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

Tuesday, 10 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1928089600	SEC 13 SO 494630	33 Tasman View Road	Lower Moutere-Mahana	45.7236

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
$1282000	$1150000	$132000	01/09/2023	$3997.84

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	1282000	2843.48
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	1150000	154.10
2027	Stormwater: General Drainage	1282000	75.64

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

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.

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
23/07/2026	260629	Construct dwelling with in-built wood burner and attached garage	OK - Awaiting Payment	24/08/2026
21/05/2025	EX250421	Construct shed	Granted and Issued	27/06/2025
	EX241048	Construct shed	Withdrawn	26/02/2025
16/03/2012	120231	Construct 2 x pole sheds	Code Compliance Certificate Issued	05/07/2012

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
28/08/2026	260509	Land Use - Disturbance	Land Disturbance consent for cut and fill in earthworks to create a building platform for building consent BC260629	Decision Notified	16/10/2026
22/09/2009	090607	Land Use - Bore	To construct a new bore	Lapsed Application	
11/09/2007	070886	Subdivision: Discretionary	Subdivide Block of Land into 8 Allotments	Sec 224 Issued	08/01/2008
07/08/2009	090479	Subdivision	Create a ROW over Section 27 BLK XV1 Motueka SD	Consent Effective	04/09/2009
10/11/2008	070886V1	Subdivision: Discretionary	Vary conditions 1 and 3 of consent	Consent Effective	11/12/2008

Planning Permits

No historical planning permits have been found for this property.

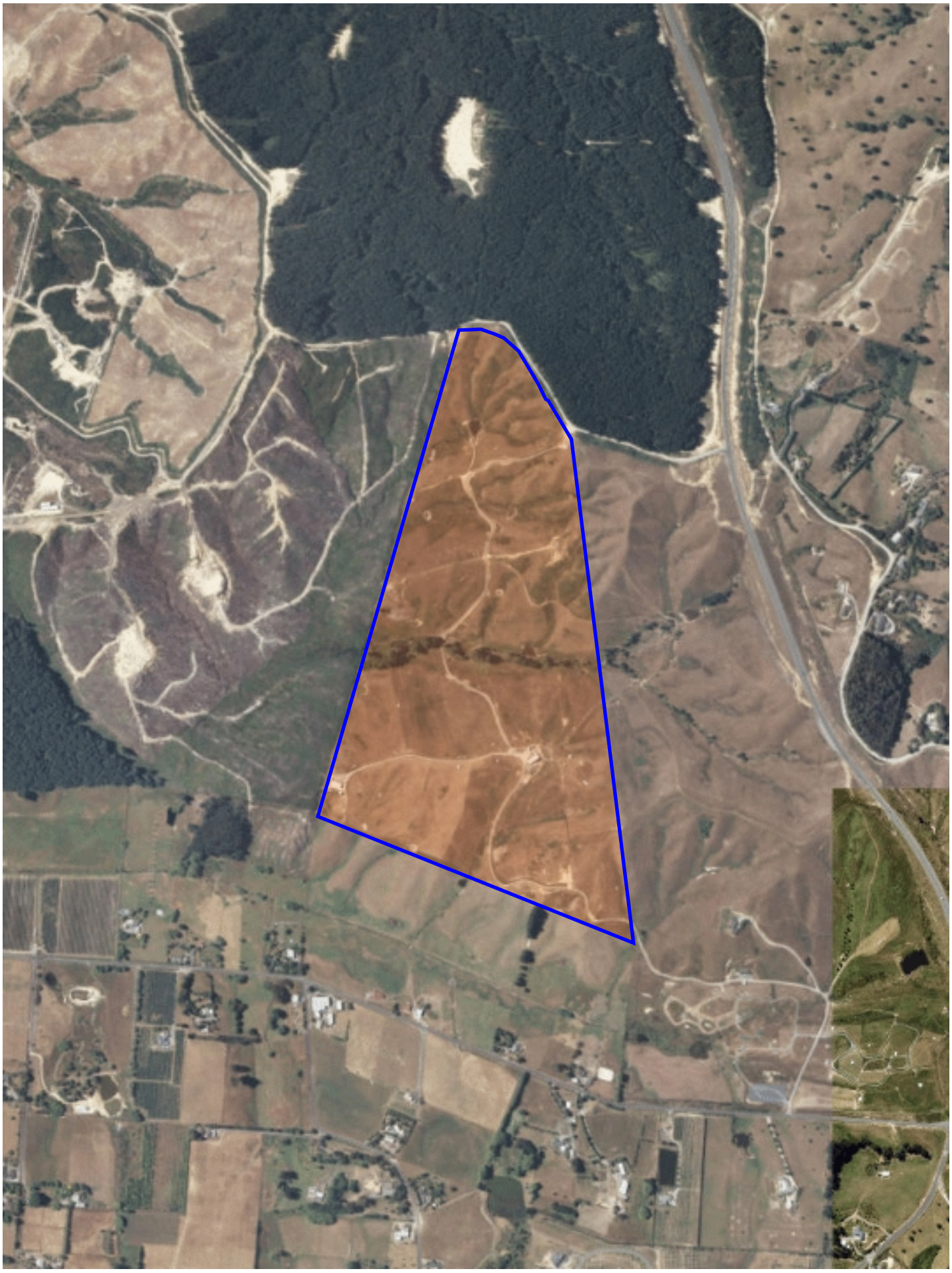
Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
NES - Freshwater Farm Plans	Drach Thomas James	NES RECORD	

Aerial Property View

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Pipes and Rubbish Collection

Tuesday, 10 November 2026

