Property Summary

Tuesday, 15 March 2022

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)
1939035916	LOT 53 DP 20400	23 Ben Nevis Crescent	Brightwater	0.0730

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
$3374.68	$843.67

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	580000	1143.18
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	580000	19.14
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	$362.56/meter	1	362.56
Regional River Works- Area Y	0.0555c/$LV	335000	185.93
Stormwater UDA	0.0459c/$CV	580000	266.22

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
$580000	$335000	$245000	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
$580000	$335000	$245000	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
W31101	LH Bdy	14MC189193	06/01/2022	160	123

Services

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

Scheme or Supply	Service Provided
Tasman Waste Water	Wastewater
Urban Water Supply	Water Supply
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	2416784	08/06/2015	23 Ben Nevis Crescent, 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
27/08/2001	011298	To build house and garage	Code Compliance Certificate Issued	14/02/2002

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
07/09/2001	010543	build within 4.5m of the front yard	Consent Effective	12/09/2001

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.

Az Address Labels

Az Road Labels

Road Boundaries

Property Boundaries

tasman district council

Aerial Photo Map

The information displayed is schematic only and serves as a guide.
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NORTH

Scale 1:1000

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Original Sheet Size 210x297mm