

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)
1928072920	LOT 9 DP 507521	233 Harley Road	Tasman-Upper Moutere	0.7405

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
\$1420000	\$470000	\$950000	01/09/2023	\$4361.23

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	1420000	3149.56
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	Regional River Works - Area Z	470000	62.98
2027	Stormwater: General Drainage	1420000	83.78

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 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.

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
06/09/2019	191126	Construct a second dwelling with attached garage and carport	Code Compliance Certificate Issued	08/03/2021
20/03/2019	190288	Construct a Totalspan shed with toilet and bathroom	Withdrawn	
07/03/2019	190226	Install new Firenzo freestanding wood burner	Code Compliance Certificate Issued	10/04/2019
07/06/2018	180626	Construct new dwelling with internal access double garage	Code Compliance Certificate Issued	05/04/2019
07/06/2018	180626P	Construct new dwelling with internal access double garage	PIM/TAN Issued	

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
	180393	Discharge - Land	To discharge wastewater to land on proposed Lot 9 of Subdivision RM130777 (Part transfer RM130778V1)	Consent Effective	23/04/2021
	180427	Discharge - Land	Discharge of stormwater from Lot 9 authorised by subdivision consent RM130777 via one	Consent Effective	23/04/2021

Application Date	RC Number	Type	Proposal	Status	Decision Date
			detention dam (Part Transfer RM140741V1)		
26/08/2019	190972	Land Use	Land use consent to construct a second dwelling in the Rural 3 zone outside the Building Location Area and within 5 metres of the southern boundary with Lot 26 DP 540411.	Consent Effective	02/03/2020
04/10/2019	191106	s221(3) RMA Consent Notice Variation	Variation to consent Notice 10934896.8 to conditions 1.2 Building Location Restrictions and 1.10 Dwellings to allow a second dwelling and shed to be constructed outside the Building location area R in accordance with RM190972 and cancellation of consent notice variation 11409079.1rural	Consent Effective	02/03/2020
29/11/2018	PB180048	Deemed Permitted Boundary Activity	Deemed Permitted Boundary Activity - Construct new shed within 1.5m of southern boundary	Withdrawn	
11/03/2019	190305	s221(3) RMA Consent Notice Variation	Change of consent notice 10934896.8 to allow building outside of specified BLA `R"	Consent Effective	22/03/2019
11/03/2019	190310	Land Use	Land use consent to construct an accessory building that set is set back less than 5 metres from an internal boundary in the Rural 3 zone	Consent Effective	22/03/2019

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.



