

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)
1925044705	LOT 4 dp 19746	109 Upper Stanley Brook Road	Stanley Brook	21.0800

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
\$1290000	\$740000	\$550000	01/09/2023	\$3961.11

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	1290000	2861.22
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	740000	99.16
2027	Stormwater: General Drainage	1290000	76.11

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
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.
Rural 1	The Rural 1 Zone contains the small area of the District's land which has the highest productive value. In general, this land is suited to a wide range of uses including intensive soil-based production. Rules for subdivision and development primarily protect the productive land value on a long-term basis.
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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
07/12/2006	061761	Construct steel carport & steel farm shed	Code Compliance Certificate Issued	10/07/2009
28/02/2007	070244	Solar Heating	Code Compliance Certificate Issued	25/05/2007
17/04/2007	070503	Install Firenzo, Athena Bay wood burner	Code Compliance Certificate Issued	23/05/2007
18/11/1999	991503	To build dwelling	Code Compliance Certificate Issued	07/10/2005

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
01/06/2017	170681	Water Take - to Storage	To take surface water from Stanley Brook to storage (Winter harvesting & storage) Water Management Zone: Stanley Brook	Lapsed Consent	11/09/2017
01/06/2017	170682	Water Take - from Storage	To take from storage for irrigation	Lapsed Consent	11/09/2017
24/08/2017	170959	Land Use - Dam	Land use consent to construct a building (dam) set back less than 10metres from a road boundary and for building coverage in excess of 2000 square metres on a 21.08 hectare	Consent Effective	11/09/2017

Application Date	RC Number	Type	Proposal	Status	Decision Date
			Rural 1 site		
01/06/2017	170680	Land Use - Disturbance	Land disturbance - earthworks associated with construction of earth dam	Withdrawn	
25/01/2011	090738V1	Land Use	To vary consent RM090738 to allow change in the hours of operation	Consent Effective	28/03/2011
11/11/2009	090738	Land Use	Commercial activity in Rural 1, operating off road buggies	Consent Effective	07/12/2009
28/11/2008	081054	Land Use	Commercial activity in Rural 1 operating off road buggies	Withdrawn	
21/05/1999	990155	District: Land Use Discretionary	erect a dwelling for residential purposes	Consent Effective	17/11/1999

Planning Permits

No historical planning permits have been found for this property.

Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.



