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

Friday, 20 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1936014500	LOT 1 DP 388034 PT LOT 1 DP 13237 PT LOT 4 DP 632 BLK XV MOTUEKA SD	127 Neudorf Road	Neudorf	16.1516

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
$2500000	$1380000	$1120000	01/09/2023	$12225.25

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	2500000	5545.00
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	Dovedale Water Supply->2m3/day	2	2278.96
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	1380000	184.92
2027	Stormwater: General Drainage	2500000	147.50

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRDVD232		RESTRICTOR	0
WRDVD307	Restrictor at road bdy	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	2408656	08/06/2015	127 Neudorf Road, Neudorf

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
23/11/2011	111173	Construct new cider making shed	CCC Refused	12/01/2024
05/04/2022	220447	Install Jayline freestanding wood burner	Code Compliance Certificate Issued	18/05/2022
13/11/2012	121165	Extend cider making shed to provide storage	CCC Refused	22/01/2018
19/08/2016	160916	Construct 2 bay goldpine shed	Code Compliance Certificate Issued	13/02/2017
19/08/2016	160916P	Construct 2 bay goldpine shed	RM Certificate Lifted	19/09/2016
09/12/2008	081454	Domestic dwelling with wood fire	Code Compliance Certificate Issued	06/07/2011
22/10/2009	091216	Install inground concrete swimming pool	Code Compliance Certificate Issued	06/07/2011
02/05/2005	055199	Extension of shed	Code Compliance Certificate Issued	29/11/2006
04/05/1993	930688	Alter existing dwelling	Code Compliance Certificate Issued	14/11/2006
05/07/2002	021142	To erect garage/shed	Cancelled	22/09/2006
14/07/2003	031340	Erect workers accommodation unit incl l/fire	Code Compliance Certificate Issued	11/08/2006
19/12/2003	032436	To build Garage	Code Compliance Certificate Issued	09/02/2006
08/03/1996	960342		Code Compliance Certificate Issued	28/01/1998
04/05/1993	930686	Implement & apple storage shed	Code Compliance Certificate Issued	11/08/1993

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
31/07/1991	J038337	Erect implement shed	

Date	Permit Number	Subject	Notes
22/09/1989	G044633	Erect tunnel house	
29/06/1987	E060180	Erect workers accommodation	
10/07/1986	D062688	Erect farm produce stall	
06/01/1965	A106505		Dwelling

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	07/06/2024
Swimming pool registration received with Building Consent. 06.07.11: Swimming pool complies	22/10/2009

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
03/06/2026	260296	Land Use	Land use consent to undertake a cider tasting and sales experience ancillary to the existing cider production business (commercial activity) in the x zone.	Further Information Requested	
18/05/2007	070387	Water Take - from Storage	Take from storage dam ID 124 part transfer from consent NN990418	Expired Regional Consent	25/05/2007
17/10/2012	110808V1	Land Use	Vary condition 1 to extend the shed to afford more storgae area for cider tanks.	Consent Effective	31/10/2012
01/02/2012	120051	Water Take - to Storage	To take surface (stream) water to storage Water Management Zone: Moutere Surface Water	Consent Effective	01/06/2012
01/02/2012	120052	Water Take - from Storage	To take from storage pond for irrigation	Consent Effective	01/06/2012
30/01/1998	NN980031	Water Take - to Storage	take from an unnamed stream at Kellings Road for Storage and irrigation Water Management Zone: Moutere Surface Water	Expired Regional Consent	30/08/1999

Application Date	RC Number	Type	Proposal	Status	Decision Date
27/10/2011	110808	Land Use	Press fruit, make cider and online sales	Consent Effective	16/11/2011
26/08/2008	071002V1	District: Land Use Discretionary	Vary consent to increase floor area	Consent Effective	11/09/2008
07/11/2007	071002	District: Land Use Discretionary	Replace existing dwelling with homestead and use existing building as sleepout	Decision Notified	
14/07/2003	030702	District: Land Use Discretionary	construct a workers accommodation unit for farm worker	Consent Effective	08/08/2003
27/07/2005	050636	District: Land Use Discretionary	extend worker`s accommodation	Withdrawn	
02/03/1992	NN925170	Water Take - Surface	To take from an unnamed stream at Kellings Road for storage and irrigation. Water Management Zone: Moutere Surface Water	Expired Regional Consent	25/05/1993

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
Food Premises	NZBEV Limited	Food Act 2014 - Registered	31/08/2027
Off-licence	NZBEV Limited	Annual Charge Formally Received	15/06/2027
Swimming Pool or Spa	Anne-Caroline Peckham	Pool Compliant	07/06/2027
NES - Freshwater Farm Plans	Peckham Alexander	NES RECORD	

Aerial Property View

Friday, 20 November 2026



Pipes and Rubbish Collection

Friday, 20 November 2026

