Flood Assessment Certificate
FC260382

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

Property Address:	2/572 Selwyn Road - Broadfield Grange Stages 10, 12 and 13
Legal Description:	Proposed lots 134-183, 205-213, 215-231, 256 and 402-405 of Lot 300 DP 605942 of RC245458
Date of Issue:	07/09/2026
This certificate is valid until:	07/09/2028

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 minimum (LEVELS IN TERMS OF NZVD16) - 0.31m
134	34.28
135	34.28
136	34.28
137	34.23
138	34.18
139	34.09
140	34.16
141	33.95
142	33.95
143	34.16
144	34.16
145	34.16
146	34.16
147	34.21
148	34.25
149	34.30
150	34.27
151	34.23
152	34.21
153	34.26
154	34.39
155	34.48
156	34.56
157	34.66
158	34.76
159	34.84

Lot Number	FFL minimum (LEVELS IN TERMS OF NZVD16) - 0.31m
160	34.86
161	34.86
162	34.94
163	35.14
164	35.29
165	35.41
166	35.48
167	35.57
168	35.68
169	35.76
170	36.02
171	36.16
172	36.12
173	36.15
174	36.20
175	36.27
176	36.34
177	36.42
178	36.49
179	36.60
180	35.94
181	35.94
182	35.94
183	35.96

Lot Number	FFL minimum (LEVELS IN TERMS OF NZVD16) - 0.31m
205	34.98
206	35.01
207	35.02
208	35.14
209	35.21
210	35.34
211	35.45
212	35.47
213	35.48
214	EX. DWELLING
215	35.43
216	35.39
217	35.18
218	35.14
219	35.05
220	34.90
221	35.01
222	35.10
223	35.20
224	35.33
225	35.45
226	35.54
227	35.59
228	35.59
229	35.59
230	35.59
231	35.74
256	35.96
402	35.95
403	35.93
404	33.95
405	36.05

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

SHEET LAYOUT FMA 7.2

FLOW DEPTH Lower value		Upper value		Colour
0.10	to	0.15	m	
0.15	to	0.20	m	
0.20	to	0.25	m	
0.25	to	0.30	m	
0.30	to	0.35	m	
0.35	to	0.40	m	
0.40	to	0.45	m	
0.45	to	0.50	m	
0.50	to	10.00	m	

NORTH

STAGE 13
STAGE 11
STAGE 12
STAGE 10

ROW 12
ROW 11
ROW 10
ROW 9

BOYCE DRIVE
DASHWOOD CLOSE
ASTORIA STREET
LOVELOCK AVENUE
RADAR DRIVE

413 RESERVE

Lot 38 DP 600834
Lot 39 DP 600834
Lot 46 DP 600834
Lot 45 DP 600834
Lot 300 DP 605942
Lot 79 DP 600834
Lot 84 DP 598987
Lot 85 DP 598987
Lot 64 DP 598987
Lot 63 DP 598987
Lot 65 DP 598987
Lot 66 DP 598987
Lot 7 DP 598987
Lot 1 DP 337894
Lot 95 DP 605942
Lot 96 DP 605942
Lot 97 DP 605942
Lot 88 DP 605942
Lot 39 DP 605942
Lot 57 DP 601590

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

SHEET LAYOUT FMA 7.1

AMENDMENTS :

AMENDMENT	DATE	DESCRIPTION

NOTES :

THIS PLAN HAS BEEN PREPARED FOR THE USE OF SELWYN DISTRICT COUNCIL AND IS NOT TO BE PROVIDED TO ANY OTHER PARTIES. NO LIABILITY IS ACCEPTED IN RELATION TO ANY OTHER PARTIES.

THIS FLOOD ANALYSIS HAS BEEN COMPLETED USING THE 2D ROADFLOW SURFACE FLOW MODULE IN THE 12D DESIGN SOFTWARE. 2D ROADFLOW IS BASED ON RAIN ON GRID ANALYSIS AND ALLOWS MODELLING OF COMBINED DRAINAGE NETWORK FLOWS AND SURFACE FLOWS.

ORIGIN OF LEVELS
LEVELS ARE IN TERMS OF LYTTELTON VERTICAL DATUM 1937

ORIGIN MARK B882 (UG 32)
RL 55.908m
CHK EJ8W (CC 370 NO 2)
RL 58.154m

PARAMETERS HAVE BEEN SET IN ACCORDANCE WITH WATERWAY, WETLANDS, AND DRAINAGE GUIDE (WWDG) 21-4, ADVANCED ANALYSIS.

THE INPUTS REQUIRED FOR THIS PROGRAMME ARE:
MANNING'S N VALUE (WWDG TABLE 22-1)
RAINFALL INTENSITY (HIRDS V4)
DESIGN SURFACE MODEL (12D TIN)
LIDAR SURFACE MODEL 9 LATEST LINZ LIDAR)
DESIGN STORMWATER NETWORK (12D DESIGN)
INFILTRATION RATES (WWDG TABLE 21-10)
PONDING DEPTHS (WWDG TABLE 21-7)

USING THESE INPUTS, THE ANALYSIS SOFTWARE CREATES A SURFACE OF SQUARE CELLS (GRID TIN) THAT HAVE A DEPTH AND SLOPE. THIS ALLOWS FOR FLOW TO PASS TO ADJACENT LOWER CELLS. THE DRAINAGE NETWORK IS HYDRAULICALLY LINKED TO THE GRID TIN ALLOWING SURCHARGING OF THE PIPED NETWORK IN ADDITION TO FLOW THROUGH THE SURFACE CELLS.

-A RAINFALL HYETOGRAPH HAS BEEN FORMED IN ACCORDANCE WITH FIGURE 21-6 WITH A MAXIMUM INTENSITY OF TWO TIMES THE AVERAGE INTENSITY OCCURRING AT 70% OF THE STORM DURATION.
-INFILTRATION HAS BEEN SET IN ACCORDANCE WITH WWDG TABLE 21-10 FOR POORLY DRAINING SOILS.
-PONDING IN PERVIOUS AREAS HAS BEEN SET AT 5MM AND IN IMPERVIOUS AREAS 2.5MM AS DEFINED BY TABLE 21-7 IN THE WWDG.

Flood Assessment Certificate
FC260382
7/09/2026 - julia.barker

Levels are in terms of Lyttelton Vertical Datum 1937

LEGEND :

WL=36.63 60min 200 YEARS WATER LEVELS

SEC. FLOW DIRECTION OF FLOW

EXISTING SERVICES	PROPOSED SERVICES
KERB	KERB

	NAME	SIGNED	DATE
DESIGNED BY	JALAY SHAH		
CHECKED BY	BEN FOX		

Datum Conversion:

LVD 1937 to NZVD 2016 -0.31m

Conversion Example
LVD 1937 = 41.51
NZVD 2016 = 41.20

THE FFL's NOTED ARE RELATED TO WATER LEVEL ONLY. BUILDING CODE REQUIREMENT IN RELATION TO CLEARANCE FROM NATURAL GROUND LEVEL MUST STILL BE ACHIEVED.

FFL= MINIMUM FINISHED FLOOR LEVELS TO BE 300mm ABOVE 0.5% AEP CRITICAL FLOOD EVENT

DAVIE 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:
Broadfield Grange Stages 10 & 12

SHEET TITLE:
60 Mins 200 Years Flood Modelling - Overall

DRAWING STATUS
For Information

SCALE : 1:750@A1 1:1500@A3 DATE : August 2026

CAD FILE : J:\21489\Eng\Drawings\FMA\STAGES 10 & 12\E21489_FMA_R1 STGs 10 & 12.dwg DRAWN : JS

DRAWING No : **E.20666** SHEET No: **FMA7.0** REVISION : **R1**

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

WHIO CRESCENT
KENNEBROOK ROAD
BOYCE DRIVE
LADY ISAAC DRIVE
STAGE 13

FLOW DEPTH Lower value		Upper value		Colour
0.10	to	0.15	m	
0.15	to	0.20	m	
0.20	to	0.25	m	
0.25	to	0.30	m	
0.30	to	0.35	m	
0.35	to	0.40	m	
0.40	to	0.45	m	
0.45	to	0.50	m	
0.50	to	10.00	m	

Datum Conversion:

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JOB TITLE:
Broadfield Grange Stage 13

SHEET TITLE:
60 Mins 200 Years Flood Modelling & FFL

DRAWING STATUS
For Information

SCALE : 1:375@A1 1:750@A3 DATE : November 2025

CAD FILE : J:\21489\Eng\Drawings\FMA\STAGE 13\E21489_FMA_R0 STG 13.dwg DRAWN : JS

DRAWING No : **E.21489** SHEET No: **FMA7.0** REVISION : **R0**