Property Summary

Tuesday, 28 June 2022

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Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1939031423	LOT 19 DP 452456	20C Katania Heights	Brightwater	0.1123

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
$3889.60	$972.40

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	850000	1675.35
Uniform Annual General Charge	$290.00/propert	1	290.00
Wastewater - 1st Pan	$704.18/pan	1	704.18
WaimeaComDam-Env&ComBen-Distri	$28.78/property	1	28.78
WaimeaComDam-Enviro&ComBen-ZOB	0.0033c/$CV	850000	28.05
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
Urban Wat.Supply- Serv Chge	$362.56/meter	1	362.56
Regional River Works - Area Z	0.0128c/$LV	280000	35.84
Stormwater UDA	0.0459c/$CV	850000	390.15

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
$850000	$280000	$570000	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
$850000	$280000	$570000	01/10/2020

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
W31290	1.3m LH Bdy	18MC249901	12/01/2022	86	108

Services

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

Scheme or Supply	Service Provided
Urban Water Supply	Water Supply
Tasman Waste Water	Wastewater
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	2405496	23/12/2016	20C Katania Heights, 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

Consents

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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
	NF0331	Unconsented Retaining Wall outside scope of Schedule 1 of the NZBC	Notice to Fix issued	
	NF0311	Retaining Wall outside scope of Schedule 1 of the NZBC	2ND NOTICE TO FIX	
05/07/2016	160754	Construct a new dwelling with F/S woodburner and I/A garaging	Code Compliance Certificate Issued	16/04/2018
24/01/2017	160754A	Change in cladding type and alter window sizes	Amendment Issued	
05/07/2016	160754P	Construct a new dwelling with F/S woodburner and I/A garaging	RM Certificate Lifted	
04/04/2016	160308P	Construct new 3 storey dwelling with I/A garaging (PIM only)	PIM/TAN Issued	

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
25/08/2020	Exempt	Retaining Wall	Owner notified Schedule 1 exempt work
			UNCONSENTED BUILDING WORK ON THIS SITE - A retaining wall with a surcharge has been constructed without a Building Consent. The retaining wall also affects to the storm water disposal on the site as this is now covered.2 x NTF have been issued but the matter remains unresolved.

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.

Environmental Records

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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.