

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)
1938004503	LOT 3 DP 532654	118 Pomona Road	Ruby Bay	0.4104

Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Please note: If this property is a contiguous property, its rates will change if sold separately.

Annual Rates	Current Instalment
\$2663.93	\$665.98

Rates Breakdown

The Annual Rates in the table above are broken down for the current financial year as follows:

Description	Rate	Units	Amount
General Rate	0.2366c/\$CV	600000	1419.60
Uniform Annual General Charge	\$290.00/propert	1	290.00
WaimeaComDam-Env&ComBen-Distri	\$65.45/property	1	65.45
WaimeaComDam-Enviro&ComBen-ZOB	0.0071c/\$CV	600000	42.60
Mapua StopBank Rate	\$47.12/property	1	47.12
Refuse/Recycling Rate	\$159.30/propert	1	159.30
Shared Facilities Rate	\$60.21/property	1	60.21
Mapua Rehabilitation Rate	\$5.09/property	1	5.09
Museums Facilities Rate	\$70.68/property	1	70.68
District Facilities Rate	\$133.08/propert	1	133.08
Regional River Works - Area Z	0.0128c/\$LV	525000	67.20
Stormwater UDA	0.0506c/\$CV	600000	303.60

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
\$600000	\$525000	\$75000	01/10/2020

New Rating Valuation

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
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New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$600000	\$525000	\$75000	01/10/2020

Water Meter Information

No Water Meter information is available for this property

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater

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	2420075	28/01/2020	118 Pomona Road, Ruby Bay

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.

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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
05/08/2020	CA200900	Installation of sanitary fixtures to create a bathroom	Refused to Grant	
15/04/2013	130372	Construct a 5 bay Totalspan shed	Code Compliance Certificate Issued	24/04/2014

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
29/09/2020			<p>Regarding CoA application CA200900</p> <p>Met with the owner, Julie Cox, at site today, 1:00pm.</p> <p>All illegally installed items have been removed including holding tanks.</p> <p>No facilities, drainage, tanks or associates plumbing or drainage are present.</p> <p>The shed has been returned to the within the scope identified on the original construction plan set, BC130372.</p> <p>Owners are now living elsewhere.</p> <p>Site is on market.</p>
27/08/2020		118 Pomona Road, Mapua	<p>Regarding COA 200900. See also emails held in Alpha.</p> <p>Owner has advised CoA will not to be pursued further, as the subdivision covenants are to be enforced by the sub-divider.</p> <p>Confirmation email received stating all work "stuff" which required a building consent will be removed by the 3rd of</p>

Date	Permit Number	Subject	Notes
			<p>October 2020.</p> <p>The parameters below have been conveyed via email to Julie Cox. See emails in Alhpa - COA 200900.</p> <p>The continued use of the black and grey water system, currently installed, is to extend no further than the 3rd of October 2020.</p> <p>There is to be no discharge to ground.</p> <p>The continued use of the Grey and Black water system is on the proviso that a suitable deodoriser is used to reduce the occurrence of any foul odour. Particularly during the emptying process.</p> <p>A site visit will be carried out on the 5th of October 2020, to confirm the removal works have been completed.</p> <p>A Notice to Fix will be issued should the agreed date of removal, not be adhered to.</p> <p>Alleged unconsented Building work onsite in the form of change of use of the garage to residential and unconsented installation of sanitary fixtures and a waste water field. Investigation underway.</p>

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 Date
06/12/2019	191342	Vary consent notice 11368051.6 to authorise a change in the location and shape of a building location area.	Submissions Close	
23/05/2018	180626	Discharge secondary treated wastewater to land in the Wastewater Management Area from proposed Lot 3 of subdivision consent RM180498.	Consent Effective	28/09/2018

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 in the past, we suggest you make further enquiries.

Wetlands

Council has no record of wetlands on this property.

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.



AZ Address Labels

~ Road Boundaries

AZ Road Labels

~ Property Boundaries



Aerial Photo Map

The information displayed is 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 1:1500

Thursday, 26 October 2023

Original Sheet Size 210x297mm