# Property Summary

21/10/2026

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

## Property Location

| Valuation | Legal Description | Address | Suburb | Area (ha) |
|---|---|---|---|---|
| 1937009807 | LOT 1 DP 14980 LOT 11 DP 18572 BLKS XII WAI-ITI IX WAIMEA SD | 28 Bird Road | Wakefield | 8.9098 |

## Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Please note that if this property is a contiguous property, its rates will change if sold separately. Also note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

| Annual Rates | Current Instalment |
|---|---|
| $6289.64 | $1572.41 |

## Rates Breakdown

The Annual Rates above are broken down as follows:

| Description | Rate | Units | Amount |
|---|---|---|---|
| General Rate | 0.2218c/$CV | 1,850,000 | $4,103.30 |
| Uniform Annual General Charge | $429.00/Pty | 1 | $429.00 |
| WaimeaComDam-Env&ComBen-Distri | $76.69/Pty | 1 | $76.69 |
| Refuse/Recycling Rate | $140.29/Pty | 1 | $140.29 |
| Shared Facilities Rate | $74.92/Pty | 1 | $74.92 |
| Mapua Rehabilitation Rate | $3.66/Pty | 1 | $3.66 |
| 2025 Weather Event Recovery Rate | $123.48/Pty | 1 | $123.48 |
| Museums Facilities Rate | $74.34/Pty | 1 | $74.34 |
| District Facilities Rate | $142.53/Pty | 1 | $142.53 |
| Regional River Works - Area Z | 0.0134c/$LV | 1,060,000 | $142.04 |
| Stormwater UDA - Part | 0.0560c/$CV | 1,737,000 | $972.72 |
| StormwaterGeneralDrainage-Part | 0.0059c/$CV | 113,000 | $6.67 |

## Warm Tasman Rate

Warm Tasman Home Insulation Rate does not apply for this property.

## Rating Valuation

Tasman District Council uses a capital value rating system. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

| Capital Value | Land Value | Improvements | Valuation Date |
|---|---|---|---|
| $1,850,000.00 | $1,060,000.00 | $790,000.00 | 01/09/2023 |

## New Rating Valuation

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Rating values are reviewed triennially. If the valuation of this property is going to change in the next rating year, it will show below as the New Capital Value. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

| New Capital Value | New Land Value | New Improvements Value | New Valuation Date |
|---|---|---|---|
| $1,850,000.00 | $1,060,000.00 | $790,000.00 | 01/09/2023 |

## Water Meter Information

No Water Meter information is available for this property

## Services

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

| Scheme or Supply | Service Provided |
|---|---|
| Stormwater UDA - Part | Stormwater |

## Protected Trees

No protected trees have been found for this property.

## Heritage Buildings

There are no heritage buildings on this property.

## Wheelie Bins

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

| Bin Size | Serial Number | Delivered on | Delivered to |
|---|---|---|---|
| Single 240 | 2408458 | 08/06/2015 | 200 Whitby Road, Wakefield |

## 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

21/10/2026

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## 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 | CCC Issue Date |
|---|---|---|---|---|
| 23/09/1994 | 941546 | To Build House | Code Compliance Certificate Issued | 08/11/1995 |

## 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 | Notes |
|---|---|---|
| 09/06/1989 | 058402 | Resite dwelling |
| 25/02/1987 | E012490 | Extend shed (canopy) |
| 15/11/1985 | D028605 | Extend berry shed |
| 19/11/1979 | J095086 | Erect Implement shed |
| 19/06/1974 | G31462 | Build carport |

## Building Notes

No additional building notes have been found for this property.

## Swimming Pools

No Swimming Pool records have been found for this property.

## Resource Consents

No Resource Consent records are on record for this property.

## Planning Permits

No historical planning permits have been found for this property

## Works and Land Entry Agreements

No Works and land Entry Agreement has been found for this property.

# Consents

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# Environmental Records

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## Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

## Hazardous Activities and Industries List (HAIL)

No verified HAIL site has been found for this property. However, if the site or any adjacent site has been used for industrial, horticultural or agricultural purposes, we suggest you make further enquiries.

## Potential Lead Paint Contamination of Dwellings, Buildings & Land

Any specific information in relation to contamination will be contained in the HAIL part of the Property summary, otherwise the Council has no specific information in relation to this property.

Lead is a highly toxic substance that was a key ingredient in household paint.
Any building or dwelling built before or during the 1960's is likely to have used lead-based paint at some time. Soil surrounding these buildings has potential to be contaminated by heavy metals contained in the paint.
Landowners are responsible for ensuring the safe management of lead paint removal for protecting human health and the environment.

## Wetlands

Council holds no records of a wetland being on this property. However please note that the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 creates conditions relating to works carried out around natural inland wetlands regardless of whether they have been mapped by Council or not.

## Pest Inspection History

The Tasman-Nelson region has a Regional Pest Management Strategy for the control of declared pest plants, animals and organisms. The responsibility for the control of pests lies with the land occupier or owner. No pests have been recorded on this property.

## Biodiversity Reports

Council has been compiling biodiversity reports (also called Native Habitat Tasman reports or Ecological Assessment reports) for individual property owners. This survey of natural areas on private land aims to support proactive land management while also help Council meet its RMA responsibilities. However, no report has been lodged on this property.

Rules in the Tasman Resource Management Plan relating to clearance of indigenous vegetation and forests apply. These include 17.5.5, 17.6.5, 17.7.5, 17.8.5, 18.2.4, 18.5.2, 18.5.3, 28.2.2, and 31.1.6. These are available on the Council website. For further information, please contact Council's Biodiversity team at biodiversity@tasman.govt.nz.




State Highway Roads
Road Boundaries
ValuationBoundaries
Parcel

tasman district council
Te Kaunihera o te tai o Aorere

# Aerial Photo Map

The information displayed is a schematic only and serves as a guide.
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Scale: 1:10,000
Wednesday, 21 October 2026

Original Sheet Size 210x297mm