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

Tuesday, 3 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1915063100	SEC 1 SO 14693 SEC 1 SO 14900 LOT 1 DP 5319 LOT 1 DP 5086 PT SEC 2 SQ 176 PT SEC 5 SEC 1 14 15 16-18 BLK II SECS 1 18 BLK V PT SEC 23 SECS 2 4 6 7 8 12 13 14-16 18 19 22 29 30 BLK VI SEC 11S SETTLEMENT MATAKITAKI SD	2727 Matakitaki Road	Matakitaki Valley	825.2822

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
$7210000	$4840000	$2370000	01/09/2023	$17990.35

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	7210000	15991.78
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	4840000	648.56
2027	Stormwater: General Drainage	7210000	425.39

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.
Conservation	The Conservation Zone covers public conservation land administered by the Department of Conservation.
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
04/07/2005	055621	Construct Urea Silo Stand	CCC Refused	
19/10/2005	056275	Fertiliser Silo	CCC Refused	
27/07/2022	220920	Construct water storage tank	Code Compliance Certificate Issued	09/05/2023
20/07/2017	170797	2000kL Farm Storage Tank	Code Compliance Certificate Issued	09/10/2018
20/07/2017	170797P	2000kL Farm Storage Tank	RM Certificate Lifted	
20/02/2002	020190	Lounge extension	Further Information Requested	
14/07/2009	090797	Construct a steel framed farm shed	Code Compliance Certificate Issued	13/12/2011
29/06/2011	110625	New haybarn	Code Compliance Certificate Issued	02/11/2011
15/10/2009	091183	Replace burnt down home with new 4 bed dwelling with woodburner and i/a garage	Code Compliance Certificate Issued	03/08/2010
04/07/2005	055622	To construct urea Silo Stand	Code Compliance Certificate Issued	21/02/2008
04/05/1999	990581	Construction of versatile garage	Code Compliance Certificate Issued	16/01/2001
13/03/2000	000301	Alterations to private dwelling	Recommended to Grant	
03/02/1999	990102	To build dwelling garage & log burner	Code Compliance Certificate Issued	09/09/1999
24/12/1998	981835	Construction of versatile double garage	Recommended to Grant	
08/10/1993	931649	Construct Garage	Code Compliance Certificate Issued	04/07/1995
24/02/1995	950226	To build rotary Dairy Shed	Code Compliance Certificate Issued	04/07/1995

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
08/01/1992	K044102	Erect dwelling	
29/11/1980	J095251	Erect A Covered Sheepyard	
15/04/1977	H064827	Install Space Heater	

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
15/01/2026	260011	Land Use - Disturbance	Land Use consent for a rural industrial activity, namely a land-based alluvial gold mining operation being quarrying exceeding 50 cubic metres in any 12 month period, including the on-site storage and processing of mineral and any ancillary buildings in the Rural 2 Zone. Land Use consent for land disturbance associated with the extraction of alluvial gold under NZ Petroleum and Minerals reference Minerals Permit 61332.	Consent Effective	07/07/2026
13/01/2026	260013	Discharge - Land	Discharge of wash water that may contain sediment for, or in connection with, alluvial mining into the ground for disposal by seepage or into groundwater for reuse.	Consent Effective	07/07/2026
13/01/2026	260012	Water - Divert	To take and use of surface water and groundwater for the processing of Alluvial Gold Mining - non-consumptive	Withdrawn	
07/01/2020	200004	Water Take - Surface	To take and use surface water for	Consent Effective	15/09/2020

Application Date	RC Number	Type	Proposal	Status	Decision Date
			irrigation Water Management Zone: Upper Buller		
04/09/2020	200735	Bed - Other Structures	Use of the Matakitaki Riverbed to place, maintain and operate a water intake structure	Consent Effective	15/09/2020
20/05/2011	110396	Water Take - Surface	Take surface water from Matakitaki River for Irrigation Water Management Zone: Upper Buller	Expired Regional Consent	07/09/2011
01/06/2018	180539	Subdivision	Undertake a subdivision by way of a boundary adjustment section 12 Block V1 Matakitaki survey district (CFR NL 121/205) of 21.2738 Ha into the following;- A/ Proposed lot 1 b/ Proposed Lot 2 of 20.77 ha to be amalgamated with Section 18 Bock V1 Matakitakisurvey District (CFR NL 47/184) creating a new title with an area of 107.9ha	Consent Effective	06/07/2018
22/05/2000	000266	Land Use: Non Notifed Non-complying	carry out mining operation	Surrendered	10/08/2000
17/05/2000	NN000279	Water Take - Surface	take water from streams for gold mining operation Water Management Zone: Upper Buller	Expired Regional Consent	10/08/2000
17/05/2000	NN000280	Discharge - Water	discharge of mining operation through chinese tailings	Cancelled	14/08/2000

Planning Permits

No historical planning permits have been found for this property.

Environmental Health and Licences

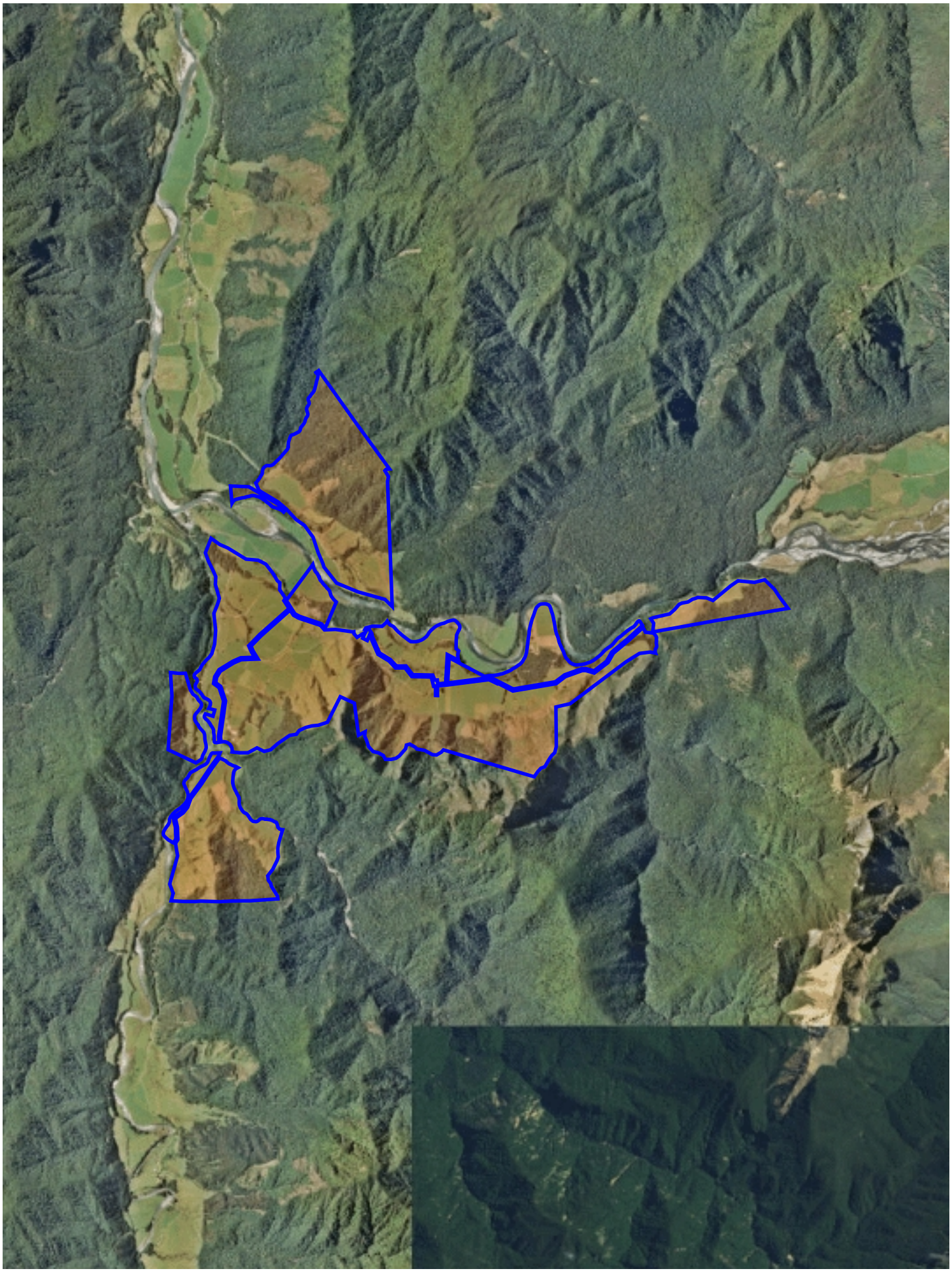
The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date

Licence Type	Business	Status	Expiry Date
NES - Freshwater Farm Plans	Michael and Erice Thomas	NES RECORD	
NES - Intensive Winter Grazing	Michael and Erice Thomas	NES RECORD	
NES - Synthetic Nitrogen	Thomas Farms Limited	NES RECORD	

Aerial Property View

Tuesday, 3 November 2026



Pipes and Rubbish Collection

Tuesday, 3 November 2026

