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

Monday, 16 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1928026700	PT LOT 2 DP 1553	48 Central Road	Lower Moutere	10.1096

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
$7320000	$1520000	$5800000	01/09/2023	$20106.33

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	7320000	16235.76
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	7320000	2357.04
2027	Stormwater: General Drainage	7320000	431.88

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	2415514	08/06/2015	48 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
	NF0655	Recognised Seasonal Employer (RSE) workers accommodation	Notice to Fix issued	15/10/2026
26/06/2006	060887	Install metro Wee Rad	Code Compliance Certificate Issued	23/02/2011
03/11/1995	951645	Alterations build sunroom & day room	Code Compliance Certificate Issued	27/03/1996

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS1021	48 Central Road, Lower Moutere	Letter Sent	

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
25/06/1992	01493	Install MacKay heater	
31/08/1987	E060324	Convert top floor of packing shed to dwelling	
11/12/1986	E012340	Erect packing shed	
10/07/1986	D062685	Resite workers batch	
20/02/1985	C030098	Demolish dwelling	
20/02/1985	C030097	Erect a dwelling	
19/11/1984	C029934	Erect garage	
23/07/1971	C074069	Kent Underfloor Tank	
26/01/1971	C026416	Erect Tobacco Kiln Unit	
03/09/1962	141917	Roadside Stall	

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
	200060	Water Take - Underground	Registration on the Waiting List To Take and Use Water Water Management Zone: Moutere Western Groundwater	Withdrawn	
	200883	Water Take - Underground	Reigstration on waiting list to take and use 1257m3/week water to add to RM130209 Water Management Zone: Moutere Western Groundwater	Water Waiting List	
15/01/1997	NN980016	Water Take - Underground	take groundwater for spray and trickle irrigation Water Management Zone: Moutere Western Groundwater	Expired Regional Consent	31/03/1999
28/02/2013	130209	Water Take - Underground	To take groundwater for irrigation and frost protection Bore WD 8007 Water Management Zone: Moutere Western Groundwater	Consent Effective	31/05/2013

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	Birdhurst Properties Limited	NES RECORD	

Aerial Property View

Monday, 16 November 2026



Pipes and Rubbish Collection

Monday, 16 November 2026

