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)
1936011400	LOT 7 DP 725 BLK XV MOTUEKA SD	60 Martin Road	Upper Moutere	4.5527

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
$1620000	$630000	$990000	01/09/2023	$7701.74

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	1620000	3593.16
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	Dovedale Water Sup-1st 2m3/day	2	3003.96
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	630000	84.42
2027	Stormwater: General Drainage	1620000	95.58

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRDVD181		RESTRICTOR	0

Services

This property is serviced under the following water, sewerage, and stormwater schemes.

Scheme or Supply	Service Provided
Dovedale Water Supply	Water Supply

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 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
04/06/2019	190685	Construct 3 tourist accommodation cabins, 1 accessible cabin with freestanding wood burner, 1 office cabin and a swimming pool	Code Compliance Certificate Issued	11/08/2023
21/10/2022	190685C	Alteration to bathroom	Amendment Issued	16/01/2023
09/06/2020	190685B	Freestanding wood burners installed in all cabins	Amendment Issued	12/06/2020
30/10/2019	190685A	Wastewater design revised to include servicing existing dwelling	Amendment Issued	26/11/2019
09/02/2009	090103	Alterations and additions including 2 wood fires	Code Compliance Certificate Issued	26/11/2010
22/02/1993	930170	Extensions to dwelling	Code Compliance Certificate Issued	29/05/1997

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
12/06/1990	H021614	Resite existing Sleepout	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	11/09/2026

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

Application Date	RC Number	Type	Proposal	Status	Decision Date
16/12/2022	190291V1	Land Use	Variation under Section 127 of the Resource Management Act (RMA) 1991 to vary the activity authorised to change the administration office into tourist accommodation, and to vary conditions 1, 8 and 11 to update the plans.	Consent Effective	22/03/2023
08/03/2019	190291	Land Use	Land use consent to construct and operate tourist accommodation units (four self-contained units) and an associated administration office in the Rural 2 Zone where the habitable units will not meet the setback form internal boundaries. The following buildings/facilities in conjunction with the tourist accommodation are authorised.	Consent Effective	29/03/2019

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
Swimming Pool or Spa	Stefan Hajszan	Pool Compliant	11/08/2029

Aerial Property View

Tuesday, 10 November 2026



Pipes and Rubbish Collection

Tuesday, 10 November 2026

