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, 17 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1936015301	LOT 2 DP 388034	91 Neudorf Road	Neudorf	3.4925

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
$1230000	$650000	$580000	01/09/2023	$3952.72

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	1230000	2728.14
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	650000	87.10
2027	Stormwater: General Drainage	1230000	72.57

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	2408658	08/06/2015	91 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
08/11/2010	101259	New 3 bay farm shed	Code Compliance Certificate Issued	30/07/2018
06/07/1998	980987	To build farm shed	Code Compliance Certificate Issued	26/10/2012
07/06/2007	070790	To build 3 Bay goldpine shed	Code Compliance Certificate Issued	25/10/2012

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
16/11/1992	K018683	Construct dwelling	

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
18/05/2007	NN990418V1	Water Take - from Storage	to take from storage (Dam 124) for irrigation - variation to water take and land area for NN990418	Surrendered	25/05/2007
07/03/2007	070166	Subdivision: Discretionary	undertake a boundary relocation	Sec 224 Issued	29/03/2007
07/09/1999	NN990418	Water Take - Surface	take water for irrigation from existing storage dam Water Management Zone: Moutere Surface Water	Consent Varied	29/05/2001
04/05/1995	NN950152	Water Take -	To take water from	Expired Regional	17/05/1995

Application Date	RC Number	Type	Proposal	Status	Decision Date
		Surface	storage dam for irrigation. Variation to NN880861 Water Management Zone: Moutere Surface Water	Consent	
04/05/1995	NN950164	Water Take - Surface	To take water for irrigation from existing storage dam. Water Management Zone: Moutere Surface Water	Expired Regional Consent	17/05/1995
08/08/1986	NN880860	Water - Dam	Dam an unnamed stream	Expired Regional Consent	17/05/1995
28/08/1994	940391	Subdivision: Non Notified Non Complying	SUBDIVISION INTO TWO ALLOTMENTS	Section 224	17/11/1994
01/05/1995	NN880861	Water Take - Surface	Irrigation Water Management Zone: Moutere - Moutere	Cancelled	21/07/1989

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, 17 November 2026



Pipes and Rubbish Collection

Tuesday, 17 November 2026

