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)
1928035601	SEC 2 SO 544444	370 Central Road	Lower Moutere	2.4672

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
$1200000	$520000	$680000	01/09/2023	$3883.73

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	1200000	2661.60
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 Z	520000	69.68
2027	Stormwater: General Drainage	1200000	70.80

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	28574	29/10/2025	370 Central Road, Lower Moutere
Single 240- Withdrawn	2415520	08/06/2015	370 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
25/02/2010	100160	Alterations/additions to dwelling: new bathroom, ensuite & verandah	CCC Refused	03/05/2024
25/02/2010	CA0242	Construct Verandah and dig new piles	Certificate of Acceptance Issued	20/04/2010
16/02/2010	NF0121		Notice to Fix now Complies	23/03/2010
13/03/2006	060271	Dwelling	Code Compliance Certificate Issued	01/07/2008

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
12/06/1991	J038143	Install Masport burner	
09/08/1982	A40706	Extension to dwelling - dining room	
13/11/1980	J012036	Erect verandah & alter lounge room window	
14/03/1977	H64739	Erect a chicken house	
31/03/1965	A106597	Erect concrete water tank	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	24/01/2025

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
11/01/2019	190022	Land Use	To construct a 2.4 metre high fence on a new proposed boundary line to provide safe	Consent Effective	22/01/2019

Application Date	RC Number	Type	Proposal	Status	Decision Date
11/01/2019	190022	Land Use	To construct a 2.4 metre high fence on a new proposed boundary line to provide safe intersection sight line that encroaches setbacks from road boundaries in the Rural 1 Zone.	Consent Effective	22/01/2019
24/01/2006	060015	District: Land Use Discretionary	erect a second dwelling for a manager and/or family members or visitor and holiday accommodation	Consent Effective	30/03/2006

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	William & Gillian Tolson	Pool Compliant	24/01/2028

Aerial Property View

Sunday, 22 November 2026



Pipes and Rubbish Collection

Sunday, 22 November 2026

