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

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1928069306	LOT 1 DP 504683 LOTS 1-2 DP 20260	78 Wills Road	Harakeke	59.5490

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
$6430000	$4170000	$2260000	01/09/2023	$17330.28

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	6430000	14261.74
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	Reg. River Works -Part Area Y	4981000	1603.88
2027	Reg. River Works - Part Area Z	1199000	160.67
2027	Stormwater: General Drainage	6430000	379.37

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 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.

Consents, Permits and Licences

Building Consents

No Building Consent records are available for this property

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
15/11/1961	114439	Shed	

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
23/10/2020	200892	Water - Dam	To dam water for irrigation and storage (Dams 56 & 247)	Consent Effective	10/11/2020
23/10/2020	200893	Water - Dam	To dam water for storage and irrigation (Dam 247)	Withdrawn	
08/10/2015	150962	Water Take - to Storage	To take surface water to storage - (change of conditions & part transfer of 500 cubic metres/week from RM120128V1) Water Management Zone: Moutere Surface Water	Consent Varied	02/12/2015
23/10/2020	150962V1	Water Take - Surface	To take surface water to storage and irrigation (amalgmate RM150962 and RM120128V2) Water Management	Consent Effective	10/11/2020

Application Date	RC Number	Type	Proposal	Status	Decision Date
			Zone: Moutere Surface Water		
08/10/2015	120128V1	Water Take - to Storage	To take surface water to storage - change of conditions relating to part transfer of 500 cubic metres/week Water Management Zone: Moutere Surface Water	Consent Varied	02/12/2015
23/02/2012	120128	Water Take - to Storage	To take surface water to storage Water Management Zone: Moutere Surface Water	Consent Varied	01/06/2012

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	Birdhurst Properties Limited	NES RECORD	

Aerial Property View

Saturday, 21 November 2026



Pipes and Rubbish Collection

Saturday, 21 November 2026

