

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)
1918022205	LOT 2 DP 435362 LOT 1 DP 5346 SECS 27 29 BLK IV PT SEC 11 BLK VII TUTAKI SD	1108 Mangles Valley Road	Mangles Valley	760.6621

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
\$4480000	\$3870000	\$610000	01/09/2023	\$11644.16

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	4480000	9936.64
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	3870000	518.58
2027	Stormwater: General Drainage	4480000	264.32

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
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.
Conservation	The Conservation Zone covers public conservation land administered by the Department of Conservation.
Recreation	The Recreation Zone is for land and buildings associated with community recreational opportunities.

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
12/01/1998	980026	Prposed implement shed addition	Code Compliance Certificate Issued	15/03/2002
31/10/1997	971718	Extensions to bedroom, kitchen dining room	Code Compliance Certificate Issued	24/03/1999

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

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
17/12/2019	210271	Bed - Other Structures	Use of riverbed for retention of a buried water intake gallery in the Mangles River	Consent Effective	21/04/2021
17/12/2019	191399	Water Take - Surface	To take and use surface water for irrigation Water Management Zone: Upper Buller	Consent Effective	21/04/2021
21/09/2009	090590	Water Take - Surface	Take surface water for irrigation Water Management Zone: Upper Buller	Consent Varied	06/11/2009

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
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Licence Type	Business	Status	Expiry Date
NES - Freshwater Farm Plans	Borcovsky Raymond	NES RECORD	
NES - Synthetic Nitrogen	Borcovsky Raymond	NES RECORD	



