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

Monday, 9 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1937021407	LOT 1 DP 17516	12 Baigent Valley Road	Wakefield	1.1700

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
$1590000	$510000	$1080000	01/09/2023	$5197.32

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	1590000	3526.62
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 Y	1590000	511.98
2027	Stormwater: General Drainage	1590000	93.81

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	2414110	08/06/2015	12 Baigent Valley 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 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.

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
	EX190182	Implement Shed	Granted and Issued	13/03/2019
09/07/1998	981011	To install kent f/s with wetback	Code Compliance Certificate Issued	13/12/2012
22/07/2009	090822	Extend existing home, adding an extra bedroom	Code Compliance Certificate Issued	20/11/2012
10/10/2001	011551	Covered in swimming pool	Code Compliance Certificate Issued	24/12/2009
05/07/2005	055639	Erect new sleepout with ensuite	Code Compliance Certificate Issued	12/10/2009
22/04/2009	090416	Intall in-built Ltd Metro Insert Trend woodburner with wetback.	Code Compliance Certificate Issued	21/08/2009
05/07/2005	055640	Remove existing fire and install Metro Mega Rad logburner	Code Compliance Certificate Issued	15/08/2005
08/11/1996	961921	NEW DWELLING	Code Compliance Certificate Issued	04/08/1999
24/03/1997	970407	ERECT 3 BAY KITSET SHED	Code Compliance Certificate Issued	23/07/1997
11/11/1996	961940	RESITE SHED	Code Compliance Certificate Issued	12/03/1997

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Compliance achieved 15/01/18 - re-inspection due 15/01/21	15/01/2018
Pool Compliant	29/09/2026
SW0721 Re-Inspection Due 16/02/2024	

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

Application Date	RC Number	Type	Proposal	Status	Decision Date
20/10/2006	060897	Discharge - Land	Discharge oil to land as required over summer for Dust Suppression	Expired Regional Consent	06/12/2006
12/11/1996	NN960446	Land Use - Bore	To construct a bore for domestic use	Expired Regional Consent	15/11/1996
26/09/1996	960504	District: Land Use Discretionary	TO ERECT A DWELLING ON RURAL 1 LAND	Consent Effective	08/10/1996

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
Swimming Pool or Spa	Stephen & Valerie Chandler	Pool Compliant	21/09/2029

Aerial Property View

Monday, 9 November 2026



Pipes and Rubbish Collection

Monday, 9 November 2026

