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)
1928034702	LOT 1 DP 532707	90 Ching Road	Lower Moutere	1.0604

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
$790000	$450000	$340000	01/09/2023	$2994.57

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	790000	1752.22
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
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	790000	254.38
2027	Stormwater: General Drainage	790000	46.61

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
	NF0579	Compliance Schedule required	Notice to Fix now Complies	19/01/2026
22/02/2007	070211	Extension to coolstore	CCC Refused	10/12/2024
20/05/2021	210620	Install Masport freestanding wood burner	Code Compliance Certificate Issued	01/07/2021
15/09/2006	061332	Addition of bedroom/ensuite and office	Code Compliance Certificate Issued	22/11/2011
08/01/2003	030011	Addition to coolstore	Code Compliance Certificate Issued	08/12/2003
04/03/1998	980093	Build coolstore	Code Compliance Certificate Issued	17/11/1998
29/05/1995	950734	TO BUILD OFFICE	Recommended to Grant	13/06/1995
29/08/1994	941402	TO BUILD SHED FOR SPRAY STORAGE	Code Compliance Certificate Issued	13/01/1995

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0957	90 Ching Road, Lower Moutere	Letter Sent	15/01/2027

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
21/07/1992	0018181	Storage shed extension	
25/06/1992	K01500	Erect packing shed	
09/06/1992	K01420	Burner appliance	
08/06/1988	G057394	Erect workers accommodation	
02/09/1986	E012070	Erect workers sleepout	
11/11/1985	D028586	Erect garage	
14/08/1980	J011804	Packing shed	
09/12/1974	G31880	Connection to septic tank	
04/12/1964	A106426	Dwelling	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
INSPECTION 19.11.01 COMPLIES	
Pool Compliant	14/05/2024
Pool inspection - Non-compliance found, letter on file.	21/01/2014
Pool inspection - spa pool empty of water, letter on file	10/02/2014
Spa pool - registered Phil Roberts.	

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
01/08/2018	180710	Land Use	Land use consent to authorise workers accommodation that breaches internal boundary setbacks and building coverage as a result of subdivision under RM180809 in the Rural 1 zone	Consent Effective	20/12/2018
29/01/1998	980040	District: Land Use Discretionary	erect a coolstore	Consent Effective	03/03/1998

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	Mark & Heather Inwood	Pool Compliant	14/05/2027

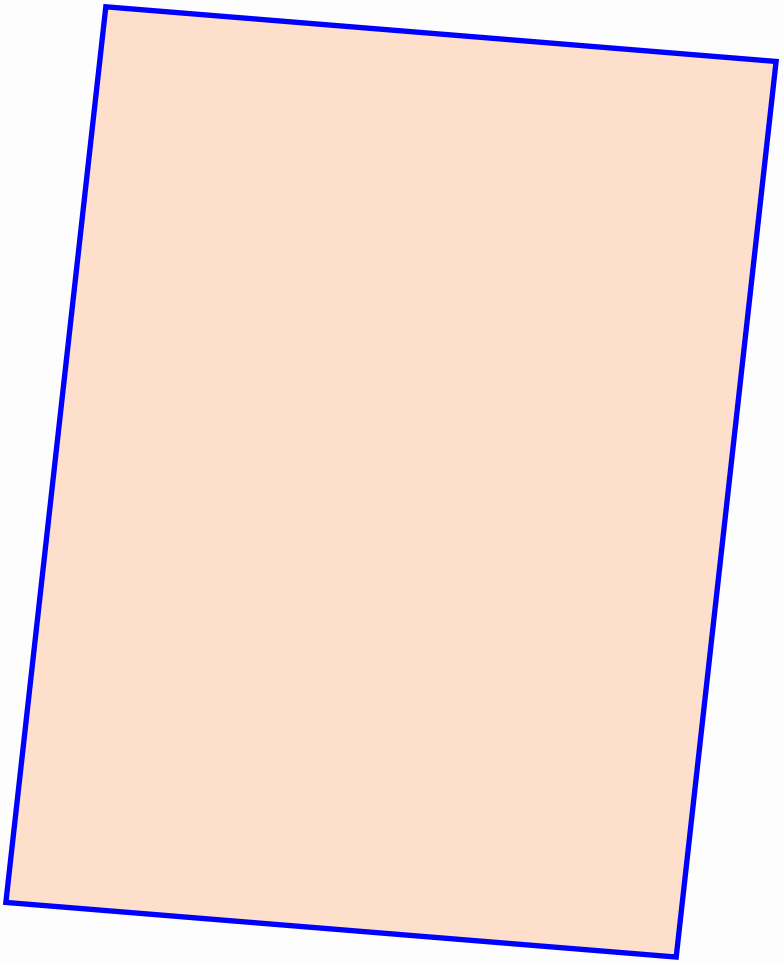
Aerial Property View

Monday, 16 November 2026



Pipes and Rubbish Collection

Monday, 16 November 2026



Recycling
Collection Day:
Wednesday - Week 2

Rubbish
Collection Day:
Wednesday