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)
1870010700	LOT 1 DP 17745 LOT 1 DP 1070 BLK X WAITAPU SD	121 One Spec Road	Kotinga	10.2974

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
$1360000	$490000	$870000	01/09/2023	$4481.15

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	1360000	3016.48
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
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	Golden Bay Community Board	1	16.48
2027	TakakaFirefighting CapitalWard	1	5.41
2027	Regional River Works- Area Y	1360000	437.92
2027	Stormwater: General Drainage	1360000	80.24

Water Meter Information

No Information available

Services

No Services are available for this property

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 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
24/09/2026	260508B	Change to internal walls, doors, windows, bracing, HWC	Granted and Issued	02/10/2026
10/08/2026	260508A	Changes to cladding, levels, bracing, entry door, roof pitch and construction over linkway	Granted and Issued	17/08/2026
16/06/2026	260508	Extension and internal alteration to dwelling	Granted and Issued	29/07/2026
27/01/2026	260044	Internal and external alterations to dwelling	Granted and Issued	24/02/2026
25/03/2011	110259	Install Firenzo Lady Kitchener freestanding woodburner with wetback	Code Compliance Certificate Issued	26/04/2011

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
21/10/1987	E060783	Tea room at Anatoki orchard	
01/09/1986	D003903	Extensions & renovations to dwelling	
05/03/1982	K96264	Implement shed	HARD COPY DESTROYED

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
12/01/2026	PB260002	Deemed Permitted Boundary Activity	Deemed Permitted Boundary Activity for an extension to	Deemed Permitted Boundary Activity Notice Issued	26/02/2026

Application Date	RC Number	Type	Proposal	Status	Decision Date
12/01/2026	PB260002	Deemed Permitted Boundary Activity	Deemed Permitted Boundary Activity for an extension to the existing dwelling which reduces the western internal boundary setback in the Rural 1 Zone.	Deemed Permitted Boundary Activity Notice Issued	26/02/2026
15/01/2019	190031	Water Take - Underground	To take and use groundwater for irrigation and frost protection Water Management Zone: Takaka Aquifers - Takaka	Consent Effective	04/05/2021
11/08/2020	200643	Land Use - Bore	To construct a replacement bore for irrigation	Consent Varied	25/08/2020
11/02/2021	200643V1	Land Use - Bore	To cancel Condition 8 of RM200643 which requires the sealing of existing bore WWD 6506, so the Applicant may retain it for domestic use. To construct a replacement bore for irrigation	Consent Effective	10/03/2021
20/04/2004	040395	Water Take - Underground	take water for irrigation Water Management Zone: Takaka Aquifers - Takaka	Expired Regional Consent	25/08/2004
01/09/2003	030881	Land Use - Bore	drill new bore to replace existing one used for irrigation and frost protection	Expired Regional Consent	05/09/2003
18/06/1997	NN970134	Water Take - Underground	To take water for irrigation of kiwifruit Water Management Zone: Takaka Aquifers - Takaka	Expired Regional Consent	18/09/1997

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
Food Premises	A J & F M Bruce Partnership	Food Act 2014 - Registered	31/01/2028

Licence Type	Business	Status	Expiry Date
NES - Freshwater Farm Plans	Bruce Alastair	NES RECORD	

Aerial Property View

Friday, 20 November 2026



Pipes and Rubbish Collection

Friday, 20 November 2026

