

Flood Assessment Certificate

FC260298

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



Property Address:	Earlsbrook Stage 2 - 1532 Springs Road, Lincoln
Legal Description:	Proposed Lots 210-223, 230-407, 410-513 of Lot 1 DP 623032 PT Lot 1 DP 4157 of RC255497
Date of Issue:	05/08/2026
This certificate is valid until:	05/08/2028

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 #	Min FFL (NZVD 2016)
210	11.85
211	11.90
212	11.88
213	11.80
214	11.76
215	11.72
216	11.67
217	11.62
218	11.57
219	11.52
220	11.49
221	11.43
222	11.44
223	11.50
230	11.58
231	11.50
232	11.46
233	11.41
234	11.36
235	11.33
236	11.38
237	10.52
238	10.46
239	10.40
240	10.54

Lot #	Min FFL (NZVD 2016)
241	10.60
242	10.66
243	10.72
244	10.78
245	10.84
246	10.90
247	10.95
248	11.01
249	11.06
250	11.11
251	11.13
252	11.13
253	11.13
254	11.15
255	11.14
256	11.14
257	11.14
258	11.16
259	11.15
260	11.14
261	11.14
262	11.17
263	11.24
264	11.23
265	11.23

Lot #	Min FFL (NZVD 2016)
266	11.19
267	11.15
268	11.15
269	11.14
270	11.13
271	11.14
272	11.14
273	11.16
274	11.13
275	11.18
276	11.18
277	11.18
278	11.18
279	11.18
280	11.18
281	11.20
282	11.18
283	11.24
284	11.28
285	11.34
286	11.39
287	11.39
288	11.34
289	11.30
290	11.24
291	11.19
292	11.18
293	11.19
294	11.18
295	11.18
296	11.18
297	10.79
298	11.18
299	11.28
300	11.28
301	11.28
302	11.28
303	11.28
304	11.28
305	11.28
306	11.28
307	11.30
308	11.29
309	11.30
310	11.30

Lot #	Min FFL (NZVD 2016)
311	11.28
312	11.30
313	11.28
314	11.28
315	11.28
316	11.28
317	11.28
318	11.28
319	11.28
320	11.28
321	11.28
322	11.28
323	11.37
324	11.32
325	11.27
326	11.26
327	11.31
328	11.30
329	11.29
330	11.30
331	11.34
332	11.38
333	11.42
334	11.46
335	11.45
336	11.49
337	11.54
338	11.59
339	11.67
340	11.67
341	11.72
342	11.79
343	11.73
344	11.69
345	11.64
346	11.59
347	11.54
348	11.50
349	11.44
350	11.39
351	11.34
352	11.36
353	11.37
354	11.42
355	11.47

Lot #	Min FFL (NZVD 2016)
356	11.52
357	11.65
358	11.64
359	11.61
360	11.59
361	11.60
362	11.59
363	11.64
364	11.67
365	11.45
366	11.40
367	11.35
368	11.30
369	11.24
370	11.30
371	11.34
372	11.32
373	11.37
374	11.39
375	11.40
376	11.35
377	11.32
378	11.26
379	12.13
380	11.38
381	11.73
382	11.69
383	11.65
384	11.62
385	11.57
386	11.52
387	11.47
388	11.29
389	11.34
390	11.34
391	11.39
392	11.41
393	11.44
394	11.40
395	11.36
396	11.34
397	11.31
398	11.32
399	10.82
400	10.77

Lot #	Min FFL (NZVD 2016)
401	10.73
402	10.69
403	10.66
404	10.68
405	10.73
406	10.72
407	10.68
410	10.79
411	10.78
412	10.70
413	10.72
414	10.75
415	10.80
416	10.85
417	10.90
418	10.96
419	10.80
420	10.86
421	10.90
422	10.95
423	10.99
424	11.03
425	11.05
426	11.01
427	10.97
428	10.93
429	10.96
430	10.90
431	10.84
432	10.79
433	10.74
434	10.70
435	10.79
436	10.77
437	10.81
438	10.86
439	10.90
440	10.94
441	10.97
442	10.92
443	10.87
444	10.83
445	10.81

Lot #	Min FFL (NZVD 2016)
446	10.83
447	10.86
448	10.89
449	10.94
450	10.99
451	11.03
452	11.07
453	11.10
454	11.04
455	10.99
456	10.95
457	10.91
458	10.90
459	10.79
460	10.79
461	10.84
462	10.90
463	10.94
464	10.99
465	10.96
466	10.89
467	10.85
468	10.80
469	10.78
470	10.86
471	11.05
472	10.99
473	10.90
474	10.95
475	10.99
476	11.03
477	11.04
478	10.99
479	10.93
480	10.95
481	11.01
482	11.06
483	10.95
484	10.86
485	10.89
486	10.94
487	10.99
488	11.04
489	11.00
490	11.04

Lot #	Min FFL (NZVD 2016)
491	11.09
492	11.30
493	11.35
494	10.89
495	10.84
496	10.74
497	10.82
498	10.84
499	10.89
500	10.93
501	10.97
502	11.01
503	10.98
504	10.71
505	11.44
506	11.44
507	11.33
508	11.36
509	11.42
510	11.45
511	11.48
512	11.51
513	11.54

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:

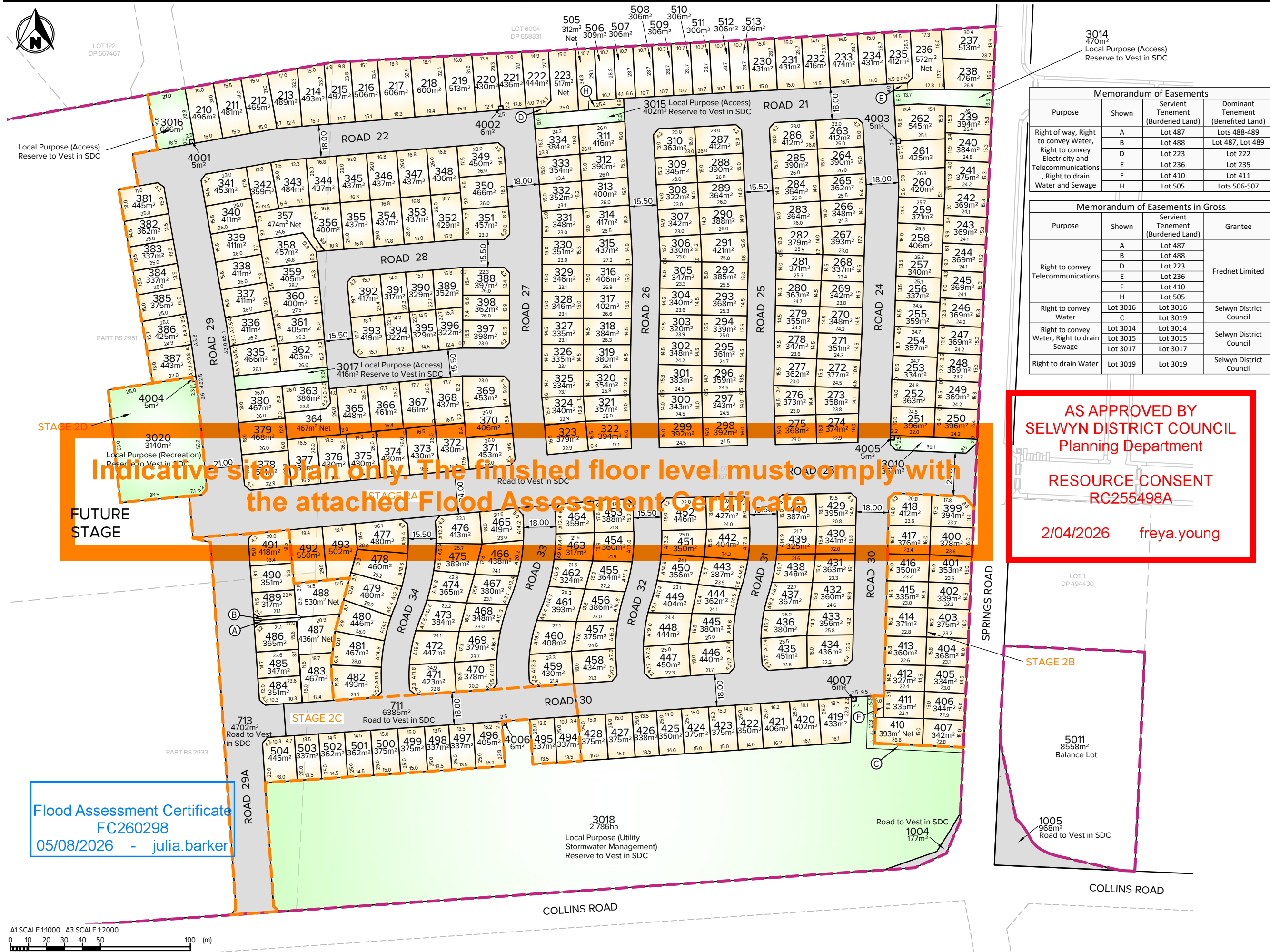
- a) For a new residential unit or principal building or the alteration of, or addition to any residential unit or principal building to be a permitted activity under the Selwyn District Plan as a whole, all other relevant rules must be complied with.
- b) If the certified level is for a particular location 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



AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RC255498A

2/04/2026 freya.young

NOTES

Legal Description: Part Lot 1 DP 4157, Part RS 2951 & Part RS 2933

Comprised In: RT 1230372, CB32K/521

Application Address: 1532 Springs Road, Lincoln

Registered Owners: Earlsbrook West Residential Limited

Local Authority: Selwyn District Council

Zone: MRZ Partially Operative District Plan

- All dimensions in m unless otherwise specified.
- Areas and dimensions are subject to final survey and deposit of plans.
- Location of existing services are approximate only and the contractor shall be responsible for the location and protection of all services prior to undertaking any excavation.
- Service easements to be created as required.
- Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.
- This plan has been prepared for the use of our client only and no liability is accepted in relation to any other parties.
- Any engineering & landscaping shown is indicative only and subject to their final approvals.
- Lots 710-711 & 713 to be vested as roads in Selwyn District Council.
- Lot 3010 to be vested as Local Purpose (Landscape) Reserve in the Selwyn District Council.
- Lots 3014-3017 to be vested as a Local Purpose (Access) Reserve to Selwyn District Council.
- Lot 3018 to be vested as a Local Purpose (Utility Stormwater Management) Reserve to Selwyn District Council.
- Easements for Lots 3014-3017 to be confirmed.
- Lot 3019 to be vested as a Local Purpose (Landscape) Reserve to Selwyn District Council.
- Lot 3020 to be vested as a Local Purpose (Recreation) Reserve to Selwyn District Council.
- Lots 4001-4007 electrical kiosk lots.

Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of way, Right to convey Water, Right to convey Electricity and Telecommunications, Right to drain Water and Sewage	A	Lot 487	Lots 488-489
	B	Lot 488	Lot 487, Lot 489
	D	Lot 223	Lot 222
	E	Lot 236	Lot 235
	F	Lot 410	Lot 411
	H	Lot 505	Lots 506-507

Purpose	Shown	Servient Tenement (Burdened Land)	Grantee
Right to convey Telecommunications	A	Lot 487	Frednet Limited
	B	Lot 488	
	D	Lot 223	
	E	Lot 236	
	F	Lot 410	
Right to convey Water	C	Lot 3016	Selwyn District Council
		Lot 3019	
Right to convey Water, Right to drain Sewage	Lot 3014	Lot 3014	Selwyn District Council
	Lot 3015	Lot 3015	
Right to drain Water	Lot 3017	Lot 3017	Selwyn District Council

LOT TYPE	COUNT	TOTAL AREA (m ²)	AVERAGE LOT SIZE (m ²)
RESIDENTIAL SECTIONS	296	117185	396
ROAD	3	56785	
RESERVE	7	33297	
ROAD RESERVE	2	1145	
BALANCE LOTS	2	261250	
KIOSK	7	39	
TOTAL		469700	

LEGEND

- SITE BOUNDARY
- STAGE BOUNDARY
- LOT BOUNDARY
- LEGAL ROAD BOUNDARY
- ABUTTAL BOUNDARY
- EXISTING EASEMENT
- BOUNDARY
- PROPOSED EASEMENT
- BOUNDARY