

# Property Report

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- The use of this tool is subject to our [Terms of Use](#).
- This Property Report has been produced at the issued date and is valid only as a statement of Council's information at that date.
- A valuation assessment can consist of multiple land parcels. The information in this report covers the entire valuation assessment. If you are only interested in part of the land, you must wait until the subdivision of the land is complete before we can provide information that applies only to the newly subdivided valuation assessment.
- Council records may not show illegal or unauthorised building works on the property.

## Further Information

- A full Land Information Memorandum can be [requested online](#)
- We have a file of information on almost every property in the region. You can request a digital copy of the file, or come in and view it in one of our offices. Our website has more information about [viewing property files](#)
- Additional spatial data is available at [www.topofthesouthmaps.co.nz](http://www.topofthesouthmaps.co.nz)
- Other rules defined in the Tasman Resource Management Plan (TRMP) may also apply to this property. The TRMP is available online at [www.tasman.govt.nz](http://www.tasman.govt.nz).

## Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938072331	LOT 1 DP 454312	173 Westdale Road	Redwood Valley	2.1439

## Rating Valuation and Rates

Rating valuations are included for the current rating year. New rating valuations for the coming rating year (if different) can be viewed online via the rates search: <https://tasman.govt.nz/my-property/rates/search/>

Capital Value	Land Value	Improvements	Valuation Date	Annual Rates
\$1045000	\$405000	\$640000	01/10/2020	\$4715.87

## Rates Breakdown

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

Financial Year	Rate	Units	Rate Value
2024	General Rate	1045000	2472.47
2024	Uniform Annual General Charge	1	290.00
2024	WaimeaComDam-Env&ComBen-Distri	1	65.45
2024	WaimeaComDam-Enviro&ComBen-ZOB	1045000	74.20
2024	Redwood Valley Water Supply	2	1278.16
2024	Refuse/Recycling Rate	1	159.30
2024	Shared Facilities Rate	1	60.21
2024	Mapua Rehabilitation Rate	1	5.09
2024	Museums Facilities Rate	1	70.68
2024	District Facilities Rate	1	133.08
2024	Regional River Works - Area Z	405000	51.84
2024	Stormwater: General Drainage	1045000	55.39

## Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRRDV247	13m frm LH Bdy of Lot 3	RESTRICTOR	0

## Services

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

Scheme or Supply	Service Provided
Redwood Valley Water Supply	Water Supply

## Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2412061	08/06/2015	173 Westdale Road,

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Single 240	2412061	08/06/2015	173 Westdale Road, Redwood Valley

## Air Shed

This property does not sit within a controlled Air Shed.

## 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 3	The Rural 3 Zone covers a specific part of the Coastal Tasman Area. This area contains some land of high productive value, generally the more coastal areas, as well as land of lesser productive value, generally the more inland areas. The Rural 3 Zone rules have been developed to accommodate a level of rural residential development while still protecting the most productive land.

## 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	Issue Date
04/09/2012	120898	New solar hot water system	Code Compliance Certificate Issued	29/11/2012
18/04/2007	070510	Alteration to include 2 bedrooms/ensuites and an attached garage	Code Compliance Certificate Issued	10/01/2011
05/07/2004	041289	Erect five accomodation units	Lapsed under BA2004 s 52	
14/06/2007	070828	New freestanding woodburner Nestor Martin R33	Code Compliance Certificate Issued	
14/06/2000	000895	To install kent eurofire log burner	Code Compliance Certificate Issued	21/06/2000
05/06/1996	961014	INSTALLATION OF WAGENER CHIPPY HEATER	Cancelled	
30/11/1994	941859	RELOCATED DWELLING FOR PERMANENT EMPLOYEES	Code Compliance Certificate Issued	10/08/1995

## 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
25/07/1985	C069047	Erect carport/garage/studio	
25/07/1985	C069046	Extend implement shed	

## 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.

## **Environmental Health and Licences**

No Environmental Health or Licence information has been found for this property.



