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)
1871021605	LOT 3 DP 17264 BLK VI WAITAPU SD -WITH R/W	45 Nees Road	Rototai	0.8772

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
$1400000	$550000	$850000	01/09/2023	$4585.11

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	1400000	3105.20
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
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	1400000	450.80
2027	Stormwater: General Drainage	1400000	82.60

Water Meter Information

No Information available

Services

No Services are available for this property

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
04/06/2024	240436	Install freestanding wood burner with wetback	Code Compliance Certificate Issued	19/06/2024
26/08/2016	160941	Install New Swimming Pool	Code Compliance Certificate Issued	10/03/2017
26/08/2016	160941P	Install New Swimming Pool	RM Certificate Lifted	
01/03/2012	120167	Remove existing building and construct new dwelling with woodburner	Code Compliance Certificate Issued	23/04/2013
01/12/2004	042110	extend dining room	Code Compliance Certificate Issued	29/03/2012
05/10/1993	931504	Alterations to dwelling	Code Compliance Certificate Issued	29/03/2012
29/04/2005	055192	Implement shed	Code Compliance Certificate Issued	17/10/2007
21/11/2000	001716	Septic tank & toilets	Code Compliance Certificate Issued	22/06/2001
18/04/1997	970583	SHED	Code Compliance Certificate Issued	02/09/1997
05/01/1996	960007	EXTENSION TO GARAGE	Code Compliance Certificate Issued	12/09/1996
08/02/1996	960009	RECLAD,REROOF & EXTEND DWELLING RESITE BURNER	Code Compliance Certificate Issued	12/09/1996

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
13/08/1984	B62166	Masport panorama wood fire	
30/04/1975	G54411	Dwelling	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date

Notes	Issue Date
Pool Compliant	20/07/2026
Rego form sent out with BC160941	05/10/2016

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
25/08/2016	160779	Land Use	Land use consent to install a swimming pool on a site with an indentified Cultural Heritage site within the Coastal Environment Area and the setback from an Open Space Zone.	Consent Effective	09/11/2016
07/09/2011	110670	Land Use	To construct a second dwelling on land zoned Rural 1 that is 8772 square metres in area.	Consent Effective	23/12/2011
13/05/2005	050368	Land Use Controlled	build an implement shed within the Coastal Environment Area	Consent Effective	03/06/2005
23/11/1995	950499	Land Use Controlled	SLEEPOUT,ADDITION TO DWELLING & ADDITION TO GARAGE	Consent Effective	20/12/1995

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	Dawson & Kay McKay	Pool Compliant	08/02/2029

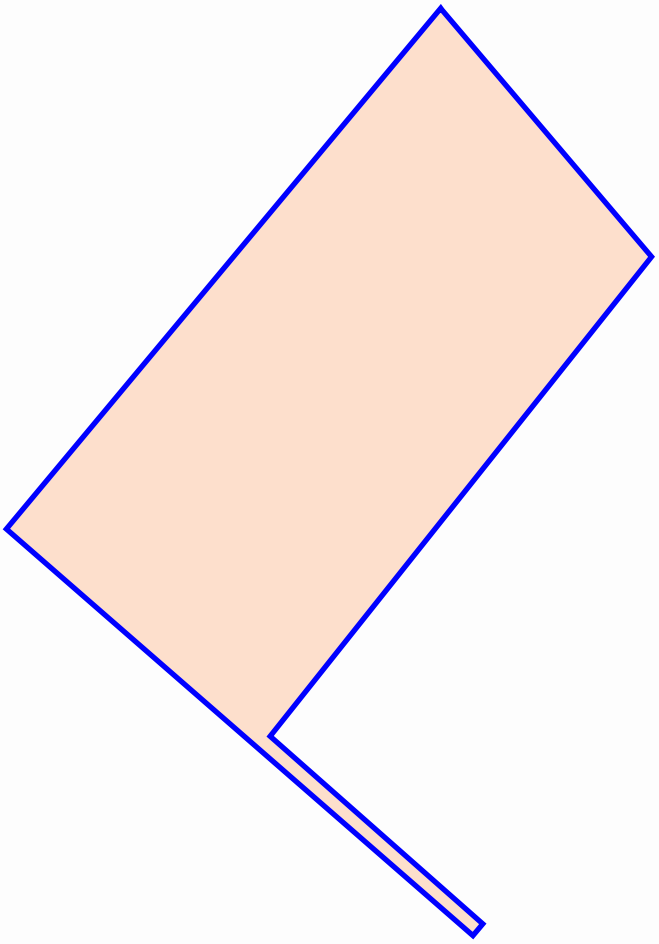
Aerial Property View

Tuesday, 3 November 2026



Pipes and Rubbish Collection

Tuesday, 3 November 2026



Rubbish Collection Day: Monday