

Flood Assessment Certificate

FC260323

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



Property Address:	Telegraph and Greendale Road, Darfield Estates
Legal Description:	Proposed lots 1-19, 45-58, 285-290, 303-306, 311-361, 366-368 and 373-377 of Lot 1 DP 616063 of RC255382
Date of Issue:	10/08/2026
This certificate is valid until:	10/08/2028

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 level shall be

LOT NUMBER	FFL (m NZVD2016)
1	196.24
2	196.12
3	195.95
4	195.87
5	195.81
6	195.70
7	195.62
8	195.57
9	195.50
10	195.76
11	195.88
12	196.04
13	196.17
14	196.27
15	196.37
16	196.52
17	196.67
18	196.69
19	196.75
45	196.52
46	196.35
47	196.26
48	196.14
49	195.99
50	196.10

LOT NUMBER	FFL (m NZVD2016)
51	196.16
52	196.16
53	195.85
54	195.68
55	195.39
56	195.43
57	195.47
58	195.45
285	195.38
286	195.35
287	195.35
288	195.19
289	194.87
290	194.97
303	194.20
304	194.36
305	194.46
306	194.56
311	194.31
312	194.22
313	194.16
314	194.11
315	193.92
316	194.03
317	194.27

LOT NUMBER	FFL (m NZVD2016)
318	194.36
319	194.47
320	194.59
321	194.72
322	194.85
323	194.99
324	195.12
325	195.19
326	195.37
327	195.46
328	195.44
329	195.32
330	195.18
331	195.05
332	194.90
333	194.75
334	194.62
335	194.47
336	194.27
337	194.53
338	194.71
339	194.86
340	194.98
341	195.14
342	195.28
343	195.42
344	195.58
345	195.65
346	195.80
347	195.71
348	195.57
349	195.49
350	195.33
351	195.19
352	195.02
353	194.88
354	194.61
355	194.42
356	194.33
357	194.22
358	194.13
359	194.01
360	193.90

LOT NUMBER	FFL (m NZVD2016)
361	193.82
366	194.02
367	194.13
368	194.29
373	193.79
374	193.96
375	193.96
376	193.93
377	193.88

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

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

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NOTES:

- 1. ALL WORKS ARE TO BE IN TERMS OF SDC COP & CCC IDS AND CSS WHERE APPLICABLE.
- 2. CALCULATED SECONDARY FLOW PATH DEPTH IS BASED ON 0.5% AEP PEAK FLOW ON THE ASSUMPTION THE PRIMARY STORMWATER RETICULATION IS 100% BLOCKED.
- 3. PLAN TO BE READ IN CONJUNCTION WITH MINIMUM FLOOR LEVEL SPREADSHEET AND REPORT, AND THE SDC ISSUED FLOOD ASSESSMENT CERTIFICATE (FAC). ALL FFL'S PRESENTED BY THIS PLAN AND ACCOMPANYING FAC ARE MINIMUM LEVELS. INDEPENDENT CALCULATIONS SHOULD BE CARRIED OUT TO ENSURE COMPLIANCE WITH THE BUILDING CODE AND OTHER RELEVANT REGULATIONS.
- 4. HEIGHTS IN TERMS OF NZVD 2016

0.5% AEP (200 yr) FLOOD DEPTHS			
0.00	to	0.05 m	
0.05	to	0.10 m	
0.10	to	0.15 m	
0.15	to	0.20 m	
0.20	to	0.30 m	
0.30	to	0.40 m	
0.40	to	1.00 m	

CLIENT
DARFIELD ESTATES GP LIMITED

PROJECT
DARFIELD ESTATES STAGE 2



DATE	REVISION DETAILS	ISSUED
A 03/03/26	FOR ENGINEERING APPROVAL	CH

DRAWING STATUS
ENGINEERING APPROVAL

DRAWING TITLE
STORMWATER
FLOOD LEVELS AND FLOW PATHS
PLAN SHEET 1 OF 3

PROJECT NO	SCALE	PLOT SIZE
1414	1:2000	A3
DRAWING NO	REVISION	
1414-DR-C-4300-A	A	

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10/08/2026 - julia.barker

1414-DR-C-4300-4002 Stormwater Flooding.dwg