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

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1915035000	LOT 1 DP 3165 TOWN OF MURCHISON	41 Waller Street	Murchison	0.3617

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
$1000000	$400000	$600000	01/09/2023	$6602.57

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	1000000	2218.00
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	1	960.37
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	400000	53.60
2027	Stormwater UDA	1000000	560.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W90226		19MC264882	7371

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
Light Industrial	The primary purpose of the Industrial Zone is to provide for land and buildings associated with manufacturing, processing, packing, storage, maintenance or repair of goods. There are limitations on retailing and residential and community activities are excluded. The Light Industrial Zone has lower permitted noise limits in comparison to the Heavy Industrial Zone.

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
08/12/2022	221445	Alteration and structural strengthening to building and construct carwash	Withdrawn	14/04/2023
22/07/2019	190901	Install 10,000L Diesel Exhaust Fluid (DEF) tank and dispenser with associated services	Code Compliance Certificate Issued	28/11/2019
03/11/1998	981567	To build Service Station	Code Compliance Certificate Issued	24/03/1999
18/01/1996	960065	Storage Shed	Code Compliance Certificate Issued	13/02/1996

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0499	41 Waller Street, Murchison	WOF received	17/09/2027
CS0100	41 Waller Street, Murchison	Cancelled	

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
19/07/1982	A040636	Install Warmaire Delaware Pot Belly Stove	
06/04/1981	J012339	Erect storage shed	
27/11/1978	I047721	Erect work shop & service station	

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
07/07/2023	220577	Land Use	Land use consent to replace the	Consent Effective	04/10/2023

Application Date	RC Number	Type	Proposal	Status	Decision Date
07/07/2023	220577	Land Use	Land use consent to replace the existing 6.57 m high illuminated sign with a 8 m high flagpole illuminated sign.	Consent Effective	04/10/2023
22/11/2022	220975	Land Use	Land use consent to upgrade the Service Station including the construction of a new car wash in the Zone.	Withdrawn	
24/11/2022	220976	Land Use - Disturbance	Land Disturbance consent for Earthworks associated with the upgrade of Mobil Service Station underground petroleum storage system, associated infrastructure within a HAIL site (not meeting the NES CS)	Withdrawn	
24/11/2022	220977	Discharge - Land	Discharge consent for stormwater in association from a site with hazardous substances	Withdrawn	
22/11/2022	220978	Discharge - Water	Discharge consent for water containing contaminants to water	Withdrawn	
22/11/2022	220979	Water Take - Surface	To take water (dewatering) of the tank pit Water Management Zone:	Withdrawn	
29/03/2005	050242	Land Use - Hazardous Facilities	Store and/or use hazardous substances	Consent Effective	16/08/2005
22/10/1998	980359	District: Land Use Discretionary	Develop new crossings and improved signage at the Murchison Service Station	Consent Effective	09/11/1998

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
Food Premises	GIRN Limited	Invoice Processed	18/08/2027
Food Premises	Lonewillow Limited	Food Act 2014 - Registered	30/04/2027
Trade Waste Conditional - Separate	Mobil Murchison	Further Information Required	

Aerial Property View

Monday, 16 November 2026



Pipes and Rubbish Collection

Monday, 16 November 2026

