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)
1937014303	LOT 2 DP 20436 PT SEC XI WAIMEA SOUTH BLK XV WAI-ITI SD - SUBJ TO ESMTS ON DP 319114	49 Tidd Road	Wakefield	9.2822

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
$1610000	$830000	$780000	01/09/2023	$4842.10

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	1610000	3570.98
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	Regional River Works - Area Z	830000	111.22
2027	Stormwater: General Drainage	1610000	94.99

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
Invoice 240	2418453	03/05/2018	5 Tidd Road, Wakefield
Single 240	2401118	08/06/2015	5 Tidd Road, 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
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.
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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
11/10/2017	171088	New Dwelling with Freestanding Yunca WEGJ Fire with Wetback	Code Compliance Certificate Issued	17/04/2018
11/10/2017	171088P	New Dwelling with Freestanding Yunca WEGJ Fire with Wetback	PIM/TAN Issued	30/10/2017
26/02/1997	970267	ERECT 3 BAY KITSET SHED	Recommended to Grant	26/02/1997
04/06/1993	930878	FATTENING HOUSE	Recommended to Grant	22/06/1993

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
13/03/1992	K000848	Extend shed	
06/11/1987	F018991	Erect utility & storage shed	
13/12/1983	B052434	Erect woodshed	
11/09/1981	K063962	Build piggery	
07/12/1980	J095269	Implement shed	
05/11/1980	J012008	Farm Shed	
19/10/1979	J095035	Stove in dwelling, storage shed and extensions to carport	
30/06/1970	C026013	Build house	

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
27/10/2022	220908	Land Use	Land use consent to construct a	Further Information	

Application Date	RC Number	Type	Proposal	Status	Decision Date
27/10/2022	220908	Land Use	Land use consent to construct a dwelling within the BLA on Lot 1 of proposed subdivision RM220907.	Further Information Requested	
09/11/2017	161196V1	Land Use	Change of conditions to RM161196V1 - Land use consent to construct a second dwelling within the internal boundary setback in the Rural 2 zone	Consent Effective	30/11/2017
19/12/2016	161196	Land Use	Land use consent to construct a second dwelling within the internal boundary setback in the Rural 2 zone	Consent Effective	09/08/2017
14/06/2000	000321	Subdivision: Discretionary	undertake a boundary relocation	Sec 224 Issued	23/06/2000

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.

Aerial Property View

Wednesday, 18 November 2026



Pipes and Rubbish Collection

Wednesday, 18 November 2026

