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)
1928072824	LOT 2 DP 434856	466 Tasman View Road	Lower Moutere-Mahana	2.1125

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
$530000	$520000	$10000	01/09/2023	$2358.14

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	530000	1175.54
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	530000	31.27

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	2422372	06/09/2024	466 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 3	The Rural 3 Zone covers a specific part of the Coastal Tasman Area. This area contains some land of high productive value, generally the more coastal areas, as well as land of lesser productive value, generally the more inland areas. The Rural 3 Zone rules have been developed to accommodate a level of rural residential development while still protecting the most productive land.

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
10/06/2025	250475	Construct dwelling with freestanding wood burner and second dwelling with freestanding wood burner	Granted and Issued	16/07/2025
	NF0336	Unconsented building work - dwelling, sleepout, plubming and drainage field.	Withdrawn	28/09/2020

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
24/11/2009	090783	Discharge - Land	Discharge of stormwater onto land where it may enter water on proposed Lot 2 of subdivision RM090771	Expired Regional Consent	25/06/2010
10/12/2024	240883	Land Use	Land use consent to construct a first and second dwelling in Rural 3 Zone.	Consent Effective	28/02/2025
06/12/2024	240884	s221(3) RMA Consent Notice Variation	Variation to Consent Notice of 8601561.2 to vary the BLA and conditions around building height, colours and landscaping update conditions to reference new	Consent Effective	28/02/2025

Application Date	RC Number	Type	Proposal	Status	Decision Date
			land use and wastewater consents.		
06/12/2024	240885	Discharge - Land	Discharge of stormwater	Withdrawn	
30/10/2024	240745	Discharge - Land	To discharge secondary treated domestic wastewater to land within the Wastewater Management Area.	Consent Effective	10/12/2024
30/06/2021	210589	Land Use	Land use consent for the first dwelling in the Rural 3 Zone and to not provide the firefighting water supply on site at 466 Tasman View Road, Lower Moutere-Mahana.	Consent Effective	13/10/2021
24/11/2009	090780	Discharge - Land	Discharge domestic wastewater from subdivision	Lapsed Consent	25/06/2010

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

Tuesday, 17 November 2026



Pipes and Rubbish Collection

Tuesday, 17 November 2026

