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)
1870017403	LOT 2 DP 301888	70 Hamama Road	Takaka Valley	12.0000

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
$687500	$680000	$7500	01/09/2023	$3448.61

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	687500	1524.88
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	Hamama WaterSup-Variable chrge	680000	408.00
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	Hamama WaterSup.-Service Chrge	1	402.73
2027	Golden Bay Community Board	1	16.48
2027	TakakaFirefighting CapitalWard	1	5.41
2027	Reg. River Works -Part Area Y	183000	58.93
2027	Reg. River Works - Part Area Z	500000	67.00
2027	Stormwater: General Drainage	687500	40.56

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRHAM005			0

Services

This property is serviced under the following water, sewerage, and stormwater schemes.

Scheme or Supply	Service Provided
Hamama Water Supply	Water Supply

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

No Building Consent records are available for this property

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

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
28/07/2025	250453	Subdivision	Boundary adjustment subdivision between five Records of Title in the Rural 1 Zone and cancellation of consent notices 9588165.3 and 9527405.5 from the new Records of Title. This consent is bundled with: Land use consent RM250454 which authorises construction of a generic dwelling on Lot 4 of subdivision RM250453. Land use consent RM250813 which authorises three existing dwellings on one site as a result of the new titles created by subdivision RM250453.	Sec 224 Issued	28/01/2026
24/07/2025	250454	Land Use	Land use consent to construct a generic dwelling on Lot 4 of subdivision	Consent Effective	28/01/2026

Application Date	RC Number	Type	Proposal	Status	Decision Date
			RM250453 where the minimum net site area and internal boundary setbacks are not met in the Rural 1 Zone		
24/07/2025	250455	s221(3) RMA Consent Notice Variation	Section 221(3)(a) to cancel consent notices 9588165.3 and 9527405.5	Consent Effective	28/01/2026
24/07/2025	250813	Land Use	Land use consent for three existing dwellings on one site as a result of new title boundaries created by subdivision RM250453 in the Rural 1 Zone	Consent Effective	28/01/2026

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

Saturday, 21 November 2026



Pipes and Rubbish Collection

Saturday, 21 November 2026

