Property Report

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- 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

Monday, 2 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1928088410	LOT 1 DP 559882 LOT 1 DP 454604	1849 Moutere Highway	Moutere	24.7780

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
$3200000	$2160000	$1040000	01/09/2023	$9381.71

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	3200000	7097.60
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	Regional River Works- Area Y	3200000	1030.40
2027	Stormwater: General Drainage	3200000	188.80

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
01/08/2023	230724	Install inground swimming pool, cantilever glass balustrade and pool fence	Code Compliance Certificate Issued	10/04/2024
	EX201310	Construction of a 12m x 7m steel framed shed	Granted and Issued	
12/05/2017	170524	New Dwelling with Internal Access Garage, & Woodburner	Code Compliance Certificate Issued	16/10/2018
12/05/2017	170524P	New Dwelling with Internal Access Garage, & Woodburner	PIM/TAN Issued	

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
11/05/2017	170626	Land Use	Land Use Consent to construct a first dwelling in Rural 1 Zone	Consent Effective	04/07/2017
16/02/2017	170192	Land Use	Land use consent to construct a dwelling in the Rural 1 Zone.	Consent Effective	15/03/2017
28/02/2012	120168	Water Take - Surface	To take and use surface water for irrigation Water Management Zone: Moutere Surface Water	Consent Varied	01/06/2012

Application Date	RC Number	Type	Proposal	Status	Decision Date
18/11/2014	120168V1	Water Take - Surface	To take surface water for irrigation Water Management Zone: Moutere Surface Water	Consent Effective	25/11/2014
27/06/2011	110488	Land Use	Construct a dwelling on Rural 1 zoned land	Consent Effective	16/08/2011
27/06/2011	110489	Right of Way LGA	Create ROW to provide legal access	Consent Effective	16/08/2011

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
NES - Freshwater Farm Plans	Oast-House Farm Limited	NES RECORD	

Aerial Property View

Monday, 2 November 2026



Pipes and Rubbish Collection

Monday, 2 November 2026

