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

Friday, 27 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1956048300	LOT 1 DP 17037 -EASEMENT SHOWN ON DP 18224	480 High Street	Motueka	0.3853

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
$860000	$680000	$180000	01/09/2023	$8930.61

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	860000	1907.48
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	4	3841.48
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	Motueka Firefighting WaterSupp	1	122.58
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	Motueka Community Board	1	16.74
2027	Motueka Wat. Supply- Serv Chge	1	124.20
2027	Regional River Works - Area Z	680000	91.12
2027	Stormwater UDA	860000	481.60

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W11459		14M154065	0

Services

This property is serviced under the following water, sewerage, and stormwater schemes.

Scheme or Supply	Service Provided
Motueka Water Supply	Water Supply

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater
Tasman Waste Water	Wastewater

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
Residential	The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment

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
24/11/2005	056463	Relocating and new internal wall partitions.	Code Compliance Certificate Issued	16/06/2006
27/04/2004	040754	Install 3 Metro wee rad woodburners	Code Compliance Certificate Issued	24/05/2004
12/11/2003	032200	Internal changes	Code Compliance Certificate Issued	04/05/2004

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0255	480 High Street, Motueka	Cancelled	04/06/2021

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
25/06/1979	I056452	Replace shed	
15/01/1963	C030157	Alterations to nurses home	
18/08/1953	Z001087	Additions to nurses home	
06/07/1953	Z001079	Extend theatre for woodshed & sunporch	
10/03/1949	0008681	Erect nurses home	
01/03/1949	Z000515	Erect garage	

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
13/05/2021	210407	Land Use	Land use consent for commercial activity namely the location of administrative offices in the residential zone	Withdrawn	

Application Date	RC Number	Type	Proposal	Status	Decision Date
13/05/2021	210407	Land Use	Land use consent for commercial activity namely the location of administrative offices in the residential zone with associated signage	Withdrawn	
07/12/2022	221023	Land Use	Land use consent for the removal or destruction of a category 2 heritage building (Ex-Phyllis Moffatt Hospital - H19) listed in schedule 16.13A of the Tasman Resource Management Plan within the Residential Zone.	Consent Effective	29/03/2023
10/11/2003	031167	District: Land Use Discretionary	establish and operate a lower school	Withdrawn	15/12/2003
21/04/1994	940164	Subdivision: Discretionary	BOUNDARY ADJUSTMENT	Section 224	04/05/1994

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

Friday, 27 November 2026



Pipes and Rubbish Collection

Friday, 27 November 2026

