screened from the street. Building work should not commence until either: the service area is modified to comply with the Residential Development Matrix; or a resource consent is obtained. Please contact the Council's Planning Department for information on applying for a resource consent.

5) As per condition 6) of approved resource consent RC235205 as varied by RC255550, unless otherwise approved by a separate resource consent all residential development is to occur in accordance with the Residential Development Matrix. The Residential Development Matrix requires that all service areas are to be screened from the street. Building work should not commence until either: the service area screening is shown to comply with the Residential Development Matrix; or a resource consent is obtained. Please contact the Council's Planning Department for information on applying for a resource consent.

6) As per condition 6) of approved resource consent RC235205 as varied by RC255550, unless otherwise approved by a separate resource consent all residential development is to occur in accordance with the Residential Development Matrix. The Residential Development Matrix requires the landscape area between the road boundary and the dwelling to have at least one specimen tree. Building work should not commence until either: the landscaping is modified to comply with the Residential Development Matrix; or a resource consent is obtained. Please contact the Council's Planning Department for information on applying for a resource consent.

As the above District Plan non-compliances have been identified, building work should not proceed until either: the application is amended to comply; or a resource consent is obtained.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

For further information regarding this memorandum please contact the Council's Planning Department via duty.planner@selwyn.govt.nz or calling the duty planner on 0800 SELWYN (03 735 996).

Tiffany Cavanaugh
Planning Technician
On behalf of: Selwyn District Council
Issue Date: 13 February 2026