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)
1928030400	PT LOT 1 DP 2978 PT SEC 1 MOUTERE DIST PT SEC 2 VII MOTUEKA SD	8 School Road	Lower Moutere	2.3398

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
$4300000	$530000	$3770000	01/09/2023	$0.00

Rates Breakdown

No Information available

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- School	2417733	11/02/2016	8 School Road, Lower Moutere
Single 240- School	2417734	11/02/2016	8 School Road, Lower Moutere
Single 240- School	2417735	11/02/2016	8 School Road, Lower Moutere
Single 240- School	2417866	13/01/2016	8 School Road, Lower Moutere
Single 240- School	2417867	13/01/2016	8 School 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

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
13/12/2024	241009	Relocate a classroom from Salisbury School to Lower Moutere School	Code Compliance Certificate Issued	09/05/2025
	EX240922	Construction of Steel outdoor awning	Granted and Issued	03/12/2024
05/01/2022	211514	Block A - Enclose walkway, upgrade classroom and entrance, replace roof and cladding Block HH - Replace roof and cladding	Code Compliance Certificate Issued	20/02/2024
28/05/2021	210615	BLOCK B: Internal alterations and addition of relocated building to create breakout area plus office addition BLOCK D: Internal alterations SCHOOL HALL: Extension	Code Compliance Certificate Issued	23/09/2022
26/11/2021	211462	Construct two temporary portacom classrooms	Code Compliance Certificate Issued	09/08/2022
17/10/2016	161136	Upgrade fire alarm, replace ramps/steps, alter admin block, classroom blocks E & GG	Code Compliance Certificate Issued	01/02/2018
18/08/2017	170910	Installation of secondary X-perco treatment plant to replace existing failed system	Code Compliance Certificate Issued	30/10/2017
18/08/2017	170910P	Installation of secondary X-perco treatment plant to replace existing failed system	PIM/TAN Issued	08/09/2017
17/10/2016	161136P	Upgrade fire alarm, replace ramps/steps, alter admin block, classroom blocks E & GG	PIM/TAN Issued	22/11/2016
14/01/2009	090030	Rebound wall	Code Compliance Certificate Issued	09/02/2009
03/11/2000	001698	Multi purpose room/hall	Code Compliance Certificate Issued	26/07/2001

Application Date	BC Number	Proposal	Status	Issue Date
05/02/2001	010126	Caretakers storage shed	Recommended to Grant	06/03/2001
19/06/2000	000939	Admin office & staffroom & relocate dental clinic	Code Compliance Certificate Issued	19/12/2000
02/05/2000	000630	To build new library	Code Compliance Certificate Issued	19/12/2000
01/12/1999	991784	Teaching spaces and attached toilet block	Code Compliance Certificate Issued	19/07/2000
31/03/1998	980407	Relocate classroom	Code Compliance Certificate Issued	05/03/1999
21/01/1993	930044	Out building	Recommended to Grant	27/01/1993

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0091	8 School Road, Lower Moutere	WOF received	04/05/2027

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
02/07/1990	A021682	Erect toilet block	
27/07/1989	G024590	Erect skyline sleepout for school unit	
08/03/1988	F019234	Upgrading & additions to administration area	
09/02/1981	J012187	Heating upgrade	
10/12/1975	C091405	Additional classroom & library conversion	
31/08/1966	B076481	New toilet areas	

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
19/12/2024	240912	Outline Plan	Outline Plan waiver to relocate a classroom from Salisbury School to Lower Moutere School	Consent Effective	22/01/2025
11/11/2024	240782	Outline Plan	Outline Plan	Consent Effective	19/11/2024

Application Date	RC Number	Type	Proposal	Status	Decision Date
			Waiver for construction of steel outdoor awning - Lower Moutere School		
27/01/2022	220046	Outline Plan	Outline Plan Waiver for alterations and additions to Lower Moutere School Block A to enclose walkway, upgrade classroom and entrance, replace roof and cladding, and Block HH to replace roof and cladding, at 8 School Road, Lower Moutere.	Consent Effective	09/03/2022
26/01/2022	220036	Outline Plan	Outline Plan Waiver for temporary portacom buildings to be used as classrooms	Consent Effective	10/02/2022
31/05/2021	210492	Outline Plan	Outline Plan Waiver - for alternations to Room 1 & 2 and addition of a breakout space and office; and alternations to Room 6 (Hall)	Consent Effective	03/06/2021
21/08/2017	170942	Outline Plan	Outline Plan Waiver - Installation of new on-site wastewater management system	Consent Effective	05/09/2017
21/08/2017	170944	Discharge - Land	Discharge of treated Wastewater to land	Consent Effective	05/08/2017
17/10/2016	160946	Outline Plan	Outline Plan waiver for upgrade works to classrooms, demolition of toilets and updating fire alarms and provision of compliant ramps and bathroom	Consent Effective	25/10/2016
22/11/2000	NN000545	Discharge - Land	discharge treated sewage to disposal system	Expired Regional Consent	01/07/2002
	070962	District: Land Use	relocate an	Withdrawn	

Application Date	RC Number	Type	Proposal	Status	Decision Date
		Discretionary	existing building and skyline garage and establish a flower growing business		
	NN663780	Water Take - Underground	School use Water Management Zone: Moutere - Moutere	Expired Regional Consent	12/05/1969
10/05/2000	000247	Land Use Controlled	School Library less than 10metres to road boundary	Consent Effective	10/05/2000

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
Amusement Device	George Sturgeon	Licence Issued	05/04/2025

Aerial Property View

Tuesday, 10 November 2026



Pipes and Rubbish Collection

Tuesday, 10 November 2026

