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

Sunday, 22 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1928023103	LOT 1 DP 448070	164 Central Road	Lower Moutere	0.5031

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
$950000	$390000	$560000	01/09/2023	$3301.26

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	950000	2107.10
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	Refuse/Recycling Rate	1	140.29
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	Motueka Community Board	1	16.74
2027	Reg. River Works -Part Area Y	26780	8.62
2027	Reg. River Works - Part Area Z	357000	47.84
2027	Stormwater: General Drainage	950000	56.05

Water Meter Information

No Information available

Services

No Services are available for this property

Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2415518	08/06/2015	164 Central Road, Lower Moutere

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
21/03/2019	190308	Install new Masport freestanding wood burner	Code Compliance Certificate Issued	07/05/2019
14/02/2002	020165	Alterations to dwelling	Code Compliance Certificate Issued	02/07/2007
08/05/1998	980636	To install inbuilt log burner	Code Compliance Certificate Issued	02/06/1998

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
31/10/1991	K043750	Convert garage to gamesroom and include double garage	into implement shed
22/03/1991	H059490	Install Para pool	
28/07/1989	G024600	Install burner	
04/02/1986	D028752	Extend barn	
26/06/1985	C068966	Erect implement shed	
30/10/1980	J011988	Erect extension	
27/06/1977	H109559	Reinstate garage	
16/08/1967	A099558	Extension of toolshed	
23/07/1966	0141825	Erect new bedroom and woodshed	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Application for the registration of an inground pool received.	07/01/2013
Fencing complies with Fencing of Swimming Pools Act 1987.	11/02/2013
Pool Compliant	26/11/2024

Resource Consents

No Resource Consent records are on record for this property.

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
Swimming Pool or Spa	Katrina Arundel & Grant Stevens	Pool Compliant	26/11/2027

Aerial Property View

Sunday, 22 November 2026



Pipes and Rubbish Collection

Sunday, 22 November 2026

