Flood Assessment Certificate
FC260185

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

Property Address:	Arbor Green Stage 4 & 5
Legal Description:	Lots 51, 52, 53, 729, 55, 56, 59, 61, 763, 764, 765, 766, 767, 775, 776, 777, 778, 456, 457, 458, 459, 460, 462, 735, 463, 481, 482, 483, 490, 670, 868, 869, 861, 862, 863, 758, 759, 760, 761 DP 624732
Date of Issue:	15/05/2026
This certificate is valid until:	15/05/2028

These 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 levels shall be:

Lot Number	FFL (Based on WL) - NZVD 2016
51	40.35
52	40.4
53	40.42
729	40.44
55	40.65
56	40.79
59	40.56
61	40.44
763	41.61
764	41.49
765	41.32
766	41.21
767	41.11
775	40.22
776	40.22
777	40.02
778	39.92
456	39.63
457	40.13
458	39.77

Lot Number	FFL (Based on WL) - NZVD 2016
459	39.84
460	40.26
462	40.09
735	40.13
463	40.09
481	40.55
482	40.47
483	40.51
490	40.79
670	40.7
868	39.91
869	40.08
861	40.73
862	40.67
863	40.65
758	39.66
759	39.65
760	39.65
761	39.65

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