# 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) |
|---|---|---|---|---|
| 1915033605 | LOT 1-3 DP 1950 LOT 1 DP 3011 DP 2620 | 99 Waller Street | Murchison | 0.5050 |

## 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 |
|---|---|---|---|---|
| $1930000 | $470000 | $1460000 | 01/09/2023 | $30963.95 |

## 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 | 1930000 | 4280.74 |
| 2027 | Uniform Annual General Charge | 1 | 429.00 |
| 2027 | Wastewater - 1st Pan | 1 | 1280.50 |
| 2027 | Wastewater - 2-10 Pans | 9 | 8643.33 |
| 2027 | Wastewater - 11 + Pans | 22 | 14085.50 |
| 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 | 1 | 605.48 |
| 2027 | Regional River Works - Area Z | 470000 | 62.98 |
| 2027 | Stormwater UDA | 1930000 | 1080.80 |

## Water Meter Information

| Water ID | Meter Reader Note | Meter Id | Last year units |
|---|---|---|---|
| W90349 | | 19N705373 | 2744 |

## Services

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

| Scheme or Supply | Service Provided |
|---|---|
| Stormwater UDA | Stormwater |
| Tasman Waste Water | Wastewater |
| 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 |
|---|---|
| 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, 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 |
|---|---|---|---|---|
| 12/06/2020 | 185138B | Create concrete pathway and change to cladding | Amendment Issued | 04/09/2020 |
| 05/11/2019 | 185138A | Changes to cladding, window joinery, hot water system changed. Change of construction details of fire rated partition walls and doors added to utility rooms. Correct weatherboard details substituted. | Amendment Issued | 09/01/2020 |
| 31/10/2018 | 185138 | Construct 28 unit motel with attached Managers Dwelling | Formally Received | 31/10/2018 |
| 08/02/2012 | NF0161 | Operate private residence as a backpackers hostel | Notice to Fix now Complies | 01/03/2012 |
| 13/05/2003 | 030856 | Install 2nd hand f/standing burner | Recommended to Grant | 19/11/2003 |

## Compliance Schedule

The following Compliance Schedules apply.

| Compliance Schedule Number | Street Address | Status | Expiry Date |
|---|---|---|---|
| CS0779 | 99 Waller Street, Murchison | WOF received | 08/11/2027 |

## 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 |
|---|---|---|---|
| 28/08/1992 | K018375 | Internal alterations - kitchen/living area/bathroom | |
| 21/07/1992 | K018184 | Burner appliance | |
| 16/07/1991 | J38289 | Install Juno fire | |
| 03/09/1985 | C069408 | Resite garage | |
| 19/07/1982 | A040641 | Alter dwellings & install chipheater... | |
| 22/05/1967 | B133666 | Erect carport | |

## 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 |
|---|---|---|---|---|---|
| 11/09/2018 | 180826 | Land Use - Disturbance | Land use consent to change the use of the land and disturb the soil of a site for a residential dwelling that is listed on the hazardous activities and Industries List (Hail)Under the Resource Management (National Environmental standard for assessing and managing contaminants in Soil to Protect Human Health ) Regulations 2011. | Consent Effective | 04/10/2018 |
| 30/05/2018 | 180537 | Land Use | Land use consent to construct a 26 unit Motel with associated managers residence in the residential zone | Consent Effective | 04/10/2018 |
| 27/06/2018 | 180627 | Discharge - Land | Discharge stormwater to land via soakage | Consent Effective | 26/09/2018 |
| 20/02/2018 | 180123 | Land Use | To construct and operate a 29 unit motel complex and signage | Sec 88 Application Returned Incomplete | |

## Planning Permits

No historical planning permits have been found for this property.

## Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

# Aerial Property View

Wednesday, 18 November 2026



# Pipes and Rubbish Collection

Wednesday, 18 November 2026

