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)
1928038002	LOTS 3-4 DP 14541	441 Central Road	Lower Moutere	6.9724

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
$1300000	$760000	$540000	01/09/2023	$4460.35

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	1300000	2883.40
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	1300000	418.60
2027	Stormwater: General Drainage	1300000	76.70

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	2405558	08/06/2015	441 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
12/04/2017	170374	Conversion of packhouse into dwelling with woodburner with wetback	Lapsed Application	27/08/2018
12/04/2017	170374P	Conversion of packhouse into dwelling with woodburner with wetback	RM Certificate Lifted	17/07/2017
12/02/2009	090119	Alterations and additions to existing dwelling.	Code Compliance Certificate Issued	11/04/2012

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
06/08/1987	E60275	Erect office & toilet facilities	
23/06/1987	E060165	Erect apple packing shed	
11/10/1984	B109248	Erect 3 bay Baigent hayshed	

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
10/12/2025	250835	Land Use - Bore	To construct a replacement irrigation bore (WWD8024 failed)	Consent Effective	17/12/2025
30/05/2016	160533	Land Use	Land use consent to construct a second dwelling within an existing	Consent Effective	30/09/2016

Application Date	RC Number	Type	Proposal	Status	Decision Date
			farm shed that contravenes the site area in the Rural 1 Zone		
01/06/2006	060416	Water Take - Underground	take ground water for trickle irrigation Water Management Zone: Moutere Eastern Groundwater	Expired Regional Consent	07/06/2006
07/02/2013	130095	Water Take - Underground	To take and use groundwater for irrigation Water Management Zone: Moutere Eastern Groundwater	Consent Effective	31/05/2013
12/02/2013	130120	Water Take - Underground	Take of groundwater for irrigation of orchard Water Management Zone: Moutere Eastern Groundwater	Consent Effective	31/05/2013
24/03/2009	090176	Land Use	To build an extension/residenc e on to the exisitng structure	Consent Effective	02/04/2009

Planning Permits

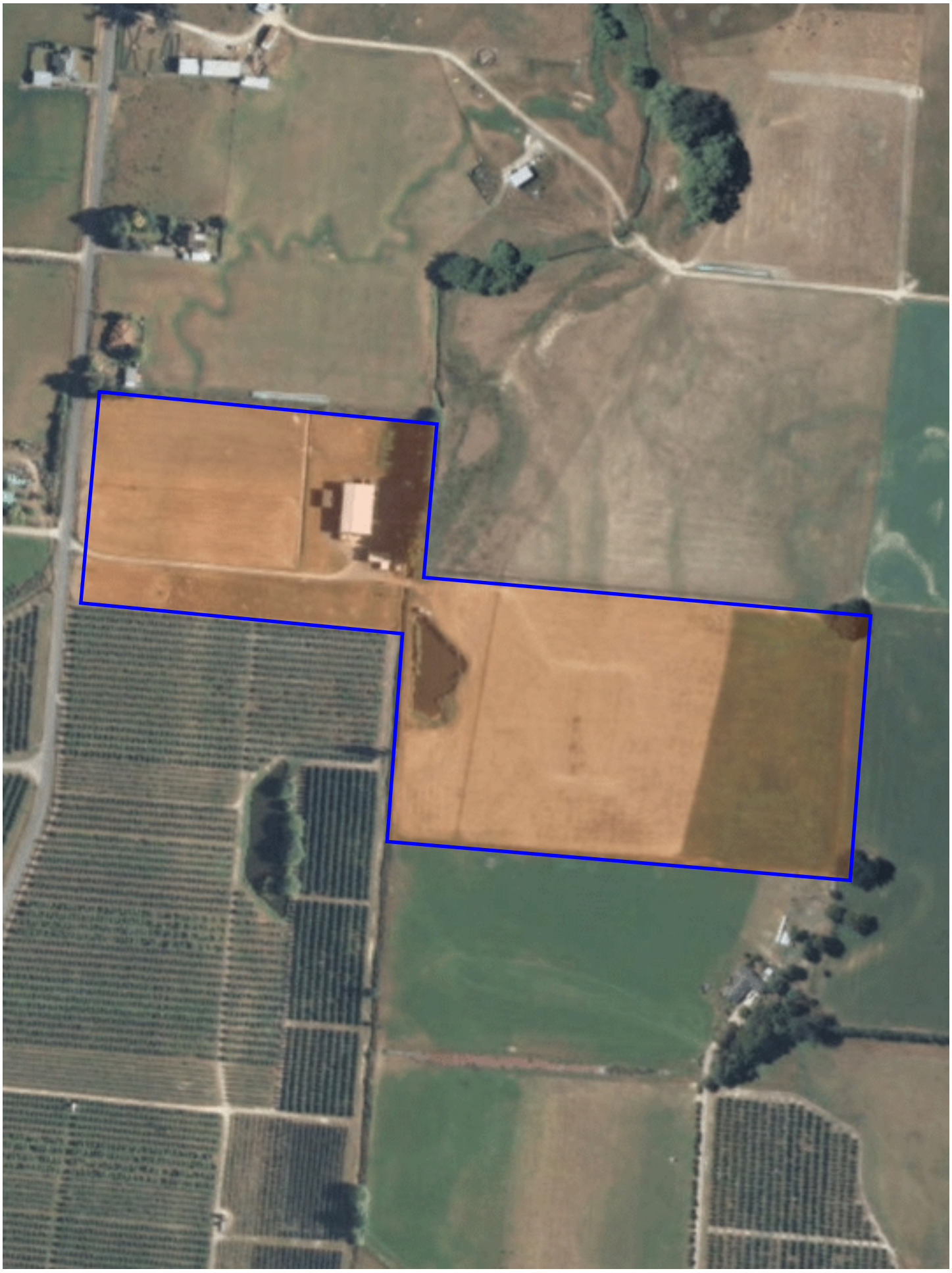
No historical planning permits have been found for this property.

Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

Aerial Property View

Thursday, 5 November 2026



Pipes and Rubbish Collection

Thursday, 5 November 2026

