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)
1928071403	LOT 3 DP 329661	465 Tasman View Road	Lower Moutere-Mahana	30.3900

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
$1940000	$1430000	$510000	01/09/2023	$5550.36

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	1940000	4302.92
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 Z	1430000	191.62
2027	Stormwater: General Drainage	1940000	114.46

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	2418462	15/06/2018	465 Tasman View Road, Lower Moutere-Mahana

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.
Rural 2	The Rural 2 Zone covers land areas which have varying productive value and less versatile soils. The land in Rural 2 is more extensively farmed and zone subdivision and development rules primarily protect this capacity 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
28/10/2004	041940	Double Garage & Farm Shed	Code Compliance Certificate Issued	11/08/2008
12/05/2005	055279	Install Lady Kitchener 800 in lounge	Code Compliance Certificate Issued	23/05/2005
05/04/2004	040616	Relocate Dwelling	Code Compliance Certificate Issued	23/08/2004

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

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
16/10/2026	230330V1	Subdivision	Variation to condition 10 of RM230330 change to BLA location Area (BLA) as shown on Plan A of RM230487.	On Hold s88H (Administrative Charges)	
16/10/2026	230487V1	Land Use	Variation to condition 1 & 3 of RM230487 location of Building Location Area (BLA) as shown on Plan A of RM230487.	On Hold s88H (Administrative Charges)	
02/11/2023	230698	Land Use	Land use consent (retrospective) for the conversion of a sleepout into a second dwelling and to use a right of way that does not meet the standards of the Nelson Tasman	Consent Effective	14/08/2025

Application Date	RC Number	Type	Proposal	Status	Decision Date
			Land Development Manual (NTLDM) in the Rural 1 Zone at 465 Tasman View Road		
08/11/2023	230330	Subdivision	Subdivision consent to subdivide 30ha lot to create two new allotments at 465 Tasman View Road Lower Moutere with	Sec 223 Approval	09/04/2024
08/11/2023	230487	Land Use	Land use consent to construct a generic dwelling in the Rural 1 Zone on Lot 2 of subdivision RM230330.	Consent Effective	09/04/2024

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, 19 November 2026



Pipes and Rubbish Collection

Thursday, 19 November 2026

