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)
1870019402	LOT 2 DP 18968 BLK II TAKAKA SD	416 Hamama Road	Takaka Valley	13.2300

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
$1360000	$690000	$670000	01/09/2023	$4027.34

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	1360000	3016.48
2027	Uniform Annual General Charge	1	0.00
2027	WaimeaComDam-Env&ComBen-Distri	1	0.00
2027	Hamama WaterSup-Variable chrge	690000	414.00
2027	Shared Facilities Rate	1	0.00
2027	Mapua Rehabilitation Rate	1	0.00
2027	2025 Weather Event Recovery Rate	1	0.00
2027	Museums Facilities Rate	1	0.00
2027	District Facilities Rate	1	0.00
2027	Hamama WaterSup.-Service Chrge	1	402.73
2027	Golden Bay Community Board	1	0.00
2027	TakakaFirefighting CapitalWard	1	0.00
2027	Reg. River Works -Part Area Y	114000	36.71
2027	Reg. River Works - Part Area Z	576000	77.18
2027	Stormwater: General Drainage	1360000	80.24

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRHAM028			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
15/06/2018	180676	Construct new dwelling with internal access garaging and freestanding woodburner	CCC Refused	06/08/2020
15/06/2018	180676P	Construct new dwelling with internal access garaging and freestanding woodburner	Letter Sent	15/08/2018

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
26/03/2018	180266	Land Use	Land Use Consent to construct new dwelling in the Rural 1 Zone.	Consent Effective	23/04/2018

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

