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)
1874025302	LOT 1 DP 483463 LOT 2 DP 342925	13 Willow Street	Takaka	0.6366

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
$7280000	$1410000	$5870000	01/09/2023	$30588.77

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	7280000	16147.04
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	4	3841.48
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 Capital CBD	7280000	1805.44
2027	Takaka Firefighting W/S-Operat	1	11.96
2027	Regional River Works- Area Y	7280000	2344.16
2027	Stormwater UDA	7280000	4076.80

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	Stormwater
Tasman Waste Water	Wastewater

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.
Commercial	The Commercial Zone is one of the primary zones for the provision of retail and office space and support services (for example, professional, health and social services). The Commercial Zone is generally characterised by more open space than the Central Business Zone and includes on-site parking.

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
14/04/2015	150331	Extension to existing supermarket & upgrading of design features to latest brand standards.	Code Compliance Certificate Issued	19/10/2016
16/09/2016	150331B	Reissue fire report to correct typographical error	Amendment Issued	11/10/2016
25/07/2016	150331A	Minor reposition of Emergency egress lights	Amendment Issued	09/08/2016
14/04/2015	150331P	Extension to existing supermarket & upgrading of design features to latest brand standards.	PIM/TAN Issued	05/05/2015
26/06/2009	090716	Close in loading bay area	Code Compliance Certificate Issued	22/04/2010
14/07/2006	061006	construction of storage platform	Code Compliance Certificate Issued	10/08/2006
05/04/2005	055085	Supermarket	Code Compliance Certificate Issued	31/01/2006
16/09/2005	056136	Outfit of Fresh Choice Supermarket	Code Compliance Certificate Issued	31/01/2006

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0257	13 Willow Street, Takaka	WOF received	04/06/2027

Building Permits

No historical building permits have been found for this property.

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
29/09/2004	041138	District: Land Use Discretionary	Discretionary. Proposed	Consent Effective	18/01/2005

Application Date	RC Number	Type	Proposal	Status	Decision Date
29/09/2004	041138	District: Land Use Discretionary	Discretionary. Proposed construction of a Supermarket upon Commercial land.	Consent Effective	18/01/2005

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
Off-licence	Reynish`s Supermarket Limited	Invoice Processed	02/12/2027

Aerial Property View

Friday, 27 November 2026



Pipes and Rubbish Collection

Friday, 27 November 2026

