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)
1928037100	PT LOT 2 DP 1830	13 Edwards Road	Lower Moutere	10.0688

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
$1550000	$990000	$560000	01/09/2023	$5110.10

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	1550000	3437.90
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	1550000	499.10
2027	Stormwater: General Drainage	1550000	91.45

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	2422335	27/08/2024	13 Edwards Road, Lower Moutere
Single 240- Withdrawn	2415807	08/06/2015	13 Edwards 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
13/12/2007	071663	To build a steel framed shed	Code Compliance Certificate Issued	15/12/2009
15/09/2008	081132	laying of concrete pad for installation of Wind Machine for frost protection	Withdrawn	28/05/2009
10/07/2007	070981	To install Metro Mega Ped Woodburner	Code Compliance Certificate Issued	23/10/2007
21/11/2001	011805	To install metro free standing heater	Code Compliance Certificate Issued	21/12/2001

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
16/06/1988	G057411	Install stack vista 640 fire	
17/12/1986	E012361	Erect fruit bin shelter	
18/11/1986	E012272	Erect lean-to roof onto packing shed	
21/11/1985	D028612	Alter packing shed	
22/11/1983	B052368	Erect pump shed	
03/05/1979	I050134	Install Juno	
16/05/1977	H109441	Packing Shed Lean To	
11/05/1976	H25497	Erect Dwelling	

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
19/08/2025	130061V2	Water Take - Underground	To take & use groundwater for irrigation or storage. Change	Consent Effective	15/06/2026

Application Date	RC Number	Type	Proposal	Status	Decision Date
19/08/2025	130061V2	Water Take - Underground	To take & use groundwater for irrigation or storage. Change of conditions of RM130061V1 to update the legal descriptions to fulfil condition 5 of subdivision consent RM250000. Water Management Zone: Moutere Eastern Groundwater	Consent Effective	15/06/2026
17/09/2024	130061V1	Water Take - Underground	To take & use groundwater for irrigation or storage. Change of use condition of RM130061. Water Management Zone: Moutere Eastern Groundwater	Consent Varied	12/11/2024
22/01/2013	130061	Water Take - Underground	Take groundwater for irrigation Water Management Zone: Moutere Eastern Groundwater	Consent Varied	31/05/2013
24/02/1998	NN980062	Water Take - Underground	take groundwater for irrigation of crops Water Management Zone: Moutere Eastern Groundwater	Expired Regional Consent	23/02/1999
15/09/2008	080726	Land Use	Construct wind machine for frost protection	Withdrawn	
14/12/2007	071213	Land Use: Restricted Discretionary	Construct a shed	Consent Effective	03/01/2008
18/02/1992	NN925089	Water Take - Underground	To take groundwater for irrigation of 10 ha of crops at Edw Water Management Zone: Moutere Eastern Groundwater	Expired Regional Consent	16/09/1992

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	Greenhough John Francis	NES RECORD	

Aerial Property View

Friday, 27 November 2026



Pipes and Rubbish Collection

Friday, 27 November 2026

