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

Tuesday, 17 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1871021501	LOT 1 DP 18041 BLK VI WAITAPU SD	263 Rototai Road	Takaka	0.8094

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
$1050000	$455000	$595000	01/09/2023	$3815.75

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	1050000	2328.90
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 Y	1050000	338.10
2027	Stormwater: General Drainage	1050000	61.95

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	2406073	08/06/2015	263 Rototai Road, Takaka

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
23/10/2001	011631	Carport	Recommended to Grant	21/02/2002
13/08/1999	991107	Carport	Cancelled	24/10/2001
10/02/1998	971976	Convert part of Garage to Sleepout	Code Compliance Certificate Issued	03/06/1999
26/01/1998	980091	Extension to Dwelling	Code Compliance Certificate Issued	03/06/1999
12/01/1999	990016	22.295 litre pool	Code Compliance Certificate Issued	03/06/1999

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

This property is noted as having a Swimming Pool.

Notes	Issue Date
Further Inspection Required	15/11/2001
Inspection Done - Letter sent, Non compliance.	11/01/2002
Pool complies.	30/08/2004
Pool inspection - Fence non-compliant, letter on file, SR booked 17/03/14 for BI site visit	15/01/2014
Pool inspection - Fence non-compliant, Report on file, Danny B to chase up.	19/03/2014
Pool Removed	21/06/2022

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
15/12/1997	970530	Land Use Controlled	Convert part of garage into a one bedroom unit	Withdrawn	

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	Nicole & Guy Hockly	Pool Removed	

Aerial Property View

Tuesday, 17 November 2026



Pipes and Rubbish Collection

Tuesday, 17 November 2026

