

# 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](http://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](http://www.tasman.govt.nz).

## Property Location

| Valuation  | Legal Description | Address       | Suburb  | Area (ha) |
|------------|-------------------|---------------|---------|-----------|
| 1933011600 | LOT 13 DP 310240  | 8 Horizon Way | Motueka | 0.1899    |

## 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 |
|---------------|------------|--------------|----------------|--------------|
| \$590000      | \$350000   | \$240000     | 01/09/2023     | \$2471.98    |

## 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                     | 590000 | 1308.62    |
| 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           | Motueka Community Board          | 1      | 16.74      |
| 2027           | Regional River Works - Area Z    | 350000 | 46.90      |
| 2027           | Stormwater: General Drainage     | 590000 | 34.81      |

## 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 | 2417169       | 31/07/2015   | 8 Horizon Way, Motueka |

## 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. |

## 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 |
|------------------|-----------|-----------------------------------------------------------------------------|------------------------------------|------------|
| 28/04/2025       | 240685A   | Sleepout re-designed by new designer and wastewater revised                 | Granted and Issued                 |            |
| 29/04/2025       | 240685    | Alterations to dwelling including new carport and sleepout with wood burner | Granted and Issued                 |            |
| 13/09/1996       | 961642    | Grey Water Filter & Grease Trap                                             | Code Compliance Certificate Issued | 27/11/1996 |

## 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 |
|------------|---------------|------------------------------|-------|
| 22/05/1984 | B108818       | Repair fire damaged dwelling |       |
| 19/08/1963 | A053247       | Garage                       |       |

## 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 |
|------------------|-----------|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|---------------|
| 23/04/2025       | PB250009  | Deemed Permitted Boundary Activity | Deemed Permitted Boundary Activity for construction of a sleepout and attached link (breezeway) which reduces the western internal boundary setback adjoining Lot 6 DP 17734 (18 Horizon Way) from the permitted 30 metres to 10.25 metres, and which | Deemed Permitted Boundary Activity Notice Issued | 19/05/2025    |

| Application Date | RC Number | Type                               | Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Status                                           | Decision Date |
|------------------|-----------|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|---------------|
| 23/04/2025       | PB250009  | Deemed Permitted Boundary Activity | Deemed Permitted Boundary Activity for construction of a sleepout and attached link (breezeway) which reduces the western internal boundary setback adjoining Lot 6 DP 17734 (18 Horizon Way) from the permitted 30 metres to 10.25 metres, and which reduces the eastern internal boundary setback adjoining Lot 6 DP 406152 (165 Swamp Road) from the permitted 30 metres to 11.50 metres in the Rural 2 zone at 8 Horizon Way Motueka                                                                                                                                         | Deemed Permitted Boundary Activity Notice Issued | 19/05/2025    |
| 15/11/2023       | PB230040  | Deemed Permitted Boundary Activity | Deemed Permitted Boundary Activity for the construction of a carport which reduces the western internal boundary setback from the permitted 5 metres to 3.2 metres, and for alterations and additions to an existing dwelling which reduces the western internal boundary setback from the permitted 30 metres to 10.25 metres with Rural 2 Zone property Lot 6 DP 17734 (18 Horizon Way), and which reduces the eastern internal boundary setback from the permitted 30 metres to 12.8 metres with Rural 2 Zone property Lot 6 DP 406152 (165 Swamp Road) in the Rural 2 Zone). | Consent Effective                                | 18/01/2024    |

## 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.



Recycling  
Collection Day:  
Monday - Week 2

Rubbish  
Collection Day:  
Monday