

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 Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1915064001	LOTS 2-6, 13-15 DP 572823 LOTS 1-2 DP 9752 PT LOT 2 DP 10502	1991 Tutaki Road South	Murchison	617.2179

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
\$13650000	\$7210000	\$6440000	01/09/2023	\$32971.81

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	13650000	30275.70
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	7210000	966.14
2027	Stormwater: General Drainage	13650000	805.35

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
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.

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
05/03/2026	260170	Construct accommodation unit - Block C	Code Compliance Certificate Issued	02/10/2026
22/10/2021	211308	Construct three detached sheds	Code Compliance Certificate Issued	11/09/2026
04/12/2023	231097	Construct three sheds	CCC Refused	
23/11/2023	231082	Construct staff facilities building	Code Compliance Certificate Issued	
	NF0564	Installation of specified systems without building consent	Notice to Fix now Complies	
08/09/2025	CA250757	Change to Fire Report and installed emergency lighting	Granted and Issued	
20/08/2024	240704	Construct 2 x worker accommodation units and 1 x amenity building	Code Compliance Certificate Issued	27/03/2025
	EX240321	Construct pole shed	Granted and Issued	
19/09/2023	230881	Construct 3 dwellings for workers accommodation	Code Compliance Certificate Issued	01/05/2024
	230126	Relocate four temporary worker accommodation (Relocatable Buildings)	Lodged	
13/10/2022	211308A	Additional concrete pads added for fuel tank and shelter placement, and addition of a water tank	Amendment Issued	
26/02/2013	130144	Construct a new stock bridge	Code Compliance Certificate Issued	03/03/2014

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0909	Tutaki Road South, Murchison	Compliance Schedule Issued	27/03/2027
CS0829	Tutaki Road South, Murchison	WOF received	01/10/2027

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
21/05/1985	C030387	Erect shearers accommodation	
27/02/1979	I049930	Erect Baigent type hay shed	(No 1 hay shed)
27/02/1979	I049931	Erect Baigent type hay shed	(No 2 hay shed)

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
24/06/2025	250388	Discharge - Air	Discharge of herbicide to air from aerial Foliar Spray application (AFSA) and land-based motorised application methods for the control of willow on the bed margins of the Upper Matakītaki River	Withdrawn	
18/03/2026	240323V1	Land Use	Change of consent conditions 1, 3, 4, 8, 9, 12 and 13 of RM240323 to amend the plans and update plan references for the approved workers accommodation in the Rural 2 Zone.	Consent Effective	04/05/2026
24/09/2024	230425V1	Land Use	Change of consent conditions 1 and 6 of RM230425 - Land use consent for a second hops kiln and processing picking shed, workers accommodation, staffroom and offices, tractor shed, and four new residential dwellings for staff in the Rural 2 Zone.	Consent Effective	22/11/2024

Application Date	RC Number	Type	Proposal	Status	Decision Date
10/06/2024	240324	Discharge - Land	Discharge wastewater to land in a volume exceeding 2000 litres per day (from workers accommodation and kitchen building)	Consent Effective	19/08/2024
10/06/2024	240323	Land Use	Land use consent for worker's accommodation and to exceed building coverage in the Rural 2 Zone.	Consent Effective	16/08/2024
19/07/2023	230426	Discharge - Land	Discharge of primary treated wastewater to land	Consent Effective	21/11/2023
19/07/2023	230427	Discharge - Land	Discharge of stormwater to land on a site that is used to store hazardous substances and land use consent for the storage of hazardous substance	Consent Effective	21/11/2023
19/07/2023	230425	Land Use	Land use consent for second hops kiln and processing picking shed, workers accommodation, staffroom and offices, tractor shed, and four new residential dwellings for staff in Rural 2 Zone.	Consent Effective	
05/08/2022	220661	Land Use	Land use consent to construct workers accommodation the contravenes building coverage standards.	Consent Effective	19/12/2022
31/08/2022	220751	Discharge - Land	Discharge of primary treated wastewater to land (from workers accommodation units, office & tearoom)	Consent Effective	19/12/2022
16/08/2021	210757	Land Use - Bore	Construction of up to seven new bores	Consent Varied	25/08/2021
15/08/2022	210757V1	Land Use - Bore	Change of conditions to	Consent Effective	25/11/2022

Application Date	RC Number	Type	Proposal	Status	Decision Date
			RM210757 to allow for drilling of two additional bores - Construction of up to seven new bores		
15/08/2022	200746V2	Water Take - Underground	To take and use surface water from Matakitaki River and groundwater for irrigation & frost protection; Change of conditions of RM200746V1 to allow install of two additional bores Water Management Zone: Upper Buller	Consent Effective	25/11/2022
07/04/2022	200747V1	Bed - Other Structures	Change of condition of RM200747 to update legal description to comply with Condition 15 subdivision RM210636; Bed disturbance to install and maintain a water intake structure including a maintenance platform	Consent Effective	14/11/2022
07/04/2022	200748V1	Land Use - Disturbance	Change of condition to RM200748 to update legal description to comply with Condition 15 of subdivision RM210636; Land Use consent to recontouring of up to 50 hectares of land	Consent Effective	14/11/2022
11/09/2020	200746	Water Take - Surface	To take and use surface water from Matakitaki River for irrigation & frost protection Water Management Zone: Upper Buller	Consent Varied	07/12/2020
19/11/2021	211115	Land Use - Hazardous Facilities	Land use consent for storage of hazardous materials (diesel tank)	Consent Varied	16/12/2021

Application Date	RC Number	Type	Proposal	Status	Decision Date
07/04/2022	211115V1	Land Use - Hazardous Facilities	Change of condition to RM211115 to update the legal description to comply with Condition 15 of subdivision RM210636; Land use consent for storage of hazardous materials (diesel tank)	Consent Effective	14/11/2022
18/11/2021	211116	Discharge - Land	Discharge consent for stormwater to land on a site that has a hazardous substance stored.	Consent Varied	16/12/2021
07/04/2022	211116V1	Discharge - Land	Change of condition to RM211116 to update the legal description to comply with Condition 15 subdivision RM210636; To discharge stormwater to land on a site that has a hazardous substance stored.	Consent Effective	14/11/2022
19/11/2021	211114	Land Use	Land Use Consent to construct and operate a hop processing plant which constitutes a rural industrial activity and to construct a building which exceeds maximum permitted height and building coverage in the Rural 2 Zone	Consent Effective	16/12/2021
18/10/2019	191155	Right of Way LGA	To register a 10m wide Right of Way over existing and consented access tracks	Sec 348 LGA Approved	13/01/2020
20/12/2002	NN020439	Land Use - Disturbance	construct 4 bridges	Consent Effective	11/02/2003

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	Nelson Lakes Hops Limited	NES RECORD	
NES - Synthetic Nitrogen	Nelson Lakes Hops Limited	NES RECORD	



