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

Monday, 23 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1871033104	LOT 1 DP 572788 LOTS 2-3 DP 398023 LOT 2 DP 359032 PT 5 SEC 22 DISTRICT OF TAKAKA	35 Long Plain Road	Kotinga	36.4093

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
$2520000	$1270000	$1250000	01/09/2023	$7300.67

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	2520000	5589.36
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	Reg. River Works -Part Area Y	891000	286.90
2027	Reg. River Works - Part Area Z	464000	62.18
2027	Stormwater UDA - Part	253000	141.68
2027	StormwaterGeneralDrainage-Part	2267000	133.75

Water Meter Information

No Information available

Services

This property is serviced under the following water, sewerage, and stormwater schemes.

Scheme or Supply	Service Provided
Stormwater UDA - Part	Stormwater

Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2404971	08/06/2015	35 Dodson 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.
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
23/12/2016	161375	Construct new dwelling with woodburner and internal access garage	CCC Refused	28/01/2019
23/12/2016	161375P	Construct new 4 bedroom dwelling with woodburner and IA garage	PIM/TAN Issued	08/02/2017
07/04/2009	090349	4-bay pole hayshed	Code Compliance Certificate Issued	23/02/2011
29/07/2004	041421	to build a hay shed	2nd Code Compliance Cert	26/10/2004
08/08/1995	950975	Extension to Dwelling	Code Compliance Certificate Issued	14/06/1999
29/04/1997	970650	Replacement Masport 7000 Freestanding Burner	Code Compliance Certificate Issued	14/05/1997

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
09/08/1989	G005039	Farm shed	NOT FOR HUMAN HABITATION
20/11/1987	E060785	Killing shed	
08/08/1985	C013496	Hay/wool shed	
05/12/1983	B61947	New kitchen	
05/12/1983	B61943	Fit new regal fire with wet back	
22/04/1981	K11747	Garage	HARD COPY DESTROYED

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Cancelled Licence	24/09/2026
Pool Compliant	11/04/2025

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
30/05/2014	140422	Land Use	To construct a new dwelling on land zoned Rural 1.	Consent Effective	27/06/2014
08/08/2013	130553	Land Use	To erect a remote sign on land zoned Rural 1	Consent Effective	16/01/2014
03/08/1995	950302	Land Use Controlled	Extension to Dwelling, two bedrooms, ensuite & Conservatory	Consent Effective	08/08/1995

Planning Permits

No historical planning permits have been found for this property.

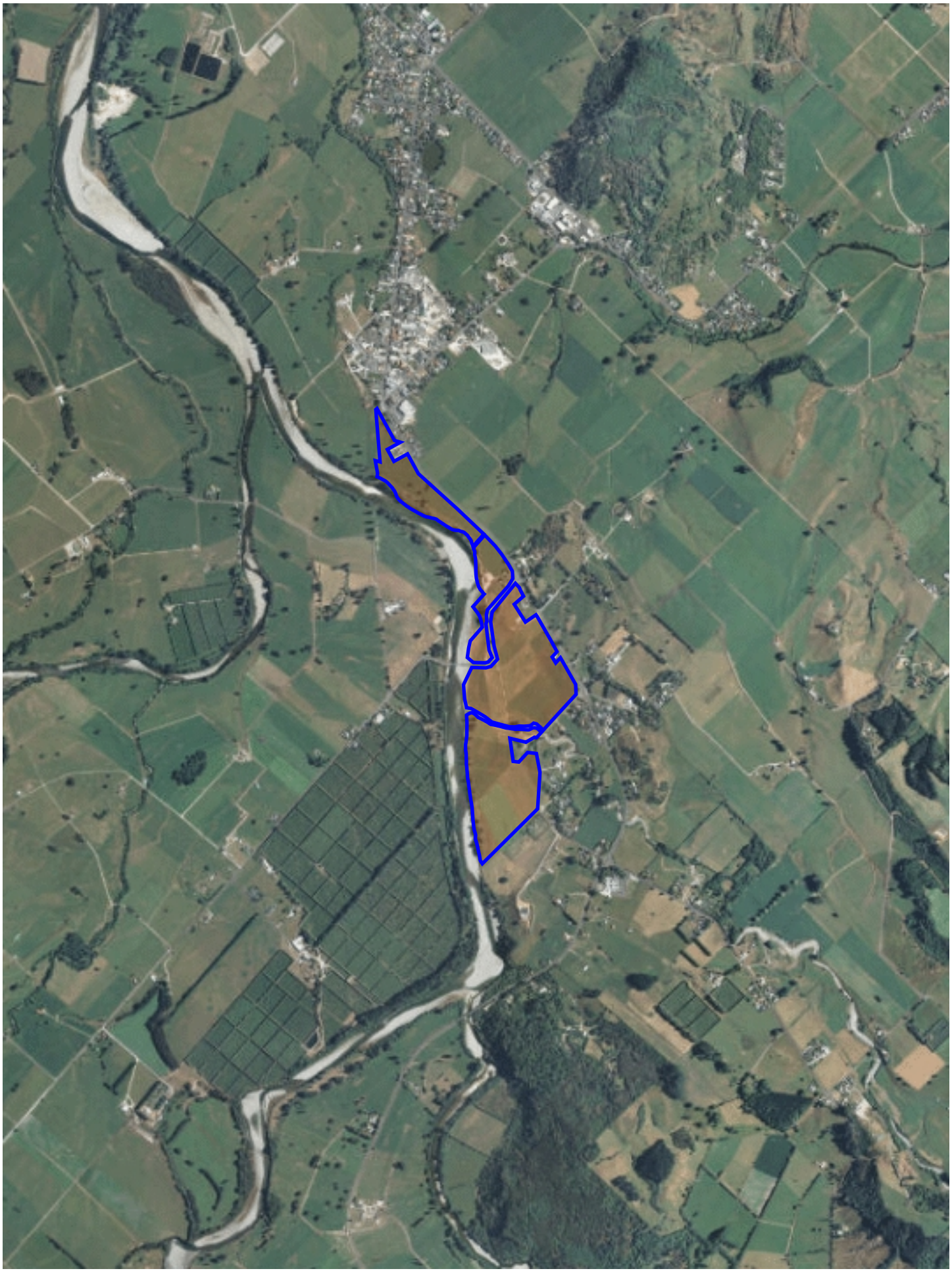
Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
NES - Freshwater Farm Plans	Duncan and Ann McKenzie	NES RECORD	
NES - Intensive Winter Grazing	Duncan and Ann McKenzie	NES RECORD	
Swimming Pool or Spa	Duncan & Ann McKenzie	Pool Compliant	11/04/2028

Aerial Property View

Monday, 23 November 2026



Pipes and Rubbish Collection

Monday, 23 November 2026

