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)
1870012702	LOT 1 DP 384367 LOT 6 DP 19156 PARTS OF PT SEC 2 OF 138 TAKAKA DIST	48 Moulder Road	Kotinga	21.8249

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
$4540000	$1260000	$3280000	01/09/2023	$11884.19

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	4540000	10069.72
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	Reg. River Works -Part Area Y	1465000	471.73
2027	Reg. River Works - Part Area Z	958000	128.37
2027	Stormwater: General Drainage	4540000	267.86

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
19/12/2024	230233C	Change position of firewater tanks, change linkway, bathroom, roof, cladding and meter box details added	Granted and Issued	22/01/2025
16/08/2024	230233B	Change wood burner make and change fire fighting method to water storage tanks	Granted and Issued	28/08/2024
08/04/2024	230233A	Sprinkler and heating systems deleted, lounge roof trussed, ensuite altered and hoist beam added, entry roof altered, basement existing beams secured, cladding flashing detail	Granted and Issued	19/04/2024
22/03/2023	230233	Construct garage, internal and external alterations and install freestanding wood burner to existing dwelling	Formally Received	22/03/2023
25/03/2008	080314	Heating unit	Code Compliance Certificate Issued	28/04/2008
10/03/1997	961893	Alter existing Building & Demolish Back Flat	Code Compliance Certificate Issued	02/09/1997

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
18/02/1980	J049828	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
20/12/2018	181188	Water Take - Underground	To take and use groundwater for storage Water Management Zone: Takaka Aquifers - Takaka	Consent Effective	14/03/2022
20/12/2018	181189	Water - Dam	To dam water for storage, irrigation and frost protection (Dam 333)	Consent Effective	14/03/2022
28/11/2019	191301	Land Use - Bore	Construct a bore for irrigation and storage	Consent Effective	10/12/2019
13/01/2012	120244	Water Take - Underground	To take groundwater to storage. Water Management Zone: Takaka Aquifers - Takaka	Expired Regional Consent	21/03/2012
13/01/2012	120245	Water Take - from Storage	To take from storage for irrigation and frost protection	Expired Regional Consent	21/03/2012
23/05/2007	070394	Water Take - from Storage	Take storage for Irrigation and Frost Fighting	Consent Varied	13/07/2007
12/07/2007	060781V1	Water Take - Underground	To take groundwater to storage Water Management Zone: Takaka Aquifers - Takaka	Consent Varied	13/07/2007
13/01/2012	060781V2	Water Take - Underground	to change conditions of RM060781V1 to have allocation sharing condition Water Management Zone:	Withdrawn	
07/02/1997	960540	Land Use Controlled	CONVERT EXISTING OFFICE INTO A DWELLING	Consent Effective	04/03/1997

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
NES - Freshwater Farm Plans	Byrne Orchard Limited	NES RECORD	

Aerial Property View

Friday, 27 November 2026



Pipes and Rubbish Collection

Friday, 27 November 2026

