Property Report

- **This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.**
- 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)
1936016002	LOT 2 DP 19230 PT LOT 2 DP 3909 PT SEC 95 BLK XVI MOTUEKA SDSEC 2 SO 603670	11 Neudorf Road	Neudorf	52.0968

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
$3740000	$3190000	$550000	01/09/2023	$16068.09

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	3740000	8295.32
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 Y	3740000	1204.28
2027	Stormwater: General Drainage	3740000	220.66

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRDVD245		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	2408734	08/06/2015	11 Neudorf Road, Neudorf
Single 240	2408716	08/06/2015	2 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.
Rural 2	The Rural 2 Zone covers land areas which have varying productive value and less versatile soils. The land in Rural 2 is more extensively farmed and zone subdivision and development rules primarily protect this capacity 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
18/06/2015	150626	Install Metro Wee Rad F/S Wood Fire	Code Compliance Certificate Issued	07/07/2015
19/06/2007	070853	Construct farm office building	Code Compliance Certificate Issued	19/11/2007
22/06/2005	055549	Erect kitset hayshed	Code Compliance Certificate Issued	16/09/2005
24/02/2003	030297	to erect storage shed	Code Compliance Certificate Issued	25/07/2005
07/12/2004	042142	To build dwelling (replacement of existing dwelling)	Code Compliance Certificate Issued	27/04/2005
26/07/1995	951115	To install free standing Logaire Apollo Fire	Code Compliance Certificate Issued	01/08/1995
13/04/1994	940589	Build additional Sun room	Code Compliance Certificate Issued	15/06/1994
20/04/1994	940610	To build truck implement shed	Code Compliance Certificate Issued	03/06/1994

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
12/05/1987	E012715	Alter shearing shed	
26/04/1985	C030295	Alter shearing shed	
22/11/1984	C029958	Alter shearing shed	
19/11/1984	C029939	Install Kent log fire	
10/03/1983	A065471	Erect domestic garage	
03/03/1983	A065455	Erect addition to shearing shed	
13/02/1982	K096144	Hayshed	
06/11/1980	J012013	Erect Office / House Alterations	
15/03/1979	I049973	Extension to sunroom	
10/01/1979	I049846	Mobile tobacco Kilns	
27/05/1976	H25541	Addition to dwelling	
26/04/1974	F054602	Bulk tobacco shed	
12/12/1969	B061221	Tobacco Kiln	
28/04/1965	B025379	Lean to	

Date	Permit Number	Subject	Notes
12/07/1963	A053172	New House	
19/12/1962	A47358	Woolshed	

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
22/02/2012	120119	Water Take - Underground	To take groundwater for irrigation Water Management Zone: Moutere Surface Water	Surrendered	01/06/2012
04/10/2004	041151	District: Land Use Discretionary	replace the existing cottage with a Hollyford Versatile Home	Consent Effective	06/12/2004
26/03/2003	030255	District: Land Use Discretionary	erect a storage shed adjoining the boundary in the rural 1 zone	Consent Effective	08/04/2003
01/03/1999	990019	District: Land Use Discretionary	provide 21 parking spaces to be shared with community hall	Consent Effective	18/03/1999

Planning Permits

No historical planning permits have been found for this property.

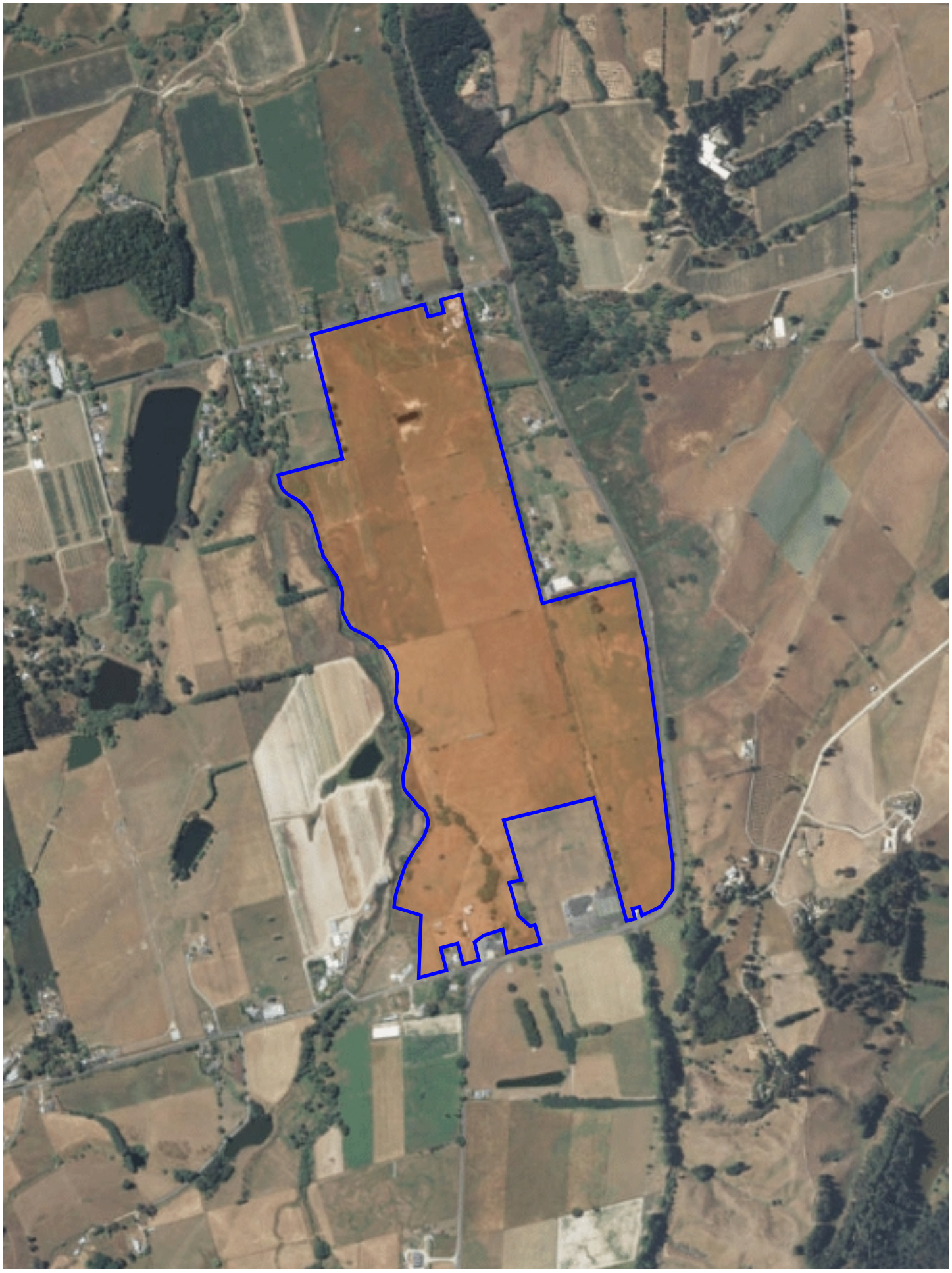
Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
NES - Freshwater Farm Plans	Best Keith Roy John	NES RECORD	

Aerial Property View

Sunday, 22 November 2026



Pipes and Rubbish Collection

Sunday, 22 November 2026

