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

Friday, 27 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1871021706	LOT 1 DP 10706 BLK VI WAITAPU SD	136 Tangmere Road	Rototai	7.0000

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
$1540000	$870000	$670000	01/09/2023	$4572.52

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	1540000	3415.72
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	Reg. River Works -Part Area Y	15930	5.13
2027	Reg. River Works - Part Area Z	853000	114.30
2027	Stormwater: General Drainage	1540000	90.86

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
07/05/2003	030805	Alterations	CCC Request for Further Information	19/07/2017
21/06/1999	990618	Studio/gallery	Code Compliance Certificate Issued	29/11/1999
29/07/1993	931256	Convert Packhouse	Code Compliance Certificate Issued	17/09/1996
13/03/1995	950289	Addition to Dwelling	Code Compliance Certificate Issued	29/07/1996
10/05/1996	960807	Masport LE7000 Burner,Freestanding, Wetback	Code Compliance Certificate Issued	09/07/1996

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
18/12/1986	E003326	Dwelling	
11/05/1983	B004324	Coolstore with lean to roof (on to existing packing shed)	
02/02/1982	K69667	Extension to packing shed	Hard Copy Destroyed
16/10/1981	K69718	Packing shed	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
14/03/2019	190343	Water Take - Underground	New Water - To take and use groundwater for irrigation Water Management Zone: Takaka Aquifers - Takaka	Consent Effective	02/02/2021

Application Date	RC Number	Type	Proposal	Status	Decision Date
01/06/2004	040626	Water Take - Underground	To take groundwater for irrigation. Water Management Zone: Takaka Aquifers - Takaka	Expired Regional Consent	25/08/2004
26/05/2011	110424	Land Use	To erect a remote sign on the corner of Tangmere and Rototai Roads.	Consent Effective	14/06/2011
10/06/1994	NN940177	Water Take - Underground	To take groundwater for irrigation of crops Water Management Zone: Takaka Aquifers - Takaka	Expired Regional Consent	24/04/1995
27/06/2003	030618	Land Use Controlled	Change the use of a studio/gallery to bed and breakfast/woofer accommodation.	Consent Effective	28/07/2003
21/05/1999	990142	Land Use Controlled	To establish a studio gallery as retail outlet for art work produced on site and to erect a sign.	Consent Effective	16/06/1999
08/08/1986	NN870600	Water Take - Underground	Irrigation Water Management Zone: Takaka Surface - Takaka	Expired Regional Consent	22/01/1987
26/11/1992	920272	District: Land Use Non-complying	To subdivide 7 Hectare Rural A land into two lots	Decision Notified	24/02/1993

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	O2BU Developments Limited	NES RECORD	

Aerial Property View

Friday, 27 November 2026



Pipes and Rubbish Collection

Friday, 27 November 2026

