

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)
1938069800	LOT 2 DP 20211	8 Bronte Road East	Bronte	1.5312

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
\$3020000	\$1510000	\$1510000	01/09/2023	\$10056.81

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	3020000	6698.36
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	3020000	208.38
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	1510000	202.34
2027	Stormwater: General Drainage	3020000	178.18

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRRDV201		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
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Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2410527	08/06/2015	8 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
05/10/2026	CA260843	Replacement Balustrade	Formally Received	
17/12/2021	211585	New swimming pool and safety fencing	Granted and Issued	
02/12/2003	032335	Build new House internal garage and log fire	Code Compliance Certificate Issued	06/12/2005
06/10/2003	031929	Removal of Building and seal sewer	Code Compliance Certificate Issued	10/03/2004

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
06/03/1992	K000820	Extend timber deck & erect conservatory	
14/01/1986	D028714	Erect car garage	
13/08/1981	K063874	Garage	
27/09/1972	E60252	House	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Non-Compliant	18/01/2023

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
21/04/2022	220314	Land Use	Land Use consent to construct a swimming pool in the Coastal Environment Area (CEA).	Consent Effective	07/07/2022
02/09/2003	030878	District: Land Use Discretionary	erect a new dwelling	Consent Effective	05/09/2003

Application Date	RC Number	Type	Proposal	Status	Decision Date
01/05/1997	970162	District: Land Use Discretionary	To erect new dwelling and relocate and convert the existing house into two self contained motel units	Lapsed Consent	15/10/1998
28/02/2000	000096	Subdivision: Discretionary	undertake a boundary relocation	Sec 224 Issued	12/04/2000

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	Nigel Philpott & Livia Philpott-Esterhazy	Pool Non-Compliant	17/05/2024



