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)
1928088704	LOT 3 DP 473903	18 Gardner Valley Road	Upper Moutere	0.7722

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
$1330000	$500000	$830000	01/09/2023	$4160.32

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	1330000	2949.94
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 Z	500000	67.00
2027	Stormwater: General Drainage	1330000	78.47

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	2422136	03/02/2025	18 Gardner Valley Road, Upper Moutere

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
03/03/2020	181055C	Addition of fire rating to rafters	Granted and Issued	06/03/2020
03/10/2019	181055B	Fire wall and second kitchen added to create second household unit	Granted and Issued	10/12/2019
	EX190936	farm shed	Granted and Issued	18/09/2019
05/06/2019	181055A	Additional framing and soffit change with revised bracing	Amendment Issued	11/07/2019
10/09/2018	181055	Construct a workshop with attached bedroom, kitchen and woodburner	Formally Received	10/09/2018
10/09/2018	181055P	Construct a workshop with attached bedroom, kitchen and woodburner	PIM application formally received	10/09/2018

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
11/09/2019	191024	Land Use	Land use consent to alter the minor second dwelling to contain an additional temporary second self-contained one -bedroom housekeeping unit in the Rural 1 zone	Consent Effective	03/12/2019
25/03/2019	190402	Land Use	Land use consent to construct a	Consent Effective	03/04/2019

Application Date	RC Number	Type	Proposal	Status	Decision Date
			building that breaches the road boundary setback in the Rural 1 Zone.		
31/08/2018	180803	Land Use	Variation to consent notice 10928153.6 to specify that the principal dwelling shall be located within the designated building area	Consent Effective	10/10/2018
31/08/2018	180804	Land Use	Land use conset to construct a minor second dwelling and workshop that breachs the road boundary setback in the Rural 1 Zone	Consent Effective	10/10/2018
17/02/2010	100077	Subdivision	Undertake a three lot subdivsion	Sec 224 Issued	24/07/2013

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

