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

Wednesday, 18

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1937025500	LOT 1 DP 580124	105 Eighty Eight Valley Road	Wakefield	0.5691

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
$1290000	$580000	$710000	01/09/2023	$7572.60

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	1290000	2861.22
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	1	960.37
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	580000	77.72
2027	Stormwater UDA	1290000	722.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W70577		17MC240012	431

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	2421860	07/12/2023	105 Eighty Eight Valley Road, Wakefield
Single 240- Withdrawn	2421098	11/05/2023	105 Eighty Eight Valley Road
Single 240- Withdrawn	2420594	03/12/2021	105 Eighty Eight valley Road
Invoice 240	2420295	15/01/2021	105 Eighty Eight Valley Road, Wakefield
Withdrawn	2415456	08/06/2015	105 Eighty Eight 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
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

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
30/08/2016	160949	Install New F/S Metro Eco Wee Ped Wood Burner	Code Compliance Certificate Issued	25/10/2016
24/11/2014	CA0420	Remove loadbearing wall between kitchen and dining room	Certificate of Acceptance Issued	12/01/2015
02/02/2007	070128	2nd Dwelling	Code Compliance Certificate Issued	17/12/2007
19/04/2006	060487	Install Osburn 2200 freestanding log burner	Code Compliance Certificate Issued	17/05/2006

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
30/05/1983	B002236	Alter attic into bedroom with ensuite	
25/05/1979	I050212	Erect Skyline garage	
17/11/1977	H157763	Erect storage shed	
03/10/1977	H157655	Erect new dwelling	
05/04/1974	F054557		
	4056		Permit for plumbing or drainage work

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
09/02/2007	070090	Land Use Controlled	construct a second dwelling for elderly parents	Consent Effective	26/02/2007
18/04/2006	060281	Land Use: Restricted	remove protected oak tree 692	Consent Effective	01/05/2006

Application Date	RC Number	Type	Proposal	Status	Decision Date
		Discretionary			
28/06/2005	050533	District: Land Use Discretionary	keep up to 7 adult house Pipillon toy show dogs and up to 6 pups per year on the site	Consent Effective	11/11/2005

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

