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)
1928019800	LOT 2 DP 13303-SUBJ TO EASEMENTS ON DP 13668	204 Ching Road	Lower Moutere	12.6728

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
$1710000	$1130000	$580000	01/09/2023	$4986.45

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	1710000	3792.78
2027	Uniform Annual General Charge	1	429.00
2027	Stormwater: General Drainage	1710000	100.89
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	Regional River Works - Area Z	1130000	151.42
2027	Motueka Community Board	1	16.74
2027	District Facilities Rate	1	142.53
2027	Museums Facilities Rate	1	74.34
2027	2025 Weather Event Recovery Rate	1	123.48
2027	Mapua Rehabilitation Rate	1	3.66
2027	Shared Facilities Rate	1	74.92

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 1	The Rural 1 Zone contains the small area of the District's land which has the highest productive value. In general, this land is suited to a wide range of uses including intensive soil-based production. Rules for subdivision and development primarily protect the productive land value 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
09/11/2016	161218	Install in-ground pool with fencing.	Code Compliance Certificate Issued	01/02/2019
30/04/2018	180455	Installation Woodsman Freestanding Woodburner with Wetback	Code Compliance Certificate Issued	03/07/2018
09/11/2016	161218P	Install in-ground pool with fencing.	PIM/TAN Issued	12/12/2016
21/10/1999	991556	New dwellinggarage/woodburner	2nd Code Compliance Cert	15/07/2013
18/03/2004	040483	To build replacement Barn & Shed	Code Compliance Certificate Issued	09/07/2004

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
20/06/1991	038183	Relocate shed for farm	
30/09/1988	G057691	Erect worker accommodation	
30/09/1988	G057690	Erect implement shed	
04/10/1984	B109228	Erect additions to shearing shed	
12/10/1981	K064055	Baigent Type Shed	
14/07/1980	J011705	Garage & Bedroom	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
BC161218 In-ground swimming pool plus fence, rego form requested via email.	09/11/2016
Pool Compliant	28/07/2026

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
27/09/1999	990346	District: Land Use Discretionary	erect a dwelling and use existing bach as workers accommodation	Consent Effective	18/10/1999

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	Faulkner Bevan Charles	NES RECORD	
Swimming Pool or Spa	Bevan Faulkner	Pool Compliant	21/03/2029

Aerial Property View

Saturday, 28 November 2026



Pipes and Rubbish Collection

Saturday, 28 November 2026

