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)
1936014601	LOT 1 DP 317015	164 Neudorf Road	Neudorf	3.2412

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
$2710000	$730000	$1980000	01/09/2023	$10337.36

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	2710000	6010.78
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	730000	97.82
2027	Stormwater: General Drainage	2710000	159.89

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRDVD229		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	2408485	08/06/2015	164 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
	211520A	Change to barrier	Granted and Issued	
08/12/2021	211520	Construct inground swimming pool	Formally Received	
04/09/2017	170974	Demolish Existing Unit and Replace with New Dwelling plus Detached Garage & Freestanding Woodburner	Code Compliance Certificate Issued	19/02/2019
04/09/2017	170974P	Demolish Existing Unit and Replace with New Dwelling plus Detached Garage & Freestanding Woodburner	PIM/TAN Issued	
07/12/2011	111225	Alterations and addition to existing dwelling	Code Compliance Certificate Issued	24/01/2014
16/09/1999	991393	Conversion of cowshed & yard to nursery	Superseded	
05/03/2010	100213	Upgrade existing septic system into house	Code Compliance Certificate Issued	01/07/2010
18/05/2007	070693	Ensuite additions to Hop Kiln and Studio	Code Compliance Certificate Issued	29/06/2010
17/06/1999	990869	To relocate dwelling	Code Compliance Certificate Issued	29/06/2010
17/02/1997	970197	Erect shed	Code Compliance Certificate Issued	15/05/1997
03/08/1994	941275	Cow shed extension	Code Compliance Certificate Issued	14/10/1994

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
01/08/1989	G024607	Erect dairy farm vat shed	
08/09/1980	J011865	Erect carport	

Date	Permit Number	Subject	Notes
30/05/1978	H158194	Demolish bach	
16/07/1975	C091101	Erect garage	
20/06/1975	C091034	Demolish dwelling destroyed by fire	
20/06/1975	C091035	Erect dwelling	
22/02/1967	B076777	Erect 3 bedroom house	
16/09/1960	0051645	Erect dwelling	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	19/02/2026

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
07/09/2016	160805	Land Use	Land use consent to make alterations and additions to an existing consented art studio into a second dwelling and to convert an existing tourist accommodation into a third dwelling on a site in the Rural 1 Zone	Consent Effective	11/10/2016
08/08/2007	070763	Discharge - Land	Discharge of Primary Treated Wastewater to Low pressure Effluent Distribution Trenches	Consent Effective	07/11/2007
05/07/2007	070678	District: Land Use Discretionary	Operate a tourist accommodation business	Consent Effective	05/11/2007
23/06/1997	970234	Land Use: Non Notifed Non-complying	Establish a craft shop	Surrendered	11/07/1997
10/01/2001	010012	District: Land Use Discretionary	undertake the retail sale of morning and afternoon teas only, between the hours of 9.30am to 5.00pm Monday to Sunday	Surrendered	19/01/2001
06/09/1999	990307	District: Land Use Discretionary	sell plants and accessories from "The Old Hop Kiln Emporium"	Lapsed Consent	29/09/1999

Application Date	RC Number	Type	Proposal	Status	Decision Date
03/06/1999	990165	Land Use Controlled	relocate a dwelling	Consent Effective	22/06/1999

Planning Permits

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

Date	Planning Number	Subject	Notes
23/12/1987	T2/9/1/948	Process & sell farm produce, crafts	DL Bell, Neudorf Rd

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Swimming Pool or Spa	Matthes & Mascha Bender	Pool Compliant	19/02/2029

Aerial Property View

Wednesday, 4 November 2026



Pipes and Rubbish Collection

Wednesday, 4 November 2026

