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. 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

Monday, 16 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1915020006	LOTS 1 2 DP 15431 SEC 2 3 SO 459772 SEC 85 PT SECS 86 87 SQ 138 SECS 57-59 BLK I TUTAKI SD PART OLD BED MATAKITAKI RIVER ADJOINING SO 15087 BLK I TUTAKI SDLOT 1-2 DP 5253 SEC 1 SO 13613 PT SEC 67 84 SEC 74-75 83 134 SQ 138 SEC 1 ATIRI SD PT SEC 53 SEC 56 BLK I TUTAKI SD	75 Cole Road	Murchison	203.6941

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
$6200000	$5130000	$1070000	01/09/2023	$15729.44

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	6200000	13751.60
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	Regional River Works - Area Z	5130000	687.42
2027	Stormwater: General Drainage	6200000	365.80

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 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.

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
22/01/2025	240958	Construct a relocated cow shed	Granted and Issued	23/10/2025
10/10/2007	071384	Alterations and extensions to existing dwelling	CCC Refused	21/10/2024
30/11/2016	161299	Install a Tasman Tank for effluent storage	Code Compliance Certificate Issued	27/10/2022
29/09/2020	201194	Partial reclad of external walls of existing dwelling	Lapsed Application	11/11/2021
30/11/2016	161299P	Install a Tasman Tank for effluent storage	RM Certificate Lifted	03/03/2017
27/05/2014	145196	Construct 2 new effluent storage tanks	Code Compliance Certificate Issued	27/05/2016
22/05/2014	145196P	Construct 2 new effluent storage tanks	PIM/TAN Issued	19/06/2014
18/03/2014	140232	Install f/s 2nd hand replacement wood burner	Code Compliance Certificate Issued	14/04/2014
12/05/2010	100545	Construct Goldpine farm shed	Code Compliance Certificate Issued	16/08/2010
22/05/2008	080601	Install Metro Rad freestanding woodburner with wetback	Code Compliance Certificate Issued	08/09/2008
22/05/2008	080602	Install Metro Rad freestanding wood burner	Code Compliance Certificate Issued	30/06/2008
28/06/2002	020955	Kitchen addition and alteration to waste	Code Compliance Certificate Issued	30/01/2008
10/09/2004	041699	To build Urea Silo	Code Compliance Certificate Issued	30/01/2008
14/03/2001	010422	Porch	Code Compliance Certificate Issued	27/11/2003
13/06/2002	020982	To erect garage	Code Compliance Certificate Issued	07/10/2002
08/03/2002	020320	Garage	Code Compliance Certificate Issued	19/08/2002
20/05/2002	020779	To install wood burner	Code Compliance Certificate Issued	06/06/2002
24/05/2001	010752	To build Calf rearing shed	Code Compliance Certificate Issued	07/11/2001
09/03/2001	010283	To install fisher log burner with wet back	Code Compliance Certificate Issued	10/05/2001

Application Date	BC Number	Proposal	Status	Issue Date
11/03/1996	960354	HAY SHED	Code Compliance Certificate Issued	16/04/1996
06/08/1993	931304	TO ERECT DAIRY SHED	Code Compliance Certificate Issued	19/10/1993

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
25/05/1992	K001340	Relocate trotting club building	
16/11/1989	G044834	Extend dwelling: bedroom & laundry	
27/02/1989	G058044	Reinstate garage	140 Hinehaka Road, Murchison
01/10/1984	B109220	Erect implement shed/workshop	
15/05/1984	B108808	Install stack Visa woodburner	
04/10/1982	A040851	Erect hayshed	
11/07/1980	J095692	Alter private residence	
31/07/1979	I050408	Reinstate Juno log burner	
11/05/1978	H158152	Alter dairy	
23/05/1977	I050199	Alter farm dwelling	
14/02/1977	H064668	Erect hayshed	
31/05/1968	A019301	Erect new residence	
29/05/1967	B133690	Add to cow shed	
29/05/1967	B133691	Add to piggery	

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
03/04/2025	250359	Discharge - Land	Discharge consent for noise from an alluvial gold mining activity, and which exceeds permitted activity rules	Withdrawn	
08/04/2025	250196	Land Use - Disturbance	Land-based alluvial gold mining operation being quarrying exceeding 50 cubic metres in	Consent Effective	30/06/2026

Application Date	RC Number	Type	Proposal	Status	Decision Date
			any 12 month period, including the onsite storage and processing of minerals in the Rural 2 Zone; and a Land Use consent for land disturbance associated with the extraction of alluvial gold under NZ Petroleum and Minerals Act (Mineral Permit 60592)		
03/04/2025	250197	Discharge - Land	Discharge of water that may contain sediment for or in connection with alluvial mining to ground where it may enter water via a floating plant dredge pond. ((Mineral Permit 60592)	Consent Effective	30/06/2026
03/04/2025	250198	Water Take - Surface	Non consumptive water take for alluvial gold mining and a consumptive water take from Buller River Water Management Zone: Upper Buller	Consent Effective	30/06/2026
27/03/2020	200247	Water Take - Underground	New application - To take and use groundwater for irrigation Water Management Zone: Upper Buller	Further Information Requested	
16/08/2019	190944	Land Use - Bore	To construct bores (three) for stock, wash down, domestic use and irrigation	Consent Effective	29/08/2019
22/02/2017	170231	Land Use	Land Use consent to erect an effluent tank less than 10 metres from a road boundary in the Rural 2 zone	Consent Effective	03/03/2017

Planning Permits

No historical planning permits have been found for this property.

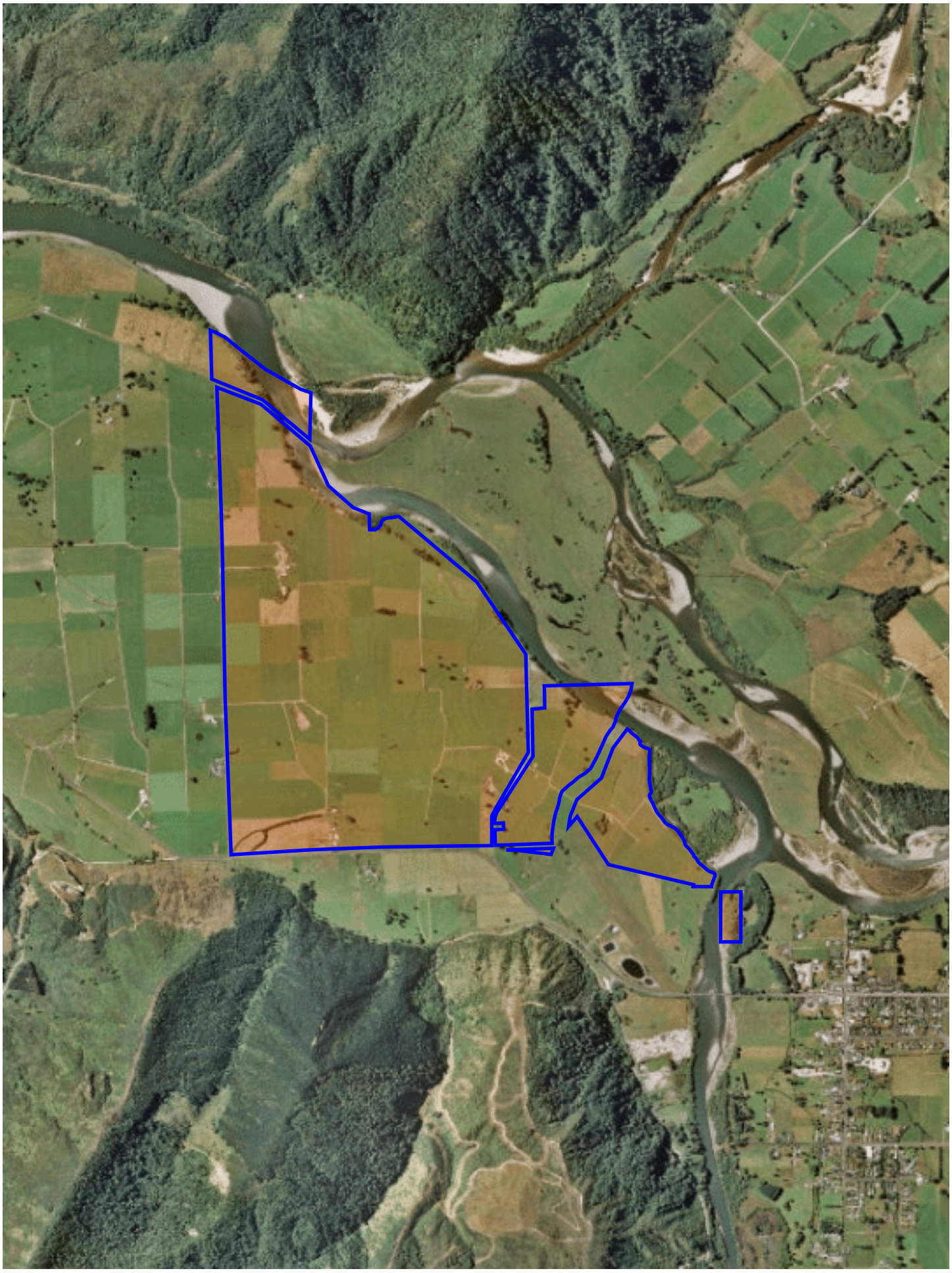
Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
NES - Freshwater Farm Plans	Murchison Farm Limited	NES RECORD	
NES - Synthetic Nitrogen	Murchison Farm Limited	NES RECORD	

Aerial Property View

Monday, 16 November 2026



Pipes and Rubbish Collection

Monday, 16 November 2026

