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)
1871021702	SEC 1 & SECS 2 3 PT SEC 1 OF 2 BLK VI WAITAPU SD	117 Tangmere Road	Rototai	92.2899

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
$2290000	$2160000	$130000	01/09/2023	$0.00

Rates Breakdown

No Information available

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 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
01/10/2002	021699	Alteration	Code Compliance Certificate Issued	18/01/2005
31/10/1995	951618	BURNER JAYLINE JUNIOR	Code Compliance Certificate Issued	12/12/1995
09/03/1993	930247	TERRACE WITH CRRALITE ROOF	Code Compliance Certificate Issued	15/03/1994

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
10/04/1991	H058902	Conservatory	
16/05/1988	E060896	Install Oregan stove with wet back	
11/03/1988	E060837	Carport	
15/04/1987	E003413	Workers cottage	
22/02/1977	H072262	Dwelling	
20/10/1976	029733	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
04/08/2026	260448	Land Use	Land use consent to construct a third dwelling (minor) and infrastructure in the Rural 2 Zone, contravening the setback from the Mean High-Water Springs (MHWS), habitable building internal boundary	Information Received	

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28/08/2024	240168V1	Land Use	Change of conditions to conditions 1 and 2 of RM240168 to allow for an amended building design for a dwelling which exceeds the height of an identified ridgeline in the Rural 2 Zone.	Consent Effective	23/09/2024
27/03/2024	240169	Land Use - Disturbance	Land Use Consent to undertake earthworks and recontouring which exceeds one metre in depth at 117 Tangmere Road, Rototai.	Consent Effective	26/06/2024
27/03/2024	240168	Land Use	Land Use Consent to construct a replacement dwelling and accessory buildings which exceed the height of an identified ridgeline in the Rural 2 Zone.	Consent Effective	26/06/2024
07/10/2002	020606	Land Use Controlled	Extension to existing dwelling	Consent Effective	04/11/2002

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

Friday, 27 November 2026



Pipes and Rubbish Collection

Friday, 27 November 2026

