

Property Report

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- The use of this tool is subject to our [Terms of Use](#).
- This Property Report has been produced at the issued date and is valid only as a statement of Council's information at that date.
- A valuation assessment can consist of multiple land parcels. The information in this report covers the entire valuation assessment. If you are only interested in part of the land, you must wait until the subdivision of the land is complete before we can provide information that applies only to the newly subdivided valuation assessment.
- Council records may not show illegal or unauthorised building works on the property.

Further Information

- A full Land Information Memorandum can be [requested online](#)
- We have a file of information on almost every property in the region. You can request a digital copy of the file. Our website has more information about [viewing property files](#)
- Additional spatial data is available at www.topofthesouthmaps.co.nz
- Other rules defined in the Tasman Resource Management Plan (TRMP) may also apply to this property. The TRMP is available online at www.tasman.govt.nz.

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1918019801	SECS 10 13 PT SEC 11 BLK III TUTAKI SD	1101 Mangles Valley Road	Mangles Valley	214.5680

Rating Valuation and Rates

Rating valuations are included for the current rating year. New rating valuations for the coming rating year (if different) can be viewed online via the rates search: <https://tasman.govt.nz/my-property/rates/search/>

Capital Value	Land Value	Improvements	Valuation Date	Annual Rates
\$2790000	\$2100000	\$690000	01/09/2023	\$7558.85

Rates Breakdown

The Annual Rates in the table above are broken down for the current financial year as follows:

Financial Year	Rate	Units	Rate Value
2027	General Rate	2790000	6188.22
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	Shared Facilities Rate	1	74.92
2027	Mapua Rehabilitation Rate	1	3.66
2027	2025 Weather Event Recovery Rate	1	123.48
2027	Museums Facilities Rate	1	74.34
2027	District Facilities Rate	1	142.53
2027	Regional River Works - Area Z	2100000	281.40
2027	Stormwater: General Drainage	2790000	164.61

Water Meter Information

No Information available

Services

No Services are available for this property

Wheelie Bins

No wheelie bin has been issued to this property.

Air Shed

This property does not sit within a controlled Air Shed.

Planning Zones

The following Planning Zones pertain to this property. Please refer to the Tasman Resource Management Plan or contact a Duty Planner for detailed information about what activities can take place in a zone.

Zone	Zone Description
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Zone	Zone Description
Conservation	The Conservation Zone covers public conservation land administered by the Department of Conservation.
Rural 2	The Rural 2 Zone covers land areas which have varying productive value and less versatile soils. The land in Rural 2 is more extensively farmed and zone subdivision and development rules primarily protect this capacity on a long-term basis.

Building Consents

Please note that if a Code Compliance Certificate has not been issued, it is strongly advised that the process is completed in order to confirm that the work is in compliance with the Building Code.

Application Date	BC Number	Proposal	Status	Issue Date
27/10/2020	201311	Install a dairy effluent storage tank	Code Compliance Certificate Issued	07/03/2022
09/06/2017	170632	Install freestanding Metro ECO Tiny Ped woodburner	Code Compliance Certificate Issued	31/07/2017
13/08/2014	145499	Construct replacement tractor shed	Code Compliance Certificate Issued	19/11/2014
12/12/2013	131410	Construct new tractor shed	Code Compliance Certificate Issued	18/09/2014
13/08/2014	145499P	Construct replacement tractor shed	PIM/TAN Issued	
11/12/2013	131410P	Construct new tractor shed	PIM/TAN Issued	
05/05/2004	040757	To install free standing Log Burner	Code Compliance Certificate Issued	20/05/2004
27/07/2001	011136	To provide car and stock access over river	Code Compliance Certificate Issued	04/09/2002

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

The NZ Building Act came in to force on 1 July 1992. From that date, the issue of building permits ceased and they were replaced with building consents. Under the old permit system there was no requirement for Council to keep or provide records of building work. While Council generally holds records of permits issued, often little or no information is available regarding results of building inspections. Should an evaluation of the building be required, an independent qualified person should be consulted.

Date	Permit Number	Subject	Notes
21/02/1973	E060458	Erect shed on farm	
13/12/1968	B004141	Reinstate wall of dwelling	
22/12/1966	B076703	Erect dwelling	

Swimming Pools

No Swimming Pool records have been found for this property.

Resource Consents

The following Resource Consents are noted against the property. Consents for water, discharges or coastal permits must be transferred to the person undertaking the activity. A fee will apply.

Application Date	RC Number	Type	Proposal	Status	Decision Date
11/05/2023	230273	Land Use	Land use consent to construct a minor second	Consent Effective	24/07/2023

Application Date	RC Number	Type	Proposal	Status	Decision Date
11/05/2023	230273	Land Use	Land use consent to construct a minor second dwelling in the Rural 2 Zone of the Tasman Resource Management Plan.	Consent Effective	24/07/2023

Planning Permits

No historical planning permits have been found for this property.

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
NES - Freshwater Farm Plans	Ray Borcovsky	NES RECORD	
NES - Synthetic Nitrogen	Borcovsky Holdings Limited	NES RECORD	



