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

Friday, 27 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1870017201	LOT 1 DP 9937 BLK III TAKAKA SD	17 Hamama Road	Takaka Valley	0.8251

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
$930000	$370000	$560000	01/09/2023	$3253.99

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	930000	2062.74
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	Refuse/Recycling Rate	1	140.29
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	370000	49.58
2027	Stormwater: General Drainage	930000	54.87

Water Meter Information

No Information available

Services

No Services are available for this property

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2405367	08/06/2015	17 Hamama Road, Takaka Valley

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
04/11/2015	151109	Add downstairs bathroom	Code Compliance Certificate Issued	04/10/2017
04/11/2015	151109P	Add downstairs bathroom	PIM/TAN Issued	30/11/2015
01/09/2015	150899	Alteration - add downstairs bathroom & put window in ext walls	Refused to Grant	30/09/2015
01/09/2015	150899P	Alteration - add downstairs bathroom & put window in ext walls	Refused to Grant	30/09/2015
27/06/2007	070901	Heating unit	Code Compliance Certificate Issued	18/07/2007
18/05/1993	930780	SWIMMING POOL ENCLOSURE	Code Compliance Certificate Issued	27/10/1993

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	Subject	Notes
21/01/1991	H058841	Convert honey factory into 3 motel units	
03/05/1984	B62059	Log fire	
25/07/1980	J49962	Dwelling	
03/08/1979	I64527	Workshop	HARD COPY DESTROYED
25/09/1978	H138950	Honey house	HARD COPY DESTROYED
18/09/1978	H138950	Honey house	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	24/07/2025
Pool inspection - Fence complies, letter on file.	16/01/2014
Registration of inground pool received - pool complies	15/01/2014

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
	P920191	PLANNING PERMIT NON-NOTIFED	ERECT SIGNS	Consent Effective	
	P900085	PLANNING PERMIT	convert existing honey processing house into three motel units	Consent Effective	

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
Swimming Pool or Spa	Tania Carey & Mark Bonar	Pool Compliant	24/07/2028

Aerial Property View

Friday, 27 November 2026



Pipes and Rubbish Collection

Friday, 27 November 2026

