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)
1915025402	LOTS 3-4 DP 421421 SEC 2 SO 14614 PT LOT 1 DP 622 PTS SECS 34-35 141 SQ 170 ON DP 2177 PT SECS 35 39 SQ 170 ON DP 2158 PT SECS 35 39 SQ 170 ON DP 2408 LOTS 1-2 DP 421421 LOTS 5-6 DP 13048 SEC 1 SO 14614 PT SEC 1-4 SECS 16 17 18	147 Matakitaki Road	Matakitaki Valley	333.3175

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
$7080000	$5300000	$1780000	01/09/2023	$18966.94

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	7080000	15703.44
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	Urban Wat.Supply- Serv Chge	2	1210.96
2027	Regional River Works - Area Z	5300000	710.20
2027	Stormwater: General Drainage	7080000	417.72

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W90018		09MC15494	265
W90298		09MC15377	131

Services

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

Scheme or Supply	Service Provided
Urban Water Supply	Water Supply

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.
Rural 2 deferred Residential	Deferred zones are areas identified for future, more intensive activities once appropriate levels of servicing are available. The Residential Deferred Zone will provide for future standard residential living opportunities. Until the deferment is lifted, the underlying rural zone rules and standards will apply.

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
29/06/2005	055609	Install Logaire Hestia multifuel burner	CCC Refused	14/05/2025
30/04/2012	120388	New farm shed	CCC Refused	12/01/2024
20/07/2017	170798	Construct 800kL Farm Storage Tank	Code Compliance Certificate Issued	09/10/2018
20/07/2017	170799	2000kL Farm Storage Tank	Code Compliance Certificate Issued	09/10/2018
06/06/2014	145243	Freestanding Metro Wee rad woodburner	Code Compliance Certificate Issued	05/12/2017
20/07/2017	170799P	2000kL Farm Storage Tank	RM Certificate Lifted	01/09/2017
20/07/2017	170798P	Construct 800kL Farm Storage Tank	PIM/TAN Issued	29/08/2017
01/10/2008	081190	Construct Strongbuilt Goldpine shed	Code Compliance Certificate Issued	19/09/2012
09/03/2006	060259	New rotary dairy sheds and yards	Code Compliance Certificate Issued	20/08/2012
03/03/2006	060223	Construct stock underpass	Code Compliance Certificate Issued	09/03/2011
06/05/2010	100517	Install freestanding Metro Eco Tiny ped woodburner with wetback	Code Compliance Certificate Issued	08/07/2010
16/05/2008	080575	Install Metro Eco Tiny Ped freestanding wood burner with wetback	Lapsed under BA2004 s 52	10/07/2009
22/05/2007	070715	Construct new dwelling with garaport	Code Compliance Certificate Issued	07/12/2007
17/02/2000	000172	Alteration to dwelling	Recommended to Grant	07/03/2000
21/12/1998	980894	Relocate house	Code Compliance Certificate Issued	09/09/1999
22/04/1996	960643	CAR SHED	Code Compliance Certificate Issued	05/07/1996

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
09/06/1992	K001394	Accommodation unit	
22/06/1990	H021643	Improvements to cowsheds	
12/03/1987	E012534	Erect dwelling	
26/03/1984	F054537	Alter house, resite carport	
14/07/1980	J011704	Erect carshed	
03/07/1979	I050410	Alter house	
12/06/1978	H158225	Alter cowshed	
12/06/1978	H158226	Erect woodshed	
24/05/1976	H025484	Erect hayshed	
11/05/1976	H025504	Install Duno & Heat Visa space heaters	
29/03/1976	H025403	Alter bathroom, shower, build walk-in pantry	
05/11/1975	C091322	Erect implement shed with workshop	
05/11/1975	C091323	Demolish old farm shed	
14/01/1974	F054396	Alter hayshed	

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
07/01/2020	200005	Water Take - Surface	To take and use surface water for irrigation Water Management Zone: Upper Buller	Consent Effective	27/11/2020
06/10/2020	100977V1	Bed - Other Structures	Change of condition 1 of RM100997 to reflect the 'as built water intake - To construct and maintain an intake structu in the bed of the Matakitaki River (River intake number - R605)	Consent Effective	26/11/2020
15/08/2017	170926	Land Use	Land use consent to construct two new dairy effluent tanks which result in total building coverage exceeding 2000 square metres in the Rural 2 zone	Consent Effective	01/09/2017

Application Date	RC Number	Type	Proposal	Status	Decision Date
09/07/2008	080603	Land Use - Disturbance	To remove and place rock for the Longford river stabilization	Expired Regional Consent	09/10/2008
05/08/2008	080684	Subdivision: Controlled	Undertake a boundary relocation	Sec 224 Issued	29/09/2008

Planning Permits

No historical planning permits have been found for this property.

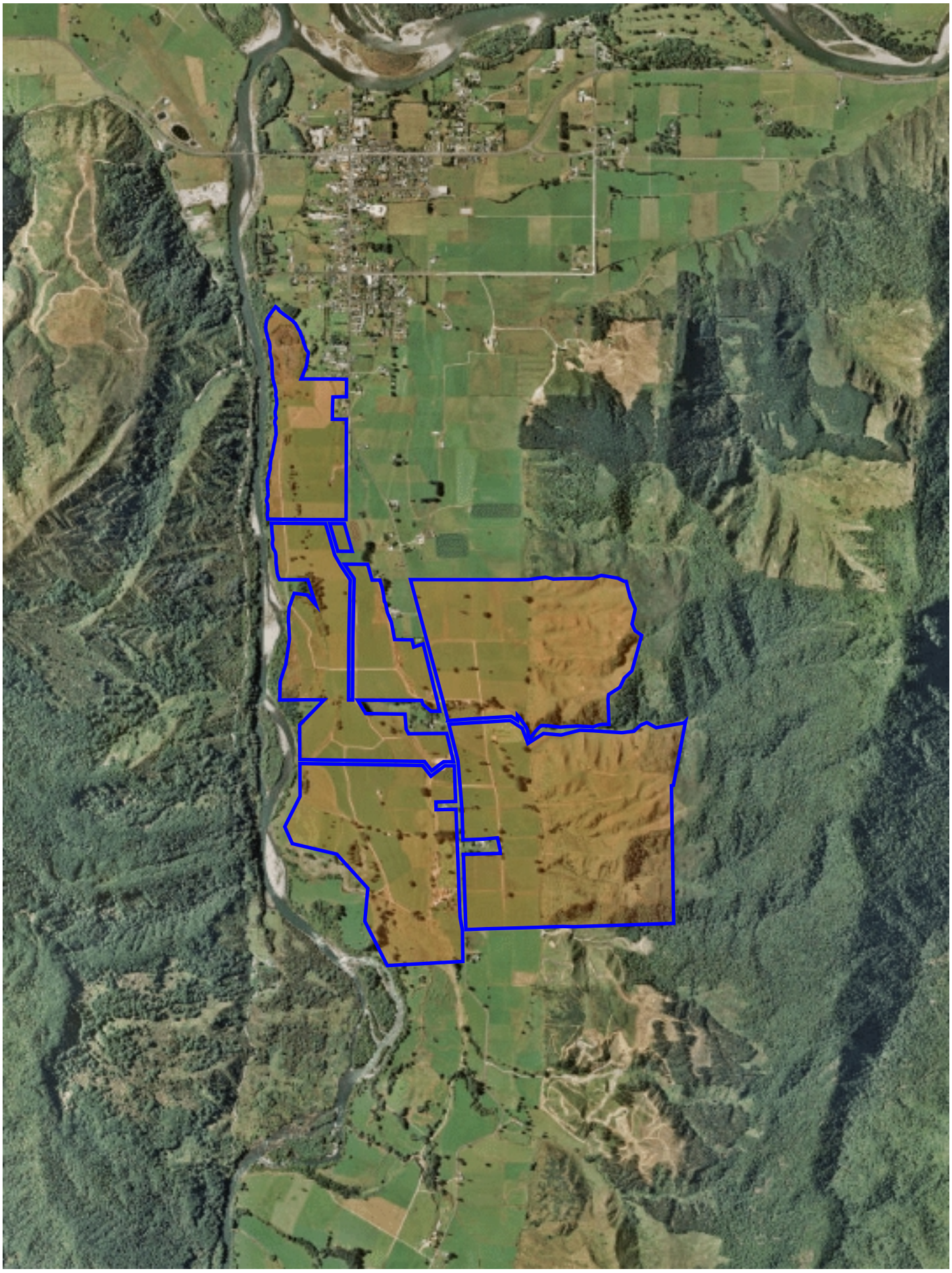
Environmental Health and Licences

The following licences pertain to this property.

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

Aerial Property View

Thursday, 19 November 2026



Pipes and Rubbish Collection

Thursday, 19 November 2026

