

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)
1939039100	LOT 1 DP 16981 - INT IN R/W	43 Ellis Street	Brightwater	0.0285

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
\$3974.15	\$993.54

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2043c/\$CV	620,000	\$1,266.66
Uniform Annual General Charge	\$394.00/propert	1	\$394.00
Wastewater - 1st Pan	\$766.93/pan	1	\$766.93
WaimeaComDam-Env&ComBen-Distri	\$107.09/propert	1	\$107.09
WaimeaComDam-Enviro&ComBen-ZOB	0.0097c/\$CV	620,000	\$60.14
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
Urban Wat.Supply- Serv Chge	\$437.99/meter	1	\$437.99
Regional River Works- Area Y	0.0338c/\$CV	620,000	\$209.56
Stormwater UDA	0.0468c/\$CV	620,000	\$290.16

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
\$620,000.00	\$265,000.00	\$355,000.00	01/09/2023

New Rating Valuation

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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
\$620,000.00	\$265,000.00	\$355,000.00	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
W30998		14MC190160	09/07/2024	43	53

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater
Tasman Waste Water	Wastewater
Urban Water Supply	Water Supply

Protected Trees

No protected trees have been found for this property.

Heritage Buildings

This property has the following heritage buildings. Please refer to the Tasman Resource Management Plan for more information.

Classification	Details	Heritage Building Code
Heritage Building - Heritage New Zealand	Brightwater Post Office	2979

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2415612	08/06/2015	43 Ellis Street, Brightwater

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
Residential	The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment

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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
07/06/2018	180629	Install Warmington Freestanding Woodburner	Code Compliance Certificate Issued	04/07/2018
07/01/2000	991686	To build lean to on to carport	Cancelled	
06/01/1997	970005	Change of use from office to Residential - Plumbing alterations to building	Code Compliance Certificate Issued	23/07/1997

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

This property has the following building notes on file.

Date	Building Note Type	Subject	Notes
27/03/2020			<p>Building name / location: Flora and Forest, 43 Ellis Street, Brightwater. TDC has assessed the property records for the building, and reviewed the streetscape characteristics. TDC believes that the building is not potentially earthquake-prone because it doesn't meet the criteria established in the EPB methodology (S133AV, Building Act 2004). The decision was reached for the following reasons:</p> <ul style="list-style-type: none"> number of storeys, primary timber framed structure, lightweight cladding materials, and Category C of EPB Methodology (but excluded under s1.2.2 i). This may be reviewed at any time if additional information is made

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available which could change this decision [e.g. Owner subsequently confirms there is some URM but this isn't shown in the property file nor is it discernible from a streetscape assessment]. Owner notified of decision in writing on 27/03/20.

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	Proposal	Status	Decision	Decision Date
22/06/2010	100384	Operate a gallery/studio from dwelling at 43 Ellis Street	Consent Effective	Granted under Delegated Authority	06/07/2010
08/09/1993	930355	TO SUBDIVIDE THE LAND INTO TWO LOTS	Section 224	Granted by Committee	09/09/1993
	P920197	ADDITION TO DWELLING	Consent Effective		

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.

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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

Council holds no records of a wetland being on this property. However please note that the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 creates conditions relating to works carried out around natural inland wetlands regardless of whether they have been mapped by Council or not.

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. No pests have been recorded on this property.

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.



— 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.

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Scale: 1:500
Thursday, 24 October 2024

Original Sheet Size 210x297mm