

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)
1937051900	LOT 1 D P 3186 BLK X WAIMEA S D	136 River Terrace Road	Brightwater	0.2909

## 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
\$2683.15	\$670.79

## 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	0.1971c/\$CV	940000	1852.74
Uniform Annual General Charge	\$290.00/propert	1	290.00
WaimeaComDam-Env&ComBen-Distri	\$28.78/property	1	28.78
WaimeaComDam-Enviro&ComBen-ZOB	0.0033c/\$CV	940000	31.02
Refuse/Recycling Rate	\$135.51/propert	1	135.51
Shared Facilities Rate	\$67.15/property	1	67.15
Mapua Rehabilitation Rate	\$5.39/property	1	5.39
Museums Facilities Rate	\$61.89/property	1	61.89
District Facilities Rate	\$104.75/propert	1	104.75
Regional River Works - Area Z	0.0128c/\$LV	475000	60.80
Stormwater: General Drainage	0.00480c/\$CV	940000	45.12

## 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
\$940000	\$475000	\$465000	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
\$940000	\$475000	\$465000	01/10/2020

### Water Meter Information

No Water Meter information is available for this property

### Services

No Services are available for this property

### 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	2401795	02/09/2015	136 River Terrace Road, 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
Rural 1	The Rural 1 Zone contains the small area of the District's land which has the highest productive value. In general, this land is suited to a wide range of uses including intensive soil-based production. Rules for subdivision and development primarily protect the productive land value on a long-term basis.

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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
09/09/2015	150943	Construct new Skyline garage on concrete slab	Code Compliance Certificate Issued	18/07/2016
09/09/2015	150943P	Construct new Skyline garage on concrete slab	RM Certificate Lifted	
05/11/2014	145748	New roof trusses over existing dwelling.	Code Compliance Certificate Issued	22/04/2015
05/11/2014	145748P	New roof trusses over existing dwelling.	PIM/TAN Issued	
12/11/2013	131313	Extend & alter dwelling	Code Compliance Certificate Issued	18/07/2014
12/11/2013	131313P	Extend & alter dwelling	TA Check Completed	
23/07/2012	120746	Addition to dwelling: 3 x new bedrooms and 1 ensuite	Code Compliance Certificate Issued	09/05/2013
16/05/2012	120457	Repile existing dwelling	Code Compliance Certificate Issued	04/09/2012
11/05/2000	000707	To install kent eurofire	Code Compliance Certificate Issued	06/12/2000

## 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
11/08/2015			Schedule 1 Exemption from Building Work received to replace existing garage workshop with new one, in almost same position (adjustment is to put new building solely within own boundaries). Report to be placed on property file once processed.

## 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.

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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 1:1000

Wednesday, 29 September 2021

Original Sheet Size 210x297mm