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)
1870018805	LOT 2 DP 440955	308 Hamama Road	Takaka Valley	2.9203

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	$455000	$375000	01/09/2023	$3573.12

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	830000	1840.94
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	Hamama WaterSup-Variable chrge	455000	273.00
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	Regional River Works - Area Z	455000	60.97
2027	Stormwater: General Drainage	830000	48.97

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRHAM014			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

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
06/03/2018	180213	New Freestanding Thermalux Gourmet Cooker with Wetback	Code Compliance Certificate Issued	16/05/2018
18/04/2017	170406	Replace existing North Veranda with larger one, replace 2 windows & partial reclad of north wall.	Code Compliance Certificate Issued	26/10/2017
18/04/2017	170406P	Replace existing North Veranda with larger one, replace 2 windows & partial reclad of north wall.	PIM/TAN Issued	16/05/2017
03/10/2016	161083	Install a new F/S Yunca Monte Euro woodburner (wetback)	Code Compliance Certificate Issued	08/11/2016
24/03/2005	050431	Shed	Code Compliance Certificate Issued	08/12/2011
24/03/2005	050435	Garage/Shed	Code Compliance Certificate Issued	20/10/2011
15/01/2002	020042	Dwelling, attached Garage & Burner	CCC Issued by Certifier	02/06/2004
18/10/2001	011604	Shed	Recommended to Grant	24/10/2001
19/07/2001	011091	Demolish fire damaged dwelling	Recommended to Grant	06/08/2001
17/06/1998	980849	Alteration to existing shed	Code Compliance Certificate Issued	06/10/1998
29/11/1995	951782	Free Standing Burner (Cast Master)	Code Compliance Certificate Issued	10/06/1997

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
07/09/1988	F023788	Trellis over swimming pool	
28/03/1988	E060884	Swimming pool	

Date	Permit Number	Subject	Notes
04/10/1985	C013534	Packhouse	
07/06/1983	B4355	Packing shed with overhead storage	
24/02/1982	K69696	Equip shed - roof only	Hard Copy Destroyed
29/02/1980	J49827	Roof over shed with dirt floor	HARD COPY DESTROYED
08/01/1979	I64322	Toolshed	HARD COPY DESTROYED
04/02/1977	H72246	Toolshed	HARD COPY DESTROYED

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
INSPECTION 13/11/01-FURTHER INSPECTION REQUIRED SAME AS BEFORE.	
INSPECTION 19/01/2001- FURTHER INSPECTION REQUIRED GATE	
Pool does not comply regarding gate. Will require further inspection.	30/08/2004

Resource Consents

No Resource Consent records are on record for this property.

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

Thursday, 26 November 2026



Pipes and Rubbish Collection

Thursday, 26 November 2026

