

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)
1937051402	LOT 2 DP 380208	97 Mount Heslington Road	Brightwater	0.6917

Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Please note that if this property is a contiguous property, its rates will change if sold separately. Also note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Annual Rates	Current Instalment
\$3886.79	\$971.69

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2366c/\$CV	\$1,260,000.00	2,981.16
Uniform Annual General Charge	\$290.00/property	\$1.00	290.00
WaimeaComDam-Env&ComBen-Distri	\$65.45/property	\$1.00	65.45
Refuse/Recycling Rate	\$159.30/property	\$1.00	159.30
Shared Facilities Rate	\$60.21/property	\$1.00	60.21
Mapua Rehabilitation Rate	\$5.09/property	\$1.00	5.09
Museums Facilities Rate	\$70.68/property	\$1.00	70.68
District Facilities Rate	\$133.08/property	\$1.00	133.08
Regional River Works - Area Z	0.0128c/\$LV	\$430,000.00	55.04
Stormwater: General Drainage	0.0053c/\$CV	\$1,260,000.00	66.78

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
\$1,260,000.00	\$430,000.00	\$830,000.00	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
-------------------	----------------	------------------------	--------------------

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.

\$1,560,000.00	\$520,000.00	\$1,040,000.00	01/09/2023
----------------	--------------	----------------	------------

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	2401691	08/06/2015	97 Mount Heslington 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.

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.

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
08/02/2023	230075	Upgrade Wastewater System	Granted and Issued	
30/08/2007	071208	Construct new dwelling with internal garage and gas fire	Code Compliance Certificate Issued	18/08/2009
24/04/2007	070537	Construct steel farm shed	Code Compliance Certificate Issued	15/08/2007

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

Building Notes

No additional building notes 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	Decision Date
28/09/2007	070940	erect a dwelling on Rural 1 zoned land	Consent Effective	Granted under Delegated Authority	01/10/2007
09/05/2007	070350	Construct a Bore	Consent Effective	Granted under Delegated Authority	16/05/2007
08/12/2006	061000	undertake a boundary relocation	Sec 224 Issued	Granted under Delegated Authority	24/01/2007

Planning Permits

No historical planning permits have been found for this property

Works and Land Entry Agreements

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.

No Works and land Entry Agreement has been found for this property.

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.

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, we suggest you make further enquiries.

Potential Lead Paint Contamination of Dwellings, Buildings & Land

Any specific information in relation to contamination will be contained in the HAIL part of the Property summary, otherwise the Council has no specific information in relation to this property.

Lead is a highly toxic substance that was a key ingredient in household paint. Any building or dwelling built before or during the 1960's is likely to have used lead-based paint at some time. Soil surrounding these buildings has potential to be contaminated by heavy metals contained in the paint. Landowners are responsible for ensuring the safe management of lead paint removal for protecting human health and the environment.

Wetlands

Council holds no records of a wetland being on this property. However please note that the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 creates conditions relating to works carried out around natural inland wetlands regardless of whether they have been mapped by Council or not.

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. If you intend purchasing a property within Tasman District, Council recommends you seek advice from the vendor about Pest Management Notices that may have been served. This property has a record of the following pest inspections. For further information, please contact Council's Biosecurity team.

X Location	Y Location	Pest	Date	Status at time of inspection
1609712.2602	5417500.6557	Taiwan Cherry	28/08/2019	New
1609712.2602	5417500.6557	Taiwan Cherry	21/08/2023	Active

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.



State Highway Roads
Road Boundaries

Valuation Boundaries
Parcel

Aerial Photo Map

The information displayed is a 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

CROWN COPYRIGHT RESERVED. © Copyright Tasman District Council.



Scale: 1:1,500
 Thursday, 30 May 2024

Original Sheet Size 210x297mm