

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)
1937032400	LOT 1 DP 516276	95 Edward Street	Wakefield	0.6229

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
\$770000	\$580000	\$190000	01/09/2023	\$4594.62

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
2026	General Rate	770000	1648.57
2026	Uniform Annual General Charge	1	413.00
2026	Wastewater - 1st Pan	1	1007.50
2026	WaimeaComDam-Env&ComBen-Distri	1	81.80
2026	Refuse/Recycling Rate	1	133.69
2026	Shared Facilities Rate	1	73.55
2026	Mapua Rehabilitation Rate	1	4.35
2026	Museums Facilities Rate	1	70.02
2026	District Facilities Rate	1	138.68
2026	Urban Wat.Supply- Serv Chge	1	542.60
2026	Regional River Works - Area Z	580000	88.16
2026	Stormwater UDA	770000	392.70

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W70456		19MC262295	413

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater
Stormwater UDA- Wakefield	Stormwater
Tasman Waste Water	Wastewater
Urban Water Supply	Water Supply

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2408179	08/06/2015	95 Edward Street, Wakefield

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
Residential	The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment

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
10/08/2005	055903	Install Firenzo inbuilt wood burner	Code Compliance Certificate Issued	05/09/2005
21/05/1999	990708	Dwelling extension with internal garage	Code Compliance Certificate Issued	25/05/2005

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
05/06/1990	H021573	Erect conservatory	
08/04/1986	D028911	Install log fire	
20/06/1980	J095641	Garage	
30/05/1979	I050219	Additions	

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
23/03/2020	190883V1	Subdivision	Variation to RM190883 to vary the sizes of the consented allotments.	Consent Effective	14/05/2020
25/07/2019	190884	Land Use	Land use consent to allow a (generic) dwelling less than 4.5 metres from a road reserve boundary and a garage less than 5.5 metres from a road reserve boundary on Lot 3 of subdivision RM190883	Consent Effective	26/11/2019

Application Date	RC Number	Type	Proposal	Status	Decision Date
25/07/2019	190885	Discharge - Land	Discharge stormwater from subdivision authorized by RM190883	Consent Effective	26/11/2019
25/07/2019	190883	Subdivision	Subdivision of Lot 1 DP 516276 (CFR 811124) of 0.6229 ha and Pt Sec 85 Waimea South DIST (NL 71/57) of 0.0921 ha (limited as to parcels) to create: 10 residential allotments ranging from 350m2 to 750m2; Lot 11 to vest as road; Right of Way 1 to provide access to Lots 1, 2 & 5-8; Right of Way 2 to provide access to Lots 2 & 5-7 Right of Way 3 to provide access to Lots 9 & 10.	Consent Effective	26/11/2019

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.



Pipes and Rubbish Collection

