Property Report

- **This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.**
- 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. Our website has more information about viewing property files
- Additional spatial data is available at 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.

Property Summary

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1870013000	LOTS 3 5 DP 19156	43 Moulder Road	Kotinga	33.3150

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
$3070000	$1140000	$1930000	01/09/2023	$8925.44

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
2027	General Rate	3070000	6809.26
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	Shared Facilities Rate	1	74.92
2027	Mapua Rehabilitation Rate	1	3.66
2027	2025 Weather Event Recovery Rate	1	123.48
2027	Museums Facilities Rate	1	74.34
2027	District Facilities Rate	1	142.53
2027	Golden Bay Community Board	1	16.48
2027	TakakaFirefighting CapitalWard	1	5.41
2027	Regional River Works- Area Y	3070000	988.54
2027	Stormwater: General Drainage	3070000	181.13

Water Meter Information

No Information available

Services

No Services are available for this property

Wheelie Bins

No wheelie bin has been issued to this property.

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 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.

Consents, Permits and Licences

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
06/07/2007	070965	heating unit	Lapsed under BA2004 s 52	22/11/2013

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
22/11/1989	G005133	Underground fuel tanks	
29/03/1988	E060877	Coolstore	
15/10/1986	D003957	Extend dwelling & convert to offices & extend woolshed	
05/11/1985	C013439	Maintenance (workshop)	
02/07/1985	C013458	Office building	
03/04/1985	C013364	Switch gear room	
03/04/1985	C013366	Covered way packhouse	
26/03/1985	C013358	Amenity block	
20/11/1984	C013295	Packhouse	
29/03/1978	H138832	Implement shed	

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	Type	Proposal	Status	Decision Date
28/02/2019	190345	Water Take - Underground	To take and use groundwater for irrigation & frost protection Water Management Zone: Takaka Aquifers - Takaka	Consent Effective	03/11/2022
28/02/2019	190346	Water Take - Underground	To take and use groundwater for	Consent Effective	03/11/2022

Application Date	RC Number	Type	Proposal	Status	Decision Date
			irrigation & frost protection Water Management Zone: Takaka Aquifers - Takaka		
28/02/2019	190347	Water Take - Underground	To take and use groundwater for irrigation & frost protection Water Management Zone: Takaka Aquifers - Takaka	Consent Effective	03/11/2022
26/02/2016	160283	Water Take - Underground	To take groundwater for irrigation & frost protection Water Management Zone: Takaka Aquifers - Takaka	Expired Regional Consent	21/04/2016
26/02/2016	160284	Water Take - Underground	To take groundwater for irrigation & frost protection Water Management Zone: Takaka Aquifers - Takaka	Expired Regional Consent	21/04/2016
26/02/2016	160285	Water Take - Underground	To take groundwater for irrigation & frost protection Water Management Zone: Takaka Aquifers - Takaka	Expired Regional Consent	21/04/2016
25/06/2004	040758	Water Take - Underground	take groundwater for irrigation Water Management Zone: Takaka Aquifers - Takaka	Cancelled	09/11/2004
18/06/1997	NN970136	Water Take - Underground	To take groundwater for irrigation of crops Water Management Zone: Takaka Aquifers - Takaka	Expired Regional Consent	18/09/1997
13/12/1996	960649	Subdivision: Controlled	TWO LOT SUBDIVISION	Section 224	24/03/1997
06/10/1993	930403	Subdivision: Discretionary	ADJUSTMENT OF TITLE BOUNDARIES	Section 224	27/10/1993
15/12/1993	930530	Land Use Controlled	NEW DWELLING WITH OUT BUILDINGS ON	Consent Effective	03/02/1994

Application Date	RC Number	Type	Proposal	Status	Decision Date
			RURAL A LAND FOR RETIREMENT.		

Planning Permits

No historical planning permits have been found for this property.

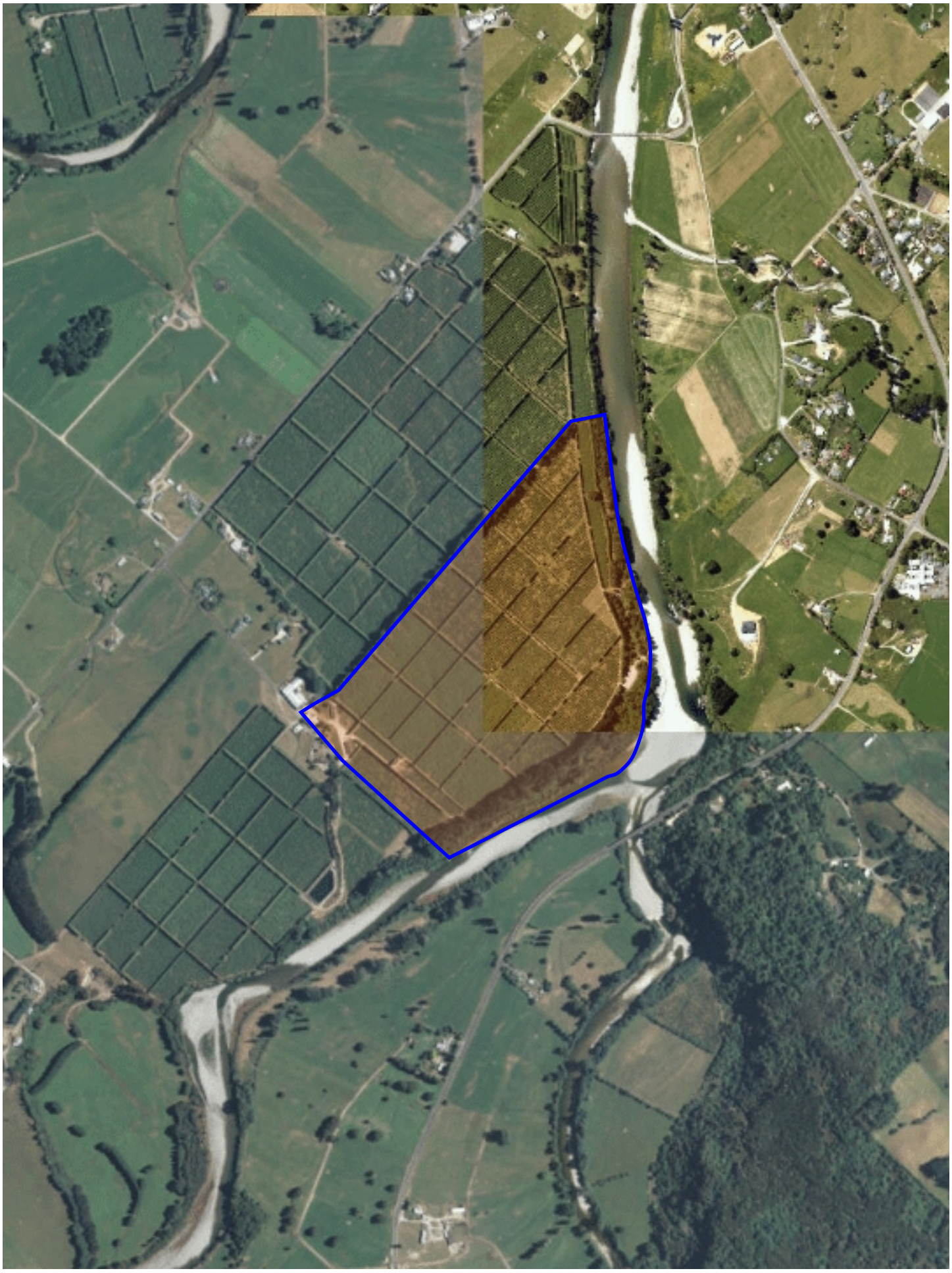
Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
NES - Freshwater Farm Plans	Inglis Peter Geoffrey Thomas	NES RECORD	

Aerial Property View

Thursday, 19 November 2026



Pipes and Rubbish Collection

Thursday, 19 November 2026

