# 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

Friday, 27 November

## Property Location

| Valuation | Legal Description | Address | Suburb | Area (ha) |
|---|---|---|---|---|
| 1928072805 | Sec 16 SO 520820 - Gazette 2019-ln2473 - Sec 1 SO 520820 - 693m2 Gone to road; no new CT | 5 Harley Ridge | Tasman | 3.9917 |

## 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 |
|---|---|---|---|---|
| $1460000 | $495000 | $965000 | 01/09/2023 | $4472.40 |

## 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 | 1460000 | 3238.28 |
| 2027 | Uniform Annual General Charge | 1 | 429.00 |
| 2027 | WaimeaComDam-Env&ComBen-Distri | 1 | 76.69 |
| 2027 | Refuse/Recycling Rate | 1 | 140.29 |
| 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 | Motueka Community Board | 1 | 16.74 |
| 2027 | Regional River Works - Area Z | 495000 | 66.33 |
| 2027 | Stormwater: General Drainage | 1460000 | 86.14 |

## Water Meter Information

No Information available

## Services

No Services are available for this property

## Wheelie Bins

This property has had the following wheelie bin(s) delivered.

| Bin Size | Serial Number | Delivered on | Delivered to |
|---|---|---|---|
| Single 240 | 2419182 | 13/01/2020 | 5 Harley Ridge, Tasman |

## 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 3 | The Rural 3 Zone covers a specific part of the Coastal Tasman Area.  This area contains some land of high productive value, generally the more coastal areas, as well as land of lesser productive value, generally the more inland areas.  The Rural 3 Zone rules have been developed to accommodate a level of rural residential development while still protecting the most productive land. |

# 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 |
|---|---|---|---|---|
| 23/12/2020 | 201541 | Construct dwelling with Masport freestanding wood burner | Code Compliance Certificate Issued | 07/12/2021 |
| 13/05/2009 | 090526 | Construct kitset farm building | Code Compliance Certificate Issued | 02/02/2010 |

## 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 |
|---|---|---|---|---|---|
| 25/02/2021 | 210160 | Land Use | Land use consent to construct a dwelling and undertake a visitor accommodation home occupation activity for up to four guests that does not comply with the Rural 3 standards relating to dwelling construction and a home occupation activity on a private shared access. | Consent Effective | 30/03/2021 |
| 25/02/2021 | 210161 | Discharge - Land | Discharge secondary treated domestic wastewater in a Wastewater Management Area | Consent Effective | 30/03/2021 |

## 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

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# Pipes and Rubbish Collection

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