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)
1870018901	LOT 2 DP 570648 SEC 79 SQ 11 BLK II TAKAKA SD	368 Hamama Road	Takaka Valley	83.2226

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
$970000	$650000	$320000	01/09/2023	$4085.15

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	970000	2151.46
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	Hamama WaterSup-Variable chrge	650000	390.00
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	263000	84.69
2027	Reg. River Works - Part Area Z	392000	52.53
2027	Stormwater: General Drainage	970000	57.23

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRHAM015			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.
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
06/10/2014	145667	Reclad existing dwelling	Code Compliance Certificate Issued	26/04/2017
07/09/2016	160983	New F/S Woodburner, Mastport Mckensie and New Flue	Code Compliance Certificate Issued	10/03/2017
29/01/2002	020098	Extension to hay shed (two bays)	Code Compliance Certificate Issued	13/11/2014
19/04/1996	960507	Relocate Dwelling from Puramahoi	2nd Code Compliance Cert	12/11/2014
04/09/2003	031738	Build a garage/shed	Code Compliance Certificate Issued	22/10/2014
06/10/2014	145667P	Reclad existing dwelling	PIM/TAN Issued	16/10/2014
13/07/2005	055695	Farm shed	Code Compliance Certificate Issued	28/02/2008
22/01/2007	070071	Relocated building & addition of carport.	Code Compliance Certificate Issued	06/07/2007
29/03/1996	960508	Demolish Dwelling	Code Compliance Certificate Issued	25/06/1996

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
	0003561	Haybarn	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
22/01/2007	070039	Land Use Controlled	relocated dwelling & addition of carport	Consent Effective	19/02/2007
29/03/1996	960121	Land Use	Relocate dwelling	Consent Effective	12/04/1996

Application Date	RC Number	Type	Proposal	Status	Decision Date
		Controlled	from Puramahoi to Hamama		

Planning Permits

No historical planning permits have been found for this property.

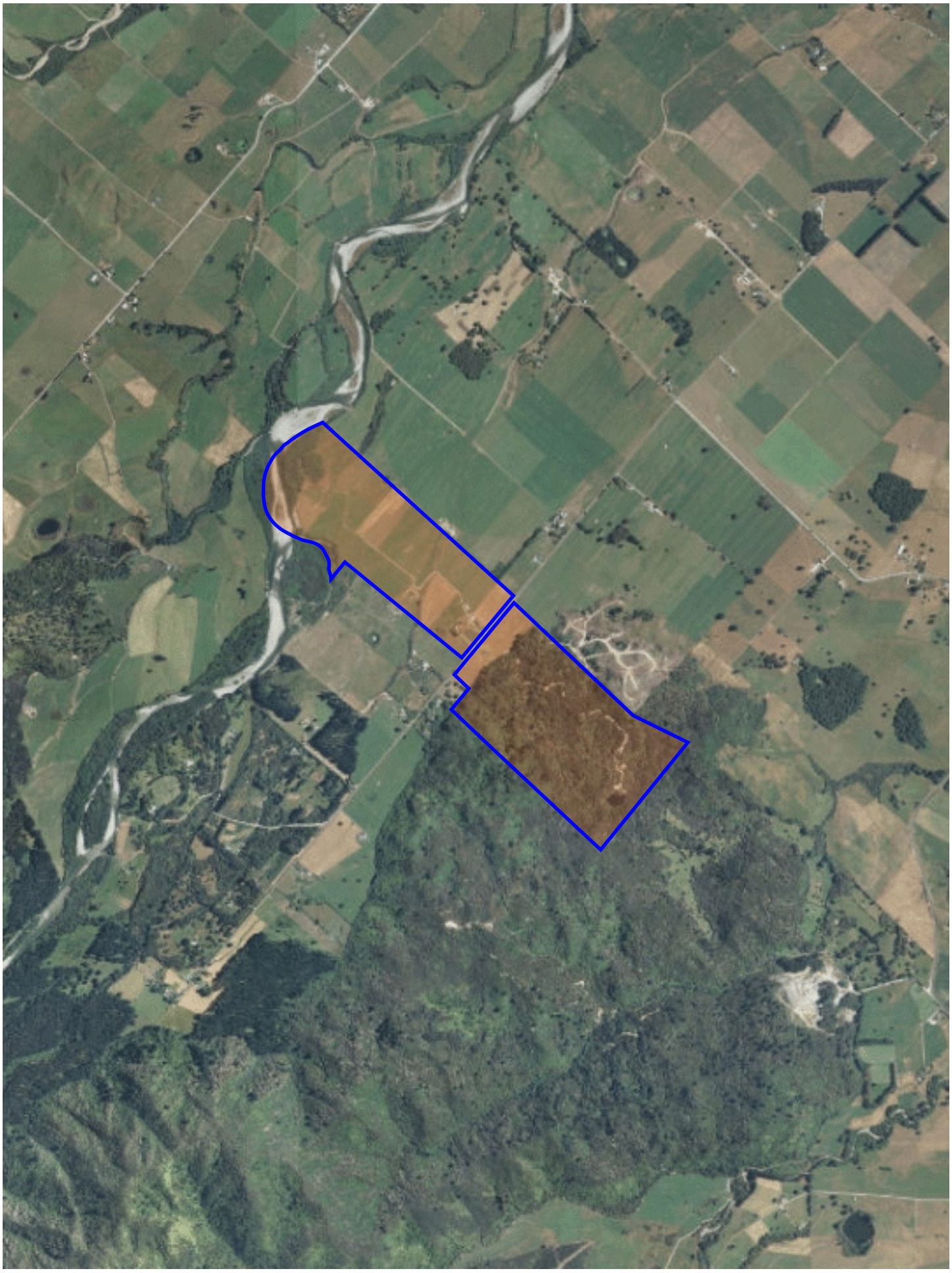
Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
NES - Freshwater Farm Plans	Harwood Gary Arthur	NES RECORD	
NES - Synthetic Nitrogen	Harwood Gary Arthur	NES RECORD	

Aerial Property View

Saturday, 21 November 2026



Pipes and Rubbish Collection

Saturday, 21 November 2026

