

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)
1937025101	PART SECTION VII DIST OF WAIMEA STH BLK XVI WAI-ITI SD	17 Hunt Terrace	Wakefield	3.1694

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
\$1500000	\$600000	\$900000	01/09/2023	\$8085.18

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	1500000	3327.00
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	88 Valley Water Service Charge	1	714.45
2027	88 ValleyWaterSupp-Variablechg	2	1452.94
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	Urban Wat.Supply- Serv Chge	1	605.48
2027	Regional River Works - Area Z	600000	80.40
2027	Stormwater UDA	1500000	840.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W70155		17MC239795	35
WR88V079		RESTRICTOR	0

Services

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

Scheme or Supply	Service Provided
88 Valley Water Supply	Water Supply

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater
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	2415295	08/06/2015	17 Hunt Terrace, 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 Residential	The Rural Residential Zone provides for rural lifestyle living opportunities. Rules for development and subdivision generally seek to ensure that lifestyle living is enabled and that adequate servicing is provided, while maintaining rural character and amenity.
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
14/03/2013	130232	Install new In-built Switch Bayview Pellet Fire	Code Compliance Certificate Issued	12/04/2013
08/07/2005	055659	Erect new garage	Code Compliance Certificate Issued	
05/11/2003	032164	To build Garage	Code Compliance Certificate Issued	03/03/2004
13/01/1997	970037	Alterations to existing dwelling	Code Compliance Certificate Issued	23/07/1997

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
02/07/1984	B108987	Erect double garage	
13/12/1983	B052428	Install swimming pool	
22/07/1983	B002429	Install Regency Delux	
11/10/1979	J094998	Erect Carport	
18/11/1977	H157737	Erect Pottery Kiln & Roof	
31/03/1977	H64782	Install Fireplace	
14/03/1977	H64738	Erect Storage Shed	
20/04/1976	H25439	Erect Dwelling	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	01/11/2024
SWIMMING POOL: INGROUND 75000LITRES YES 15/07/97 GW	

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
13/05/2003	030424	Subdivision	undertake a two lot	Lapsed Application	

Application Date	RC Number	Type	Proposal	Status	Decision Date
13/05/2003	030424	Subdivision	undertake a two lot subdivision	Lapsed Application	

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
Mobile Shop	Yin Liu	Food Act 2014 - Registered	31/03/2028
Swimming Pool or Spa	Lynette & Robert Croy	Pool Compliant	01/11/2027



