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)
1936013700	LOT 1 DP 8538	166 Kelling Road	Upper Moutere	0.8093

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
$1600000	$510000	$1090000	01/09/2023	$7780.41

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	1600000	3548.80
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	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	510000	68.34
2027	Stormwater: General Drainage	1600000	94.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRDVD222		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

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2421919	21/12/2023	166 Kelling Road, Upper Moutere

Bin Size	Serial Number	Delivered on	Delivered to
Single 240- Withdrawn	2408478	08/06/2015	166 Kelling 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
07/06/2023	230240A	Changes to slab, shower tray & add a lintel	Granted and Issued	19/06/2023
23/03/2023	230240	New extension to second dwelling	Formally Received	23/03/2023
19/12/2012	121267	New single bedroom + study dwelling (2nd dwelling)	Code Compliance Certificate Issued	22/07/2014
30/07/2008	080929	Installation of Azzuro CP12 Solar hot water collector connecting to new HWC	Code Compliance Certificate Issued	16/10/2008
14/06/2006	060809	Install Firenzo freestanding log burner with wetback	Code Compliance Certificate Issued	20/09/2006

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
17/08/1978	I017121	Additions to dwelling	Plumbing and Drainage Permit 3101
01/08/1978	I017059	Country Line garage/workshop	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool now complies - locks on doors and windows restraint done. 23.3.06	
Registration applied for - 16.3.06 Swimming pool fence inspection fencing and gates all comply. Has two sliding doors ane low window that require bolts and restrictor stay. Have phoned owner to rectify items. -R Medcalf	

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
21/03/2023	230156	Discharge - Land	Discharge secondary treated wastewater that exceeds 2000 litres per day to land	Consent Effective	02/05/2023
30/09/2022	220821	Land Use	Land use consent to extend a second (minor) dwelling to create a second (non-minor) dwelling within 26m of rural boundary and 2 water tanks within 5m of boundary.	Consent Effective	18/01/2023
01/10/2012	120749	Land Use	To convert and extend a sleepout into a second dwellingfor family members of the main dwelling on the site and to construct a water tank in the Rural 1 Zone that contravenes the number of residential activities on a site, the internal setback and the site density.	Consent Effective	30/10/2012

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.

Aerial Property View

Tuesday, 24 November 2026



Pipes and Rubbish Collection

Tuesday, 24 November 2026

