

Flood Assessment Certificate

FC250377

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



Property Address:	The Hamptons – Stages 4a, 4b and 5
Legal Description:	Lots 20-28, 48-62 of RC235448
Date of Issue:	23 September 2025
This certificate is valid until:	23 September 2027

This site is not located on land within a high hazard area.

The site is likely to be subject to inundation in a 200-year Average Recurrence Interval (ARI) flood event.

Minimum finished floor level shall be:

Lot Number	Minimum Finish Floor Level (NZVD16)	Lot Number	Minimum Finish Floor Level (NZVD16)
20	22.93	51	23.19
21	22.98	52	23.20
22	23.03	53	23.20
23	23.05	54	23.25
24	23.08	55	23.37
25	23.11	56	23.38
26	23.17	57	23.35
27	23.27	58	23.14
28	23.34	59	23.16
48	23.10	60	23.20
49	23.09	61	23.16
50	23.14	62	23.49

Disclaimers:

- 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:
 - The most up to date models and maps held by Selwyn District Council or Canterbury Regional Council;
 - Any relevant field information; and
 - 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.
- 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.
- 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

AMENDMENT	DATE	DESCRIPTION
R2	31/03/25	DESIGN SURFACE UPDATED
R3	29/08/25	NO CHANGES THIS SHEET

NOTES:

THIS PLAN HAS BEEN PREPARED FOR THE USE OF SELWYN DISTRICT COUNCIL. IT IS NOT TO BE PROVIDED TO ANY OTHER PARTIES, NO FAMILY IS ACCEPTED IN ANY OUTGOING OFFER.

ORIGIN OF LEVELS:

SP 1 SO 462877 (EMDF)
RL=16.273m

Levels are in terms of Lyttelton Vertical Datum 1937 (Jan 2018 update).

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.

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, INCLUDING LIDAR OVER EXISTING DEVELOPMENT)
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.

-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 FREE DRAINING SOILS. THIS HAS BEEN REDUCED TO AN AVERAGE ACROSS ENTIRE AREA, ASSUMING 30% PERMEABLE AND 70% IMPERMEABLE FOR THIS ZONING.

-PONDING IN PERVIOUS AREAS HAS BEEN ASSESSED AT 5MM AND IN IMPERVIOUS AREAS 2.5MM AS DEFINED BY TABLE 21-7 IN THE WWDG. THIS HAS BEEN REDUCED TO AN AVERAGE VALUE ACROSS THE MODELLED AREA, ASSUMING 35% PERMEABLE AND 65% IMPERMEABLE FOR THIS ZONING.

THE FFLS NOTED ARE RELATED TO FLOOD WATER LEVEL ONLY. BUILDING CODE REQUIREMENTS IN RELATION TO CLEARANCE FROM NATURAL GROUND LEVEL MUST STILL BE ACHIEVED

LEGEND:

LEVELS

FFL=21.63	FINISHED FLOOR LEVEL (minimum)
WL21.63	40min 200 YEAR WATER LEVELS
20.31	PROPOSED LOT LEVELS
25.35	EXISTING LOT LEVELS
FFC FLOW	DIRECTION OF FLOW

EXISTING SERVICES

PROPOSED SERVICES

NAME	SIGNED	DATE
DESIGNED BY: BEN FOX	BEN FOX	25/11/24
CHECKED BY: TODD INNESS	TODD INNESS	25/11/24



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JOB TITLE:
**The Hamptons
Stages 1-6
RC235448**

SHEET TITLE:
0.5% AEP Flood Modelling

DRAWING STATUS
For Engineering Approval

SCALE: 1:500@A1 DATE: August 2025
1:1000@A3

CAD FILE: J:\20864\Eng\Drawings\FMA\E20864_FMA_R3.dwg Drawn: JS

DRAWING No: SHEET No: REVISION:

E.20864 FMA7.1 R3

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

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

Levels are in terms of Mean Sea Level, (Lyttelton Vertical Datum 1937) January 2018 update

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23/09/2025 - Murray Johnston