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)
1938054900	LOT 1 DP 19448	202 Gardner Valley Road	Upper Moutere	0.7245

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
$1100000	$480000	$620000	01/09/2023	$3633.93

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	1100000	2439.80
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	480000	64.32
2027	Stormwater: General Drainage	1100000	64.90

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	2408767	08/06/2015	202 Gardner Valley 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.

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
27/05/2021	210671	Install replacement freestanding Woodsman wood burner	Code Compliance Certificate Issued	28/06/2021
19/02/2010	100131	Upgrade alram system and install hush facilities	Code Compliance Certificate Issued	17/08/2010
08/05/2003	030821	To alter dweling for community house	Recommended to Grant	28/08/2003
30/05/2000	000842	To install yunca wegj freestanding woodfire	Code Compliance Certificate Issued	09/06/2000
11/10/1999	991520	One bedroom relocatable dwelling	Code Compliance Certificate Issued	02/05/2000
26/09/1994	941552	TO BUILD SHADE HOUSE	Code Compliance Certificate Issued	27/01/1995

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0235	202 Gardner Valley Road, Upper Moutere	Cancelled	
CS0246	202 Gardner Valley Road, Upper Moutere	Cancelled	

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
04/03/1992	K000810	Construct deck for dwelling	
15/09/1987	F018877	Erect garage and games room/sleepout	
06/07/1987	E060199	Alter dwelling	
21/12/1981	K079348	Erect implement hayshed	
25/09/1980	J011905	Erect a covered deer yard	
29/04/1980	J095477	Erect porches and alter 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
02/04/2024	240177	Land Use	Land use consent to authorise an existing minor second dwelling that breaches internal setback requirements in the Rural 1 zone.	Consent Effective	11/09/2024
12/12/2007	071198	District: Land Use Discretionary	To provide accommodation for one person with special needs in an existing one bedroom cottage.	Withdrawn	
03/09/2004	041046	Land Use - Bore	construct a bore to take water for domestic purposes	Expired Regional Consent	08/09/2004
27/08/1999	990297	District: Land Use Discretionary	construct a one bedroom granny flat on Rural 1 zoned land	Consent Effective	17/09/1999
24/08/1998	980288	Subdivision: Controlled	undertake a boundary relocation	Section 224	18/09/1998

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

