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)
1936018100	LOT 1 DP 18723	193 Rose Road	Upper Moutere	9.6720

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
$1400000	$550000	$850000	01/09/2023	$5688.10

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	1400000	3105.20
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	Dovedale Water Sup-1st 2m3/day	1	1501.98
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	550000	73.70
2027	Stormwater: General Drainage	1400000	82.60

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRDVD280		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

No wheelie bin has been issued to this property.

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 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
26/11/2019	191479	Construct new dwelling with Pyroclassic freestanding wood burner	Code Compliance Certificate Issued	29/03/2021
06/12/2005	056522	Construct 3 bedroom dwelling	Code Compliance Certificate Issued	06/05/2009
14/06/2007	070820	2 x New freestanding wood burners - Metrol Ltd Wee Rad and Rumsford Open fire	Code Compliance Certificate Issued	12/11/2008
05/06/2007	070779	Install solar water heating system	Code Compliance Certificate Issued	22/09/2008
07/03/2003	030367	To build Temporary Accomodation	Recommended to Grant	30/04/2003

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
25/02/1986	H025320	Erect Implement shed	
08/05/1967	B133630	Build dwelling	
04/04/1962	Z142139	Erect a garage	
23/11/1961	Z114445	Erect a house	
19/07/1961	I041142	Erect Tool Shed and Tractor Shed	
01/07/1961	Z051552	Erect Additional Shed	
03/03/1961	Z051910	Hay barn	
01/02/1961	Z112052	Woolshed and Implement Shed	

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

Application Date	RC Number	Type	Proposal	Status	Decision Date
28/08/2019	190983	Land Use	Land use consent to construct a second dwelling on the site within 30metres of the eastern boundary and with on site vehicle access not constructed to the required standard for two users in the Rural 2 zone	Consent Effective	31/10/2019
06/05/1997	970159	Subdivision: Discretionary	BOUNDARY RELOCATION	Section 224	13/06/1997
26/05/1995	950226	Subdivision: Controlled	R O W	Consent Effective	02/06/1995

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

Thursday, 19 November 2026



Pipes and Rubbish Collection

Thursday, 19 November 2026

