

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)
1937016400	LOT 1 DP 18623 PT SECS 160 169 WAIMEA SOUTH DISTRICT BLOCK XV WAI-ITI S D	759 Wakefield-Kohatu Highway	Wakefield-Kohatu	3.6313

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
\$1260000	\$610000	\$650000	01/09/2023	\$4015.67

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	1260000	2794.68
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	610000	81.74
2027	Stormwater: General Drainage	1260000	74.34

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
Single 240	2409253	08/06/2015	759 Wakefield-Kohatu Highway, Wakefield-Kohatu

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
Conservation	The Conservation Zone covers public conservation land administered by the Department of Conservation.
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.

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
11/12/2008	081467	Relocation of single storey 3 bedroom dwelling.	CCC Refused	
23/01/2018	180045	Install New Woodburner with Wetback and new HWC	Code Compliance Certificate Issued	27/03/2018

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
25/05/1987	E060069	Erect farm shed	
02/05/1985	C030312	Erect shed	
22/03/1985	C030188	Erect two mushroom houses	
23/08/1983	B002503	Demolish dwelling	
23/08/1983	B002502	Erect dwelling	
08/10/1982	A040878	Erect mushroom 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
	160949	Right of Way LGA	Section 348 for easement over Pt Section 160 Waimea South District for cycleway extension	Consent Effective	27/03/2017
30/07/2008	080668	District: Land Use Discretionary	To construct a second dwelling on the property for family use only.	Consent Effective	07/08/2008

Application Date	RC Number	Type	Proposal	Status	Decision Date

Planning Permits

Prior to the Resource Consent system, these Planning Permits and notes were registered against the property.

Date	Planning Number	Subject	Notes
05/07/1985	T2/9/1/783	ESTABLISH SAWMILL & MUSHROOM HOUSES	M G PULLAN, BELGROVE

Environmental Health and Licences

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



