

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938060157	LOT 1 DP 20540	68 Dawson Road	Mapua	2.0500

Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Please note that if this property is a contiguous property, its rates will change if sold separately. Also note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Annual Rates	Current Instalment
\$5935.82	\$1483.96

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2043c/\$CV	1,280,000	\$2,615.04
Uniform Annual General Charge	\$394.00/propert	1	\$394.00
WaimeaComDam-Env&ComBen-Distri	\$107.09/propert	1	\$107.09
WaimeaComDam-Enviro&ComBen-ZOB	0.0097c/\$CV	1,280,000	\$124.16
WaterSup-RuralExt-MapuaRubyBay	\$1038.70/1m3/da	2	\$2,077.40
Mapua StopBank Rate	\$44.70/property	1	\$44.70
Refuse/Recycling Rate	\$152.54/propert	1	\$152.54
Shared Facilities Rate	\$65.86/property	1	\$65.86
Mapua Rehabilitation Rate	\$4.53/property	1	\$4.53
Museums Facilities Rate	\$79.35/property	1	\$79.35
District Facilities Rate	\$139.34/propert	1	\$139.34
Regional River Works - Area Z	0.0141c/\$LV	490,000	\$69.09
Stormwater: General Drainage	0.0049c/\$CV	1,280,000	\$62.72

Warm Tasman Rate

Warm Tasman Home Insulation Rate does not apply for this property.

Rating Valuation

Tasman District Council uses a capital value rating system. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Capital Value	Land Value	Improvements	Valuation Date
\$1,280,000.00	\$490,000.00	\$790,000.00	01/09/2023

New Rating Valuation

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

Rating values are reviewed triennially. If the valuation of this property is going to change in the next rating year, it will show below as the New Capital Value. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$1,280,000.00	\$490,000.00	\$790,000.00	01/09/2023

Water Meter Information

Reticulated water: Water usage is charged in addition to rates payable. You should check that the vendor has the water meter read at possession time by requesting a special meter reading.

Water ID	Meter Reader Note	Meter Id	Read Date	Year to date	Last year units
WRMRB0515		RESTRICTOR		0	0

Services

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

Scheme or Supply	Service Provided
WaterSup-RuralExt-MapuaRubyBay	Water Supply

Protected Trees

No protected trees have been found for this property.

Heritage Buildings

There are no heritage buildings on this property.

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2410637	08/06/2015	68 Dawson Road, Mapua

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.

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

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	CCC Issue Date
10/09/2018	181056	Construct a porch addition to dwelling	Withdrawn	
10/09/2018	181056P	Construct a porch addition to dwelling	PIM/TAN Issued	
26/02/2010	100169	Addition to lounge	Code Compliance Certificate Issued	19/06/2015
31/01/2007	070116	Extend lounge add verandah	Application Returned	
07/11/2006	061564	Alterations to dwelling and construct new garage	Code Compliance Certificate Issued	19/02/2010
20/02/2002	020185	New dwelling with internal garage & wood burn	Code Compliance Certificate Issued	12/09/2002

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

Building Notes

No additional building notes have been found for this property.

Swimming Pools

No Swimming Pool records have been found for this property.

Resource Consents

No Resource Consent records are on record for this property.

Planning Permits

No historical planning permits have been found for this property.

Works and Land Entry Agreements

No Works and Land Entry Agreement has been found for this property.

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

Air Shed

This property does not sit within a controlled Air Shed.

Hazardous Activities and Industries List (HAIL)

No verified HAIL site has been found for this property. However, if the site or any adjacent site has been used for industrial, horticultural or agricultural purposes, we suggest you make further enquiries.

Potential Lead Paint Contamination of Dwellings, Buildings & Land

Any specific information in relation to contamination will be contained in the HAIL part of the Property summary, otherwise the Council has no specific information in relation to this property.

Lead is a highly toxic substance that was a key ingredient in household paint. Any building or dwelling built before or during the 1960's is likely to have used lead-based paint at some time. Soil surrounding these buildings has potential to be contaminated by heavy metals contained in the paint. Landowners are responsible for ensuring the safe management of lead paint removal for protecting human health and the environment.

Wetlands

One or more natural wetlands have been determined to exist on this property. Tasman Resource Management Plan rules 17.5.5, 17.6.5, 17.7.5, 17.8.5, 28.2.2, and 31.1.6 apply, and are available on the Council website. For further information on these wetlands please contact the Council Ecologist.

Wetland Id	Wetland Name	Type	Notes
2435	Chaytor Rd Wetland	Swamp	

Pest Inspection History

The Tasman-Nelson region has a Regional Pest Management Strategy for the control of declared pest plants, animals and organisms. The responsibility for the control of pests lies with the land occupier or owner. If you intend purchasing a property within Tasman District, Council recommends you seek advice from the vendor about Pest Management Notices that may have been served. This property has a record of the following pest inspections. For further information, please contact Council's Biosecurity team.



X Location	Y Location	Pest	Date	Status at time of inspection
1605681.4696	5433820.3832	Purple Pampas	08/03/2005	Active
1605681.4696	5433820.3832	Purple Pampas	28/03/2006	Active
1605681.4696	5433820.3832	Purple Pampas	25/02/2014	Active



Significant Native Habitats

Council has been compiling biodiversity reports (also called Ecological Property Reports or reports on Significant Native Habitats) for the past eight years and where these exist they are available. However, no report has been lodged on this property.

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.



 State Highway Roads
 Road Boundaries

 Valuation Boundaries
 Parcel

Aerial Photo Map

The information displayed is a schematic only and serves as a guide. It has been compiled from Tasman District Council records and is made available in good faith but its accuracy or completeness is not guaranteed

CROWN COPYRIGHT RESERVED. © Copyright Tasman District Council.



Scale: 1:3,000
 Wednesday, 2 October 2024

Original Sheet Size 210x297mm