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

Wednesday, 18

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1933073300	LOT 1 DP 20485 - INT IN & SUBJ TO R/W	77 Douglas Road	Motueka	5.7804

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
$1440000	$1140000	$300000	01/09/2023	$4683.92

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	1440000	3193.92
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	Motueka Community Board	1	16.74
2027	Regional River Works-Area X	1440000	463.68
2027	Stormwater: General Drainage	1440000	84.96

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
25/03/2010	100315	Relocate dwelling to site, new piles, carport, & wastewater treatment	Code Compliance Certificate Issued	20/05/2011
21/03/1997	970397	Install free standing Metro Fire	2nd Code Compliance Cert	24/08/2009
14/06/2006	060816	Construct greenhouse	Code Compliance Certificate Issued	22/01/2007
29/04/1997	970730	Installation of free standing heeater	Code Compliance Certificate Issued	22/08/2006
05/11/1997	971738	Staff toilet & septic tank	Code Compliance Certificate Issued	27/06/2003

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
08/01/1990	E062997	Demolition of 3 Tobacco Kilns	
10/11/1989	G044820	Erect carport	
01/09/1981	K063937	Erect swimming pool	
20/07/1978	I017027	Erect two tobacco sheds	
20/07/1978	I017028	Demolish existing tobacco kiln	
06/09/1977	H109740	Add room on existing workers` accommodation	
20/12/1976	H064965	Erect & convert house	
20/12/1976	H064964	Demolish existing dwelling	
10/02/1971	C026446	Erect a garage	
06/09/1968	A019448	Erect new tobacco kiln & demolish old one	
22/02/1963	A047459	Erect tobacco kiln	
15/02/1963	A047425	Erect seasonal workers` accommodation	
23/11/1962	0142292	Addition to bulk shed	
13/10/1961	0114299	Demolish & reinstate lean-to between kiln & bulk shed	- No plans held on file
02/10/1961	0114300	Alter baches for workers	

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
08/04/2025	150140V1	Water Take - Underground	To take groundwater for irrigation and frost protection. Change of conditions of RM150140 to allow to a water take for frost protection and a pump test. Water Management Zone: Central Plains	Consent Varied	29/07/2025
25/08/2025	150140V2	Water Take - Underground	To take groundwater for irrigation and frost protection- (variation of the conditions of RM150140V2 relates to the rate of take for irrigation and irrigation area) Water Management Zone: Central Plains	Consent Effective	04/12/2025
26/09/2025	250627	Land Use	Land use consent to plant shelter belts within 3m of the property boundary in the Rural 1 zone.	Consent Effective	29/10/2025
12/02/2015	150140	Water Take - Underground	To take groundwater for irrigation Water Management Zone: Central Plains	Consent Varied	29/05/2015
14/04/2025	250216	Land Use - Bore	Land use consent to drill a replacement bore (for WWD2524)	Consent Effective	01/05/2025
23/01/2025	250023	Land Use - Bore	Land use consent to drill a replacement domestic supply bore	Consent Effective	04/02/2025
15/02/2001	NN000400	Water Take - Underground	Take groundwater for the irrigation of	Expired Regional Consent	19/04/2001

Application Date	RC Number	Type	Proposal	Status	Decision Date
			berries and apples Water Management Zone: Central Plains		
25/03/2010	100187	Land Use	Relocate a dwelling in the Rural 1 zone within 500m of a quarry	Consent Effective	20/04/2010
03/09/1993	930332	District: Land Use Non-complying	Gravel extraction	Expired Regional Consent	27/10/1993
02/11/2000	000632	Subdivision: Discretionary	Undertake a boundary relocation	Consent Effective	22/11/2000
17/07/1994	NN940236	Water Take - Underground	To take groundwater for irrigation. Water Management Zone: Central Plains	Expired Regional Consent	10/10/1994
13/07/1994	NN940212	Water Take - Underground	To take groundwater from proposed new bore for irrigation of horticultural and processing crops. Water Management Zone: Central Plains	Lapsed Consent	10/10/1994
30/09/1994	940461	Subdivision: Discretionary	Two lots and a balance area	Section 224	29/11/1995
15/04/1992	NN925255	Land Use - Bore	To construct and install a bore for irrigation	Expired Regional Consent	10/10/1994
23/08/1993	NN930296	Land Use - Watercourse	To remove topsoil and recover underlying gravel from within the stopbanks	Withdrawn	

Planning Permits

Prior to the Resource Consent system, these Planning Permits and notes were registered against the property.

Date	Planning Number	Subject	Notes
	T2/9/1/1035	Proposed Subdivision	P & P Inglis, Douglas Rd

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
NES - Freshwater Farm Plans	Pratt Benjamin Toby	NES RECORD	

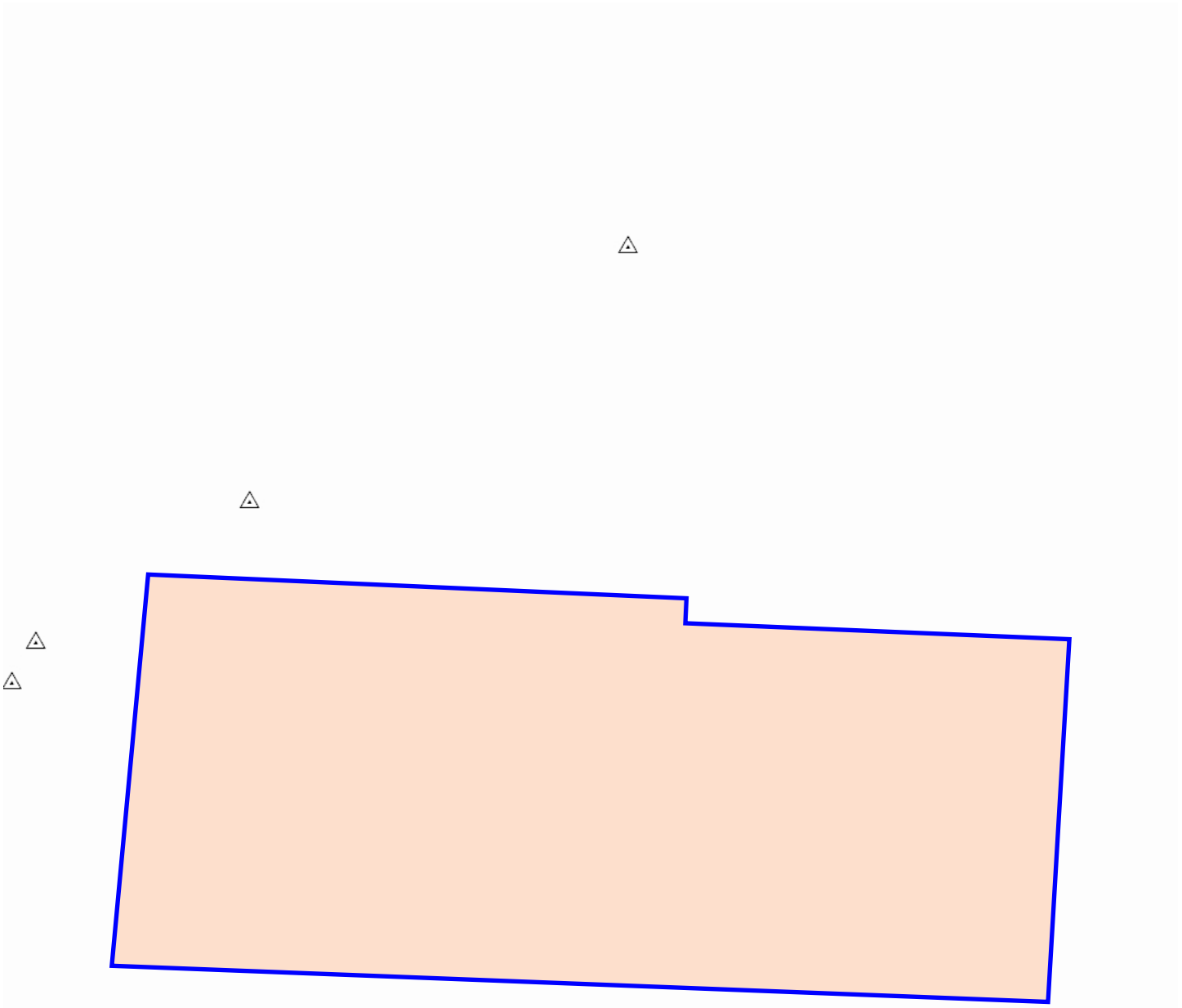
Aerial Property View

Wednesday, 18 November 2026



Pipes and Rubbish Collection

Wednesday, 18 November 2026



Recycling Collection Day: Tuesday - Week 1

Rubbish Collection Day: Tuesday