Property Report

- **This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.**
- 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 Summary

Tuesday, 24 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1928064907	LOT 1 DP 431472	246 Wills Road	Harakeke	6.7910

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
$1590000	$550000	$1040000	01/09/2023	$4618.75

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	1590000	3526.62
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	550000	73.70
2027	Stormwater: General Drainage	1590000	93.81

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

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.

Consents, Permits and Licences

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
06/05/2021	210471	Alterations to existing dwelling including addition of bedroom, bathroom and deck	CCC Refused	20/07/2023
05/07/2022	210471A	Scope of bathroom works reduced, include installation of a freestanding Metro wood burner and stringer detail amended	Granted and Issued	03/08/2022
20/10/2006	061492	Stage one of new dwelling	2nd Code Compliance Cert	22/06/2009
03/04/2007	070446	2nd stage - add 2 floors and fit out of basement	Code Compliance Certificate Issued	22/06/2009
13/09/2007	071280	Stage 3 of new dwelling	Code Compliance Certificate Issued	22/06/2009

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
17/03/2016	160331	Water - Dam	To dam water for irrigation (Dam 275)	Consent Effective	03/06/2016
17/03/2016	160332	Water Take - from Storage	To take & use storage water for irrigation	Withdrawn	
17/03/2016	160333	Bed - Dam & Weir Structures	Use the River Bed relating to Dam 275	Consent Effective	03/06/2016
19/06/2006	060488	Water - Dam	Dam water for Flood Irrigation	Expired Regional Consent	25/07/2006

Application Date	RC Number	Type	Proposal	Status	Decision Date
19/06/2006	060489	Water Take - from Storage	Take & discharge storage for Flood Irrigation	Expired Regional Consent	25/07/2006
19/06/2006	060487	Land Use - Disturbance	disturb the River bed	Lapsed Consent	25/07/2006
19/06/2006	060486	Land Use - Dam	construction of dam	Lapsed Consent	25/07/2006
01/10/2008	060486V1	Land Use - Dam	Variation to change of conditions	Withdrawn	
01/10/2008	060488V1	Water - Dam	Variation to conditions	Withdrawn	
01/10/2008	060489V1	Water Take - Surface	Variation to conditions on water take Water Management Zone:	Withdrawn	
05/06/2007	060715V1	District: Land Use Discretionary	Change conditions for Resource Consent RM060715 to construct a dwelling containing two self-contained housekeeping units	Consent Effective	21/06/2007
01/09/2006	060715	District: Land Use Discretionary	erect a 60sqm flat within a barn	Consent Effective	12/10/2006
28/08/2006	060714	Land Use - Disturbance	construction of a building platform for his new house	Withdrawn	
19/06/2006	060490	Land Use - Watercourse	Place and use the River Bed	Expired Regional Consent	25/07/2006

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.

Aerial Property View

Tuesday, 24 November 2026



Pipes and Rubbish Collection

Tuesday, 24 November 2026

