

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

## Property Location

| Valuation  | Legal Description | Address         | Suburb | Area (ha) |
|------------|-------------------|-----------------|--------|-----------|
| 1933036700 | LOT 1 DP 19029    | 146 Lodder Lane | Riwaka | 9.2696    |

## Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Please note that if this property is a contiguous property, its rates will change if sold separately. Also note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

| Annual Rates | Current Instalment |
|--------------|--------------------|
| \$5822.22    | \$1455.55          |

## Rates Breakdown

The Annual Rates above are broken down as follows:

| Description                    | Rate         | Units     | Amount     |
|--------------------------------|--------------|-----------|------------|
| General Rate                   | 0.2141c/\$CV | 1,910,000 | \$4,089.31 |
| Uniform Annual General Charge  | \$413.00/Pty | 1         | \$413.00   |
| WaimeaComDam-Env&ComBen-Distri | \$77.02/Pty  | 1         | \$81.80    |
| Refuse/Recycling Rate          | \$133.69/Pty | 1         | \$133.69   |
| Shared Facilities Rate         | \$73.55/Pty  | 1         | \$73.55    |
| Mapua Rehabilitation Rate      | \$4.35/Pty   | 1         | \$4.35     |
| Museums Facilities Rate        | \$70.02/Pty  | 1         | \$70.02    |
| District Facilities Rate       | \$138.68/Pty | 1         | \$138.68   |
| Motueka Community Board        | \$15.62/Pty  | 1         | \$15.62    |
| Regional River Works-Area X    | 0.0366c/\$CV | 1,910,000 | \$699.06   |
| Stormwater: General Drainage   | 0.0054c/\$CV | 1,910,000 | \$103.14   |

## Warm Tasman Rate

Warm Tasman Home Insulation Rate does not apply for this property.

## Rating Valuation

Tasman District Council uses a capital value rating system. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

| Capital Value  | Land Value     | Improvements | Valuation Date |
|----------------|----------------|--------------|----------------|
| \$1,910,000.00 | \$1,090,000.00 | \$820,000.00 | 01/09/2023     |

## New Rating Valuation

Rating values are reviewed triennially. If the valuation of this property is going to change in the next rating year, it will show below as the New Capital Value. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

| New Capital Value | New Land Value | New Improvements Value | New Valuation Date |
|-------------------|----------------|------------------------|--------------------|
|-------------------|----------------|------------------------|--------------------|

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|                |                |              |            |
|----------------|----------------|--------------|------------|
| \$1,910,000.00 | \$1,090,000.00 | \$820,000.00 | 01/09/2023 |
|----------------|----------------|--------------|------------|

### Water Meter Information

No Water Meter information is available for this property

### Services

No Services are available for this property

### Protected Trees

No protected trees have been found for this property.

### Heritage Buildings

There are no heritage buildings on this property.

### Wheelie Bins

This property has had the following wheelie bin(s) delivered.

| Bin Size   | Serial Number | Delivered on | Delivered to            |
|------------|---------------|--------------|-------------------------|
| Single 240 | 2400465       | 30/06/2015   | 146 Lodder Lane, Riwaka |

### 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. |

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## 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                             | CCC Issue Date |
|------------------|-----------|----------------------------------|------------------------------------|----------------|
| 02/04/2004       | 040601    | Alteration to dwelling/additions | Code Compliance Certificate Issued | 01/09/2004     |
| 28/04/1993       | 930651    | Install wood burner              | Code Compliance Certificate Issued | 25/05/1993     |

## 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 | Notes                       |
|------------|---------------|-----------------------------|
| 02/07/1992 | K18093        | Extend dwelling             |
| 09/02/1989 | G057992       | Resite worker accommodation |
| 11/10/1988 | G057735       | Erect dwelling              |
| 08/11/1974 | C31786        | Demolish a packing shed     |
| 13/08/1965 | B025613       | Apple grading shed          |
| 17/11/1961 | 114398        | Erect a bach                |
| 12/05/1960 | Z051767       | Add a lounge                |

## Building Notes

No additional building notes have been found for this property.

## 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 | Proposal                                                   | Status                   | Decision                          | Decision Date |
|------------------|-----------|------------------------------------------------------------|--------------------------|-----------------------------------|---------------|
| 02/03/2015       | 150233    | To take groundwater for irrigation - horticulture (grapes) | Consent Effective        | Granted under Delegated Authority | 29/05/2015    |
| 30/05/2000       | NN000292  | take groundwater for irrigation of horticultural crops     | Expired Regional Consent | Granted under Delegated Authority | 01/06/2000    |

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### **Planning Permits**

No historical planning permits have been found for this property

### **Works and Land Entry Agreements**

No Works and land Entry Agreement has been found for this property.

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### Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

### Air Shed

This property does not sit within a controlled Air Shed.

### Hazardous Activities and Industries List (HAIL)

Tasman District Council monitors contaminated sites. This property has a record of the following contamination risks. If the site or any adjacent site has been used for industrial, horticultural or agricultural purposes, we suggest you make further enquiries.

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#### LIM Statement

This site has been identified as being subject to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. Part or all of this property is in the mapped area of historic orchard land and has potential for soil to be contaminated with pesticide residues. Any future change of use, substantial earthworks or subdivision might require a site investigation report pursuant to the regulations. Please note this report may result in the need for resource consent under these regulations.

### Potential Lead Paint Contamination of Dwellings, Buildings & Land

Any specific information in relation to contamination will be contained in the HAIL part of the Property summary, otherwise the Council has no specific information in relation to this property.

Lead is a highly toxic substance that was a key ingredient in household paint.

Any building or dwelling built before or during the 1960's is likely to have used lead-based paint at some time. Soil surrounding these buildings has potential to be contaminated by heavy metals contained in the paint.

Landowners are responsible for ensuring the safe management of lead paint removal for protecting human health and the environment.

### Wetlands

One or more natural wetlands have been determined to exist on this property. Tasman Resource Management Plan rules 17.5.5, 17.6.5, 17.7.5, 17.8.5, 28.2.2, and 31.1.6 apply, and are available on the Council website. For further information on these wetlands please contact the Council Ecologist.

| Wetland Id | Wetland Name | Type      | Notes |
|------------|--------------|-----------|-------|
| 5623       | BulkInsert77 | Saltmarsh |       |

### Pest Inspection History

The Tasman-Nelson region has a Regional Pest Management Strategy for the control of declared pest plants, animals and organisms. The responsibility for the control of pests lies with the land occupier or owner. No pests have been recorded on this property.

### Biodiversity Reports

Council has been compiling biodiversity reports (also called Native Habitat Tasman reports or Ecological Assessment reports) for individual property owners. This survey of natural areas on private land aims to support proactive land management while also help Council meet its RMA responsibilities. However, no report has been lodged on this property.

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Rules in the Tasman Resource Management Plan relating to clearance of indigenous vegetation and forests apply. These include 17.5.5, 17.6.5, 17.7.5, 17.8.5, 18.2.4, 18.5.2, 18.5.3, 28.2.2, and 31.1.6. These are available on the Council website. For further information, please contact Council's Biodiversity team at [biodiversity@tasman.govt.nz](mailto:biodiversity@tasman.govt.nz).



- |                                                        |                                                                                                                       |
|--------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <span style="color: red;">—</span> State Highway Roads | <span style="border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Valuation Boundaries |
| <span style="color: red;">—</span> Road Boundaries     | <span style="border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Parcel               |

## Aerial Photo Map

The information displayed is a schematic only and serves as a guide. It has been compiled from Tasman District Council records and is made available in good faith but its accuracy or completeness is not guaranteed

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Scale: 1:5,000  
Tuesday, 9 June 2026

Original Sheet Size 210x297mm