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)
1928074001	LOT 1 DP 14969 BLKS XII XVI MOTUEKA SD	46 Flaxmore Road	Harakeke	21.8764

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
$1720000	$1070000	$650000	01/09/2023	$4984.44

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	1720000	3814.96
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	Regional River Works - Area Z	1070000	143.38
2027	Stormwater: General Drainage	1720000	101.48

Water Meter Information

No Information available

Services

No Services are available for this property

Wheelie Bins

No wheelie bin has been issued to this property.

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
28/04/2016	160437	Relocated 3 bedroom dwelling, install woodburner and wastewater system.	CCC Refused	10/07/2018
17/10/2008	081252	Relocate single storey dwelling, attach to existing building, addition of two decks and install woodburner with wetback.	CCC Refused	06/07/2018
13/04/2018	160437B	Install new bearers, piles and replacement of damaged cladding.	Amendment Issued	11/05/2018
04/04/2018	160437A	Change wastewater design	Amendment Issued	13/04/2018
28/04/2016	160437P	Relocated 3 bedroom dwelling, install woodburner and wastewater system.	PIM/TAN Issued	15/07/2016
10/03/2003	030390	To Install Metro Wee Rad	Code Compliance Certificate Issued	27/06/2003
28/11/1995	951776	GARAGE FOR TEMP ACCOMODATION	Code Compliance Certificate Issued	13/01/2000
02/04/1997	970467	ERECT SHED	Code Compliance Certificate Issued	08/01/1998
02/04/1997	970468	ERECT SHED	Code Compliance Certificate Issued	08/01/1998

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
05/05/1987	E012693	Erect barn/shearing shed	

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
30/09/2015	150894	Land Use	Land use consent to relocate a second dwelling and a third dwelling onto a site of less than 24 hectares in area in the Rural 1 Zone.	Consent Effective	04/04/2016
11/06/2008	080512	District: Land Use Discretionary	Attach relocated house to existing dwelling	Consent Effective	26/06/2008

Planning Permits

No historical planning permits have been found for this property.

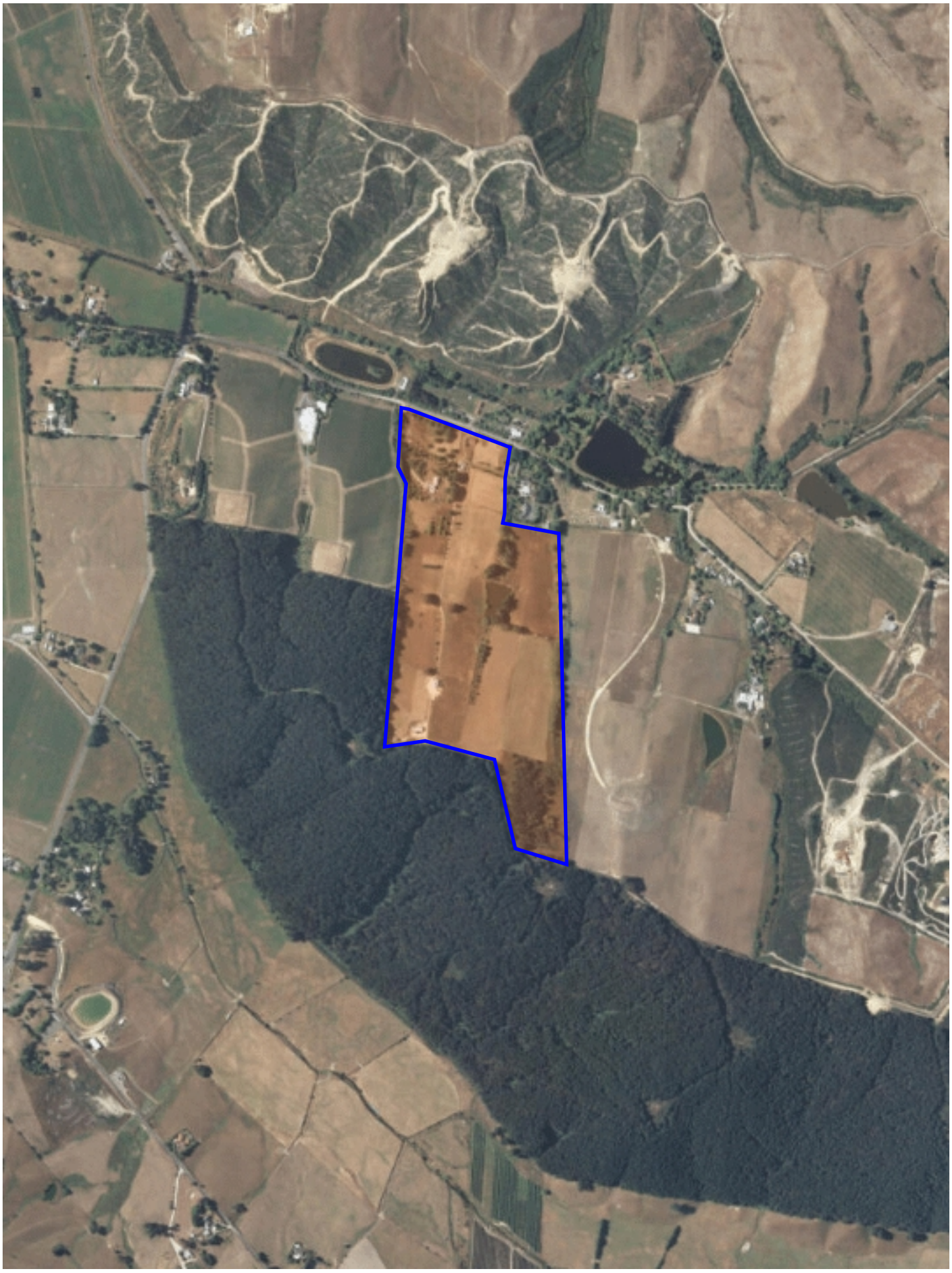
Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Temporary Accommodation	G & J Lawrence	Licence Issued	15/12/1996

Aerial Property View

Thursday, 19 November 2026



Pipes and Rubbish Collection

Thursday, 19 November 2026

