Property Report

- **This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.**
- 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)
1928023400	ALL D P 4166 BLK VII MOTUEKA S D	108 Central Road	Lower Moutere	1.3279

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
$1270000	$455000	$815000	01/09/2023	$4382.38

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	1270000	2816.86
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	Regional River Works- Area Y	1270000	408.94
2027	Stormwater: General Drainage	1270000	74.93

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	2415517	08/06/2015	108 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
26/02/2013	130146	Install a new F/S Bosca Limit 380 wood burner	Code Compliance Certificate Issued	19/04/2013
05/12/2007	071626	Alterations and extensions to dwelling	Code Compliance Certificate Issued	26/05/2008
24/08/1998	981234	To install toilet in garage & new septic tank	Code Compliance Certificate Issued	07/12/2004
28/08/2001	011317	New dwelling (second)	Code Compliance Certificate Issued	04/12/2003
18/04/2001	010522	To install blaze sapphire diesel heater	Code Compliance Certificate Issued	23/05/2001
	990476	To install free standing heater	Code Compliance Certificate Issued	17/08/1999
20/12/1994	941992	To build woodshed & storeroom	Code Compliance Certificate Issued	13/02/1995

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
11/07/1991	J038267	Addition to shed as carport	
03/07/1990	H021696	Alterations to dwelling	
06/07/1987	E060196	Erect granny flat	
03/02/1982	K096114	Alterations	
02/05/1980	J095494	Log fire	
18/02/1980	J095293	Erect Shed	
25/03/1979	I050037	Chip heater in kitchen	
19/09/1977	H109766	Demolish Bach	
		Wash House & Bathroom	
	A280234	Storage 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
03/06/2010	010302V2	Land Use	To vary condition 4 of consent RM010302 to allow the second dwelling to be used for rental purposes.	Consent Effective	28/06/2010
09/11/2007	010302V1	District: Land Use Discretionary	Extension to second dwelling	Consent Effective	22/11/2007
	071073	Land Use/Subdn: Discretionary	Extension to sencond dwelling	Cancelled	
30/05/2001	010302	Land Use Controlled	Build second dwelling	Consent Effective	31/05/2001

Planning Permits

No historical planning permits have been found for this property.

Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

Aerial Property View

Thursday, 19 November 2026



Pipes and Rubbish Collection

Thursday, 19 November 2026

