

Flood Assessment Certificate

FC240592

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



Property Address:	227 Hunters Road
Legal Description:	LOT 2 DP 82576
Date of Issue:	29 October 2024
This certificate is valid until:	29 October 2026

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:

Dwelling 1: No minimum finished floor level is required to meet the partially operative district plan natural hazard rules.

Dwelling 2: A minimum Finished Floor Level of 300mm above the highest existing ground level immediately adjacent to the building platform.

Poultry Sheds 1-8: No minimum finished floor level is required to meet the partially operative district plan natural hazard rules.

Please note: Please note this is building platform specific. Should the building platform location change, a new Flood Assessment Certificate will be required

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.
- 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.
- 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

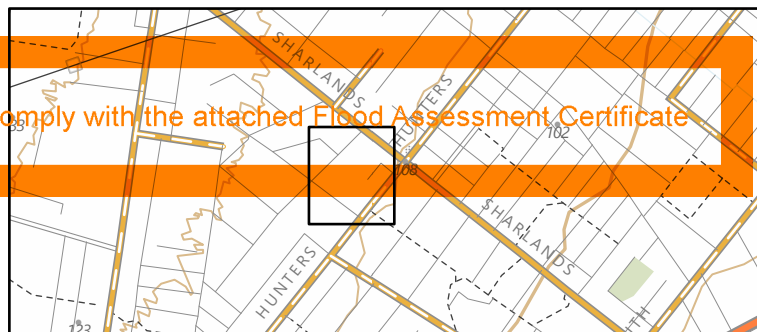
Head of Resource Consents

227 Hunters Road, Dunsandel - LiDAR Map

Legend

- Roads
- Rating Units

0 50 100 200 Metres



Flood Assessment Certificate
FC240592
29/10/2024 - Murray Johnston

Approx. proposed
sheds 4-8 location

Approx. proposed
dwelling 2 location

Approx. proposed
dwelling 1 location

Approx. proposed
sheds 1-4 location

LiDAR (NZVD2016)

Elevation (m)

<108.5
108.5 - 109.0
109.0 - 109.5
109.5 - 110.0
110.0 - 110.5
110.5 - 111.0
111.0 - 111.5
111.5 - 112.0
112.0 - 112.5
112.5 - 113.0
>113.0



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- 1) All dimensions and underground service locations to be checked on site prior to commencement of work.
- 2) Do not scale from drawings, if in doubt, ask the DESIGNER!!
- 3) Refer to the specification attached (where applicable).

Highlight pink area: 49269.788 Sqm
GENERAL NOTES:

1. Verify all dimensions and levels on site before commencing any work. Use written dimensions 1n preference to scaling.
2. Unless otherwise specified dimensions are in millimetres. Levels shown are in metres.
3. These drawings are to be read in conjunction with other Consultant's drawings and specifications and with such written instructions as may be issued during the course of this contract. All queries shall be referred to the Engineer for decision before proceeding with the work.
4. Workmanship and materials shall be in accordance with relevant New Zealand Codes/Standards & current NZS3604.
5. Steel portals fabricated of steel produced 1n accordance with acceptable standards listed in NZS3404: 2009 with yield $f_y=345\text{MPa}$

NOVASTEEL

DESIGN SMART BUILD STRONG

Novasteel International Limited

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project

227 hunters rd, Rd 13, Rakaia

drawing

OVERALL SITE PLAN

design

Roy Z

drawn

Roy Z

date

03.04.2024

scale

1 : 2000

revision

checked

-

job no.

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drawing no.

A00

