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)
1870016210	PT LOT 1 DP 4986 PT 1 SEC 165 SEC 141 PT SEC 140 TAKAKA DIST	509 Long Plain Road	Kotinga	113.6477

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
$2720000	$2150000	$570000	01/09/2023	$7596.12

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	2720000	6032.96
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	884000	284.65
2027	Reg. River Works - Part Area Z	1280000	171.52
2027	Stormwater: General Drainage	2720000	160.48

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.
Rural 2	The Rural 2 Zone covers land areas which have varying productive value and less versatile soils. The land in Rural 2 is more extensively farmed and zone subdivision and development rules primarily protect this capacity 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
17/06/2003	031128	Erect farm storage shed	CCC Request for Further Information	23/08/2017
29/03/1994	940461	BURNER	Code Compliance Cert	26/03/2008
15/12/1994	941930	SHED	Code Compliance Certificate Issued	15/09/1995

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
26/07/1989	G005011	Implement shed	
09/04/1987	E003396	Shed	
28/04/1986	D003829	Extensions to dwelling	
13/07/1981	K11850	Tile fire	
13/07/1981	K11847	Convert garage into a bedroom & erect carport at back door	HARD COPY DESTROYED
02/04/1981	K11743	Dairy & vat room	HARD COPY DESTROYED
01/12/1980	K11648	Double garage	HARD COPY DESTROYED
18/04/1978	H138848	Implement shed & woolshed	HARD COPY DESTROYED
16/08/1974	G31404	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
14/12/2018	181171	Water Take - Surface	To take and use surface water for irrigation Water Management Zone: Takaka Marble Aquifer Recharge Zone	Consent Effective	19/05/2021

Application Date	RC Number	Type	Proposal	Status	Decision Date
14/12/2018	181172	Water Take - Surface	To take and use surface water for irrigation Water Management Zone: Takaka Marble Aquifer Recharge Zone	Consent Effective	19/05/2021
22/12/2005	051068	Land Use - Watercourse	seasonally place a pump and intake in the bed of the Waingaro River	Expired Regional Consent	23/12/2005
30/07/2012	051002V2	Water Take - Surface	Change of condition 2 consequential to RM120586 relating to allocation sharing Water Management Zone: Takaka Marble Aquifer Recharge Zone	Expired District Consent	05/09/2012
30/07/2012	120586	Water Take - Surface	Take surface water for irrigation Water Management Zone: Takaka Marble Aquifer Recharge Zone	Expired Regional Consent	05/09/2012
08/04/2008	080277	Land Use - Watercourse	Install Culvert to get dairy herd out of stream	Withdrawn	

Planning Permits

No historical planning permits have been found for this property.

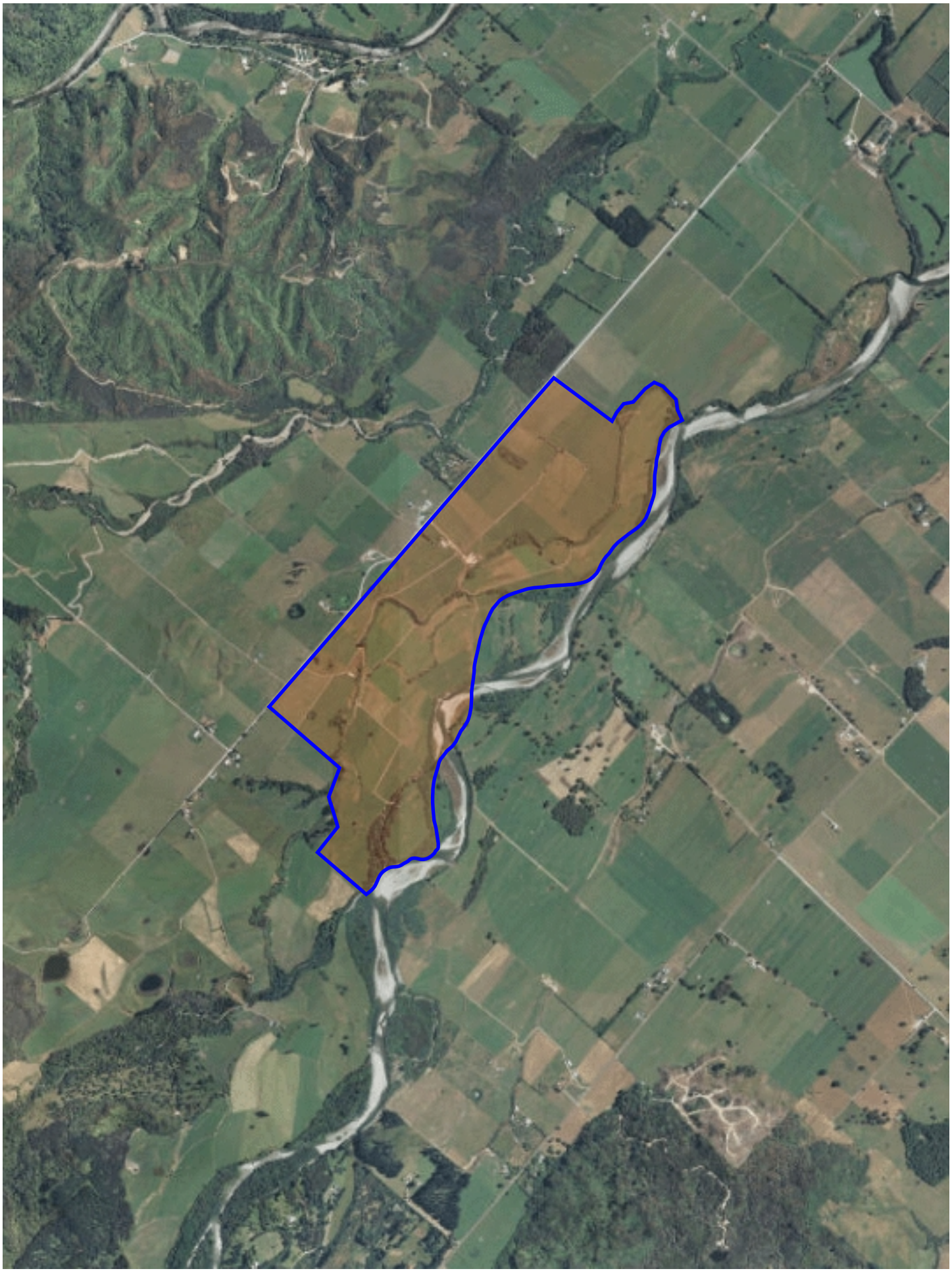
Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
NES - Freshwater Farm Plans	David Scotland	NES RECORD	
NES - Synthetic Nitrogen	Scotland David	NES RECORD	

Aerial Property View

Friday, 27 November 2026



Pipes and Rubbish Collection

Friday, 27 November 2026

