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)
1928087400	SEC 150 MOUTERE DIST LOT 1 DP 17020 SEC 1-4 SO 466790	273 Old House Road	Upper Moutere	22.4606

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
$3050000	$910000	$2140000	01/09/2023	$7991.41

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	3050000	6764.90
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	910000	121.94
2027	Stormwater: General Drainage	3050000	179.95

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 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.
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
21/02/2023	230129	Internal alterations	Code Compliance Certificate Issued	25/03/2025
03/04/2023	230285	Replace existing wood burner with Woodsman freestanding wood burner	Code Compliance Certificate Issued	21/03/2024
08/10/2012	121021	Construct new stable	Code Compliance Certificate Issued	13/11/2020
02/10/2013	131161	Alterations & extensions to dwelling	Code Compliance Certificate Issued	08/01/2020
19/05/2009	090551	Create Exercise studio and bathroom within existing garage.	Code Compliance Certificate Issued	14/03/2013
16/02/2012	120114	Internal alterations to include a bathroom and kitchen	Code Compliance Certificate Issued	14/03/2013
31/03/2009	090319	Construct new workshop/carport	2nd Code Compliance Cert	13/09/2011
04/04/2008	080381	Shed/Hay barn	2nd Code Compliance Cert	29/09/2008
14/04/2005	055102	New Garage/Workshop	Code Compliance Certificate Issued	29/05/2007
21/07/1997	971188	ERECT CARPORT	Code Compliance Certificate Issued	20/10/1998
26/05/1993	930851	INSTALL FREESTANDING FIRE	Code Compliance Certificate Issued	10/06/1993

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
05/02/1982	K079427	Erect a farm barn	
06/09/1976	H025791	Erect a dwelling	
01/09/1969	B004475	Erect hay & implement 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
21/01/2022	220000	Land Use - Bore	Land use consent to construct a new bore for domestic and stock use	Consent Effective	28/02/2022
12/04/2016	110908V1	Land Use	To construct a second dwelling by conversion of part of an existing building (formally a rumpus and hobbies room) The second dwelling may be used for visitor accommodation for up to 6 visitors at any one time.	Consent Effective	09/05/2016
02/12/2010	100861	Discharge - Land	To apply waste oil to road to suppress dust	Expired Regional Consent	06/12/2010
29/11/2011	110908	Land Use	To convert an existing two storey chalet by addition of a bathroom & kitchenette, solely for purpose of visiting family accomodation	Consent Effective	15/12/2011
07/03/2008	080168	District: Land Use Discretionary	To realign the existing road alignment at Old House Road	Consent Effective	27/03/2008
09/09/2005	050770	Subdivision: Discretionary	undertake a two lot subdivision and to erect a house on proposed lot 1	Decision Notified	21/09/2006
23/05/2006	060384	District: Land Use Discretionary	build dwelling in Rural one Zone	Decision Notified	21/09/2006
03/08/1993	930293	Subdivision: Controlled	TO SUBDIVIDE PT SEC 141 DISTRICT OF MOUTERE AND AMALGAMATE WITH ADJACENT SEC 150	Section 224	20/08/1993

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

Wednesday, 4 November 2026



Pipes and Rubbish Collection

Wednesday, 4 November 2026

