

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 Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938069700	LOT 1 DP 12955 SEC 1 SO 382220	2 Bronte Road East	Bronte	1.0851

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
\$1440000	\$740000	\$700000	01/09/2023	\$6246.95

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	1440000	3193.92
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1440000	99.36
2027	Redwood Valley Water Supply	2	1704.64
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	740000	99.16
2027	Stormwater: General Drainage	1440000	84.96

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRRDV203		RESTRICTOR	0

Services

This property is serviced under the following water, sewerage, and stormwater schemes.

Scheme or Supply	Service Provided
Redwood Valley Water Supply	Water Supply

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
----------	---------------	--------------	--------------

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2410582	08/06/2015	2 Bronte Road East, Bronte

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 Residential	The Rural Residential Zone provides for rural lifestyle living opportunities. Rules for development and subdivision generally seek to ensure that lifestyle living is enabled and that adequate servicing is provided, while maintaining rural character and amenity.

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
09/10/2019	191274	Install new swimming pool	Code Compliance Certificate Issued	
	191274P	Install new swimming pool	PIM/TAN Issued	
17/04/2019	190367	Install onew freestanding Masport Wood Burner	Code Compliance Certificate Issued	10/07/2019
04/10/2016	161088	Construct a Skyline garage	Code Compliance Certificate Issued	17/03/2017
04/10/2016	161088P	Construct a Skyline garage	PIM/TAN Issued	
01/11/1996	961887	Alterations	Code Compliance Certificate Issued	13/02/2007
24/05/1999	990717	To install Metro X-treme log burner	Code Compliance Certificate Issued	27/07/1999

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
14/08/1986	E012015	Extend dwelling (bedroom)	
09/09/1985	C069412	Extend living room	
29/01/1981	J012178	Install Visor fireplace	
09/03/1964	A092000	Alter cottage	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	17/10/2024

Resource Consents

No Resource Consent records are on record for this property.

Planning Permits

Prior to the Resource Consent system, these Planning Permits and notes were registered against the property.

Date	Planning Number	Subject	Notes
10/07/1986	T2/9/1/853	Proposed subdivision	LC Nicholson, Mahana

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Swimming Pool or Spa	Katharine Anne Vadura	Pool Compliant	17/10/2027



