Property Report

- **This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.**
- 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)
1937025203	LOT 3 DP 337117	7 Hooper Place	Wakefield	1.0353

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
$1250000	$550000	$700000	01/09/2023	$6497.09

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	1250000	2772.50
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
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	Urban Wat.Supply- Serv Chge	1	605.48
2027	Regional River Works - Area Z	550000	73.70
2027	Stormwater UDA	1250000	700.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W70703		17MC239739	7

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	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	2416569	08/06/2015	7 Hooper Place, 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.

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
04/06/2020	200579	Dwelling alterations	Code Compliance Certificate Issued	03/12/2020
03/09/2008	081074	Install free standing Metro Euro Rad woodburner.	Code Compliance Certificate Issued	02/10/2008
31/03/2004	040589	Erect new dwelling with internal garage	CCC Issued by Certifier	02/02/2005

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
03/08/1992	18246	Construct dwelling	
	2943		Plumbing and Drainage Permit
	2944		Plumbing and Drainage Permit

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
26/01/2004	040081	Subdivision: Controlled	undertake a three lot subdivision and to erect dwellings	Sec 224 Issued	10/03/2004
17/07/1991	NN910247	Discharge - Water	To discharge stormwater from proposed subdivision	Expired Regional Consent	17/09/1991
08/07/1991	NN910319	Discharge - Water	Hunt Terrace Extension - Discharge of stormwater from residential subdivision to open drain 88	Expired Regional Consent	17/09/1991

Application Date	RC Number	Type	Proposal	Status	Decision Date
			Valley Road		
18/01/1996	950496	Land Use/Subdn: Non-complying	SUBDIVISION INTO NINE ALLOTMENTS - LOTS 1-8 TO BE USED FOR RESIDENTIAL PURPOSES	Consent Effective	23/01/1996
04/11/1993	930460	Land Use/Subdn: Non-complying	TO SUBDIVIDE CT 1B/1338 INTO FIVE LOW DENSITY ALLOTMENTS	Consent Effective	22/11/1994

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

Tuesday, 17 November 2026



Pipes and Rubbish Collection

