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 Summary

Friday, 27 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1928080107	LOT 3 DP 607352	190 Williams Road	Tasman	1.5443

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
$1620000	$540000	$1080000	01/09/2023	$4685.72

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	1620000	3593.16
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	540000	72.36
2027	Stormwater: General Drainage	1620000	95.58

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 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
30/08/2017	CA0549	block walls and open swimming pool	Certificate of Acceptance Issued	13/04/2018
20/11/2017	171198	Swimming Pool Windbreak Wall Reinforcement Works	Code Compliance Certificate Issued	13/02/2018
20/11/2017	171198P	Swimming Pool Windbreak Wall Reinforcement Works	PIM/TAN Issued	06/12/2017
22/06/2017	170684	Install Tropicair Duo (ULEB) free standing fire	Code Compliance Certificate Issued	10/08/2017
04/09/2009	091008	construct a 3 bay farm shed	Code Compliance Certificate Issued	24/05/2010
27/08/2008	081038	Install free-standing Jotul F250 woodburner	Code Compliance Certificate Issued	06/10/2008
08/06/2006	060771	New dwelling	Code Compliance Certificate Issued	25/01/2008

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

This property is noted as having a Swimming Pool.

Notes	Issue Date
CCC FOR POOL AREA ACHIEVED 13/2/18 - REINSPECTION DUE 13/2/21	
Pool Drained	04/11/2026

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
06/04/2021	210278	Discharge - Land	Discharge secondary treated wastewater to land within the	Consent Effective	25/06/2024

Application Date	RC Number	Type	Proposal	Status	Decision Date
06/04/2021	210278	Discharge - Land	Discharge secondary treated wastewater to land within the Wastewater Management Area. (Replacement for RM060548)	Consent Effective	25/06/2024
27/11/2017	171357	Land Use	Land use consent to locate buildings within the road Boundary building setback requirement area in the Rural 3 Zone	Consent Effective	04/12/2017
01/05/2007	070331	Land Use - Bore	Construction of a new Bore	Consent Effective	16/05/2007
19/10/2006	060881	Land Use Controlled	erect a dwelling in the rural 3 zone	Consent Effective	28/11/2006

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
Swimming Pool or Spa	Lauren Goddard	Pool Drained	10/11/2027

Aerial Property View

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Pipes and Rubbish Collection

Friday, 27 November 2026

