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

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1936011900	LOT 2 DP 10581 BLK XVI MOTUEKA SD	240 George Harvey Road	Upper Moutere	41.8035

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
$1735000	$1290000	$445000	01/09/2023	$5188.37

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	1735000	3848.23
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	1290000	172.86
2027	Stormwater: General Drainage	1735000	102.37

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	2421557	21/02/2023	240 George Harvey Road
Single 240- Withdrawn	2411407	08/06/2015	240 George Harvey 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
09/09/2015	150941	Alteration: Line room & fit ensuite fixtures to existing ensuite to Bedroom 3	Code Compliance Certificate Issued	14/02/2017
26/01/2010	100052	New freestanding Metro Eco Tiny Rad Logburner	Code Compliance Certificate Issued	17/02/2010
10/12/2003	032386	Managers accomodation Garaport and log burner	Code Compliance Certificate Issued	28/07/2004
27/11/2002	022067	To build storage shed	Code Compliance Certificate Issued	10/03/2004
29/03/2001	010390	To build earth dam	Cancelled	27/04/2001
29/01/1998	980113	Staff tearoom and toilet facilities	Code Compliance Certificate Issued	10/11/1998
20/01/1993	930036	NEW BUILDING	Recommended to Grant	21/01/1993

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
05/11/1986	E012234	Erect fruit shelter	
31/03/1981	J012330	Resite implement/storage shed	

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
11/03/2021	210223	Water - Dam	To dam water for storage (Dam 156) & irrigation	Consent Effective	05/10/2021
11/03/2021	210224	Bed - Dam & Weir	To retain and	Consent Effective	05/10/2021

Application Date	RC Number	Type	Proposal	Status	Decision Date
		Structures	maintain a dam structure (Dam 156) in the bed of unnamed tributary of the Moutere River		
19/09/2011	NN010328V1	Water - Dam	To Dam Water for Amenity & Irrigation	Expired Regional Consent	27/09/2011
19/09/2001	NN010328	Water - Dam	dam an unnamed stream	Consent Varied	01/11/2001
19/09/2011	110701	Water - Dam	To Dam Water for Amenity & Irrigation (Dam 152)	Consent Effective	27/09/2011
19/09/2011	110702	Bed - Dam & Weir Structures	To use the river bed for Dam 152	Consent Effective	27/09/2011
19/09/2001	NN010329	Water Take - from Storage	take water from storage dams #152 (NN010051) and 156 (NN010329) for irrigation of orchard	Surrendered	01/11/2001
01/02/2001	NN010051	Water - Dam	dam take and use water for irrigation	Expired Regional Consent	08/05/2001
05/10/2001	NN010050	Land Use - Dam	construct an earth dam for orchard irrigation and amenity purposes	Expired Regional Consent	16/10/2001
10/12/2003	031294	District: Land Use Discretionary	construct a three bedroom cottage to be used as a mamagers residence	Consent Effective	21/01/2004
20/05/1993	NN930168	Water Take - Surface	To dam am unnamed stream and to take water for irrigation of orchard. Water Management Zone: Moutere Surface Water	Expired Regional Consent	02/07/1993
01/02/2001	NN010052	Water Take - Surface	take water from storage for irrigation Water Management Zone:	Withdrawn	
24/01/1995	950011	Land Use Controlled	TO ERECT DWELLING WITH ATTACHED CARPORT	Consent Effective	11/04/1995

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	Johnson William Bryce	NES RECORD	

Aerial Property View

Sunday, 29 November 2026



Pipes and Rubbish Collection

Sunday, 29 November 2026

