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)
1915035100	LOT 2 DP 5539 TOWN OF MURCHISON	37 Waller Street	Murchison	0.1277

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
$760000	$200000	$560000	01/09/2023	$4948.68

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	760000	1685.68
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
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	200000	26.80
2027	Stormwater UDA	760000	425.60

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W90227		21MC288495	1001

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
29/05/2018	CA0577	Convert vehicle service garage to restaurant	Further Information Requested	31/10/2018
29/05/2018	180597	Cafe alteration including accessible toilet extension	CCC Application Received	04/10/2018
29/05/2018	180597P	Cafe alteration including accessible toilet extension	PIM/TAN Issued	20/07/2018
20/03/2001	010334	To build rooms ext living area	Amendment Issued	11/02/2009

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0215	37 Waller Street, Murchison	WOF received	23/07/2027

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
16/03/1992	B000851	Erect carport & office/laundry/combination	
25/07/1989	Z024579	Alterations to dwelling & workshop	
19/10/1982	A040910	Erect addition to storage shed	
04/10/1982	A040854	Replace Warmaire f/place with inbuilt log fire	
16/02/1982	K096124	Install swimming pool	Pool has been removed. Confirmed by current owner (Phil) 30/05/2022
01/12/1980	J012080	Erect bedroom	

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

Application Date	RC Number	Type	Proposal	Status	Decision Date
	CE210051	Land Use	Wanting to extend trading hours by 1.5 hours for a one-off event.	Marginal/Temporary Consent Exemption Notice Issued	
21/11/2018	150219V1	Land Use	Change of consent conditions of RM150219 to revise car-parking layout to 7 spaces. Operate a restaurant including the provision of takeaways with a shared parking shortfall with the existing backpacker activity onsite in the Light Industrial Zone NOTE: variation of the conditions of RM150219V1 relates to Lot 2 DP 5339 only	Consent Effective	10/12/2018
27/02/2015	150219	Land Use	Operate a restaurant including the provision of takeaways with a shared parking shortfall with the existing backpacker activity onsite in the Light Industrial Zone	Consent Effective	30/03/2015
05/06/2012	120423	Land Use	Operate a licensed restaurant in Industrial Zone with shared car parking with onsite backpackers	Consent Effective	03/09/2012
14/02/2001	010040	District: Land Use Discretionary	provide a homestyle accommodation house for backpackers/ cyclists and families and to replace an existing sign	Consent Effective	19/02/2001

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	The Lazy Cow Limited	Invoice Processed	28/02/2027

Licence Type	Business	Status	Expiry Date
On-licence	The Lazy Cow Limited	Invoice Processed	20/12/2028

Aerial Property View

Saturday, 28 November 2026



Pipes and Rubbish Collection

Saturday, 28 November 2026

