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)
1870012900	ALL D P 3432 TAKAKA DISTRICT BLK X WAITAPU S D	21 Moulder Road	Kotinga	0.1012

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
$830000	$295000	$535000	01/09/2023	$2875.95

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	830000	1840.94
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 Z	295000	39.53
2027	Stormwater: General Drainage	830000	48.97

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
23/06/2022	220807	Install Ravelli pellet burner	Code Compliance Certificate Issued	02/09/2022
04/05/2000	000660	Garage	Code Compliance Certificate Issued	10/04/2014
17/04/2007	070497	Demolish garage/office/house and build new garage/flat/dwelling	Code Compliance Certificate Issued	07/02/2014
07/08/2007	071104	Demolish garage	Code Compliance Certificate Issued	17/02/2011
22/05/2008	080607	Demolish house	Code Compliance Certificate Issued	26/08/2008
25/09/1995	951447	Extension to dwelling	Code Compliance Certificate Issued	20/05/1997
20/11/1996	962001	Extension to dwelling	Code Compliance Certificate Issued	15/01/1997
21/02/1995	950203	Burner	Code Compliance Certificate Issued	04/05/1995

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
09/01/1981	K011667	Extension to garage	HARD COPY DESTROYED
11/12/1973	Z049046	Alterations to dwelling	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
06/03/2002	020108	Land Use Controlled	Amend workshop alterations to include upstairs office as per	Decision Notified	

Application Date	RC Number	Type	Proposal	Status	Decision Date
06/03/2002	020108	Land Use Controlled	Amend workshop alterations to include upstairs office as per revised drawings	Decision Notified	
10/05/2000	000232	Land Use Controlled	Garage	Consent Effective	11/05/2000

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, 20 November 2026



Pipes and Rubbish Collection

Friday, 20 November 2026

