

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)
1936032101	LOT 1 DP 430740	3 Cozens Road	Dovedale	0.3899

## 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
\$1998.92	\$499.73

## 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	0.2118c/\$CV	640000	1355.52
Uniform Annual General Charge	\$290.00/propert	1	290.00
WaimeaComDam-Env&ComBen-Distri	\$45.94/property	1	45.94
Shared Facilities Rate	\$64.46/property	1	64.46
Mapua Rehabilitation Rate	\$5.13/property	1	5.13
Museums Facilities Rate	\$64.35/property	1	64.35
District Facilities Rate	\$110.09/propert	1	110.09
Regional River Works - Area Z	0.0117c/\$LV	285000	33.35
Stormwater: General Drainage	0.0047c/\$CV	640000	30.08

## 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
\$640000	\$285000	\$355000	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
\$640000	\$285000	\$355000	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

No wheelie bin has been issued to this property.

## 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.
Rural 2	The Rural 2 Zone covers land areas which have varying productive value and less versatile soils. The land in Rural 2 is more extensively farmed and zone subdivision and development rules primarily protect this capacity 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
27/01/2017	170075	New dwelling with attached carport & free standing woodburner	Code Compliance Certificate Issued	22/03/2019
27/01/2017	170075P	New dwelling with attached carport & free standing woodburner	RM Certificate Lifted	

## Compliance Schedule

No Compliance Schedule records are available for this property.

## Building Permits

No historical building permits have been found for this property.

## 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
22/02/2017	170233	Land use consent to construct a new dwelling with less than 30 metres setback from internal boundaries on a .3899 hectare Rural 1 site	Consent Effective	28/02/2017
22/01/2010	100029	Construct a dwelling on proposed Lot 1 of subdivision RM100028	Consent Effective	07/04/2010

## 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

Thursday, 22 September 2022

Original Sheet Size 210x297mm