

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 Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1871040400	LOT 1 DP 13256 PT 1 OF SEC 30 TAKAKA DIST BLK X WAITAPU SD - WATER EASEMENT SHOWN ON DP 17472	68 Dodson Road	Takaka	10.9137

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
\$1810000	\$900000	\$910000	01/09/2023	\$5349.72

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	1810000	4014.58
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	110000	35.42
2027	Reg. River Works - Part Area Z	792000	106.13
2027	Stormwater: General Drainage	1810000	106.79

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
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Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2417316	08/09/2015	68 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.

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
06/05/2014	145111	Construct new dwelling with l/a garage & carport.	Code Compliance Certificate Issued	10/09/2018
09/02/2015	145111A	Increase garage height, add extra windows, modify shower, add skylight & reduce verandah skylights	Amendment Issued	
15/04/2014	145111P	Construct new dwelling with l/a garage & carport.	PIM application formally received	

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
16/02/1984	B61963	Water tank (7000 gallons)	
10/08/1981	K1138916	New windows & re-clad hard floor	HARD COPY DESTROYED
28/07/1978	H138916	Extension to shed	HARD COPY DESTROYED
04/07/1975	G54420	Dwelling	

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
11/04/2014	130757V1	Land Use	Variation to consented site plan	Consent Effective	22/04/2014
23/10/2013	130757	Land Use	To construct a new dwelling above an identified Ridgeline on land zoned Rural 1	Consent Effective	05/02/2014

Application Date	RC Number	Type	Proposal	Status	Decision Date
30/10/2013	130768	Land Use - Disturbance	Earthworks in Land Disturbance Area one	Withdrawn	
02/08/1994	NN940254	Land Use - Bore	To construct a bore to supply domestic water to surrounding houses.	Expired Regional Consent	04/08/1994

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.



