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)
1937025700	LOT 1 DP 19936 PT SEC 19 XIX WAIMEA SOUTH DIST	120 Eighty Eight Valley Road	Wakefield	42.2897

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
$1675000	$1310000	$365000	01/09/2023	$9280.24

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	1675000	3715.15
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	4	2905.88
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	1310000	175.54
2027	Stormwater: General Drainage	1675000	98.83

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W70604		17MC239870	175
WR88V094		RESTRICTOR	0
WR88V095		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
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	2417409	31/07/2015	120 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
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.
Recreation	The Recreation Zone is for land and buildings associated with community recreational opportunities.

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
16/02/2021	210147	Install freestanding Metro woodburner	Code Compliance Certificate Issued	06/04/2021
06/10/2011	111007	Demolish & remove existing building, construct new Versatile garage	Code Compliance Certificate Issued	05/01/2012
05/08/2003	031508	Install new Kent Tile fire	Code Compliance Certificate Issued	22/08/2003
12/06/1995	950827	DEMOLISH OLD WORKERS COTTAGE	Code Compliance Certificate Issued	24/03/1999

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
20/10/1988	G057753	Upgrade shed (replace roof frame & roofing to kiln etc..)	
12/03/1985	C030157	Extend shed	
10/08/1984	B109093	Erect woolshed & covered yards	
10/08/1983	B002466	Install Bosca burner	
24/11/1981	K079282	Plumbing	
13/01/1976	G091454	Erect a Temporary Shed and Store Room Workshop	
13/12/1964	Z047352	Erect a Temporary Shed for Drying Tobacco	

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
25/09/1996	NN960376	Water - Divert	To divert an unnamed watercourse into	Consent Effective	12/11/1996

Application Date	RC Number	Type	Proposal	Status	Decision Date
25/09/1996	NN960376	Water - Divert	To divert an unnamed watercourse into an unnamed stream leading to 88 Valley Stream, as part of subdivison works.	Consent Effective	12/11/1996
06/01/1995	950003	Subdivision: Controlled	TWO LOT SUBDIVISION	Sec 224 Issued	17/03/1995

Planning Permits

No historical planning permits have been found for this property.

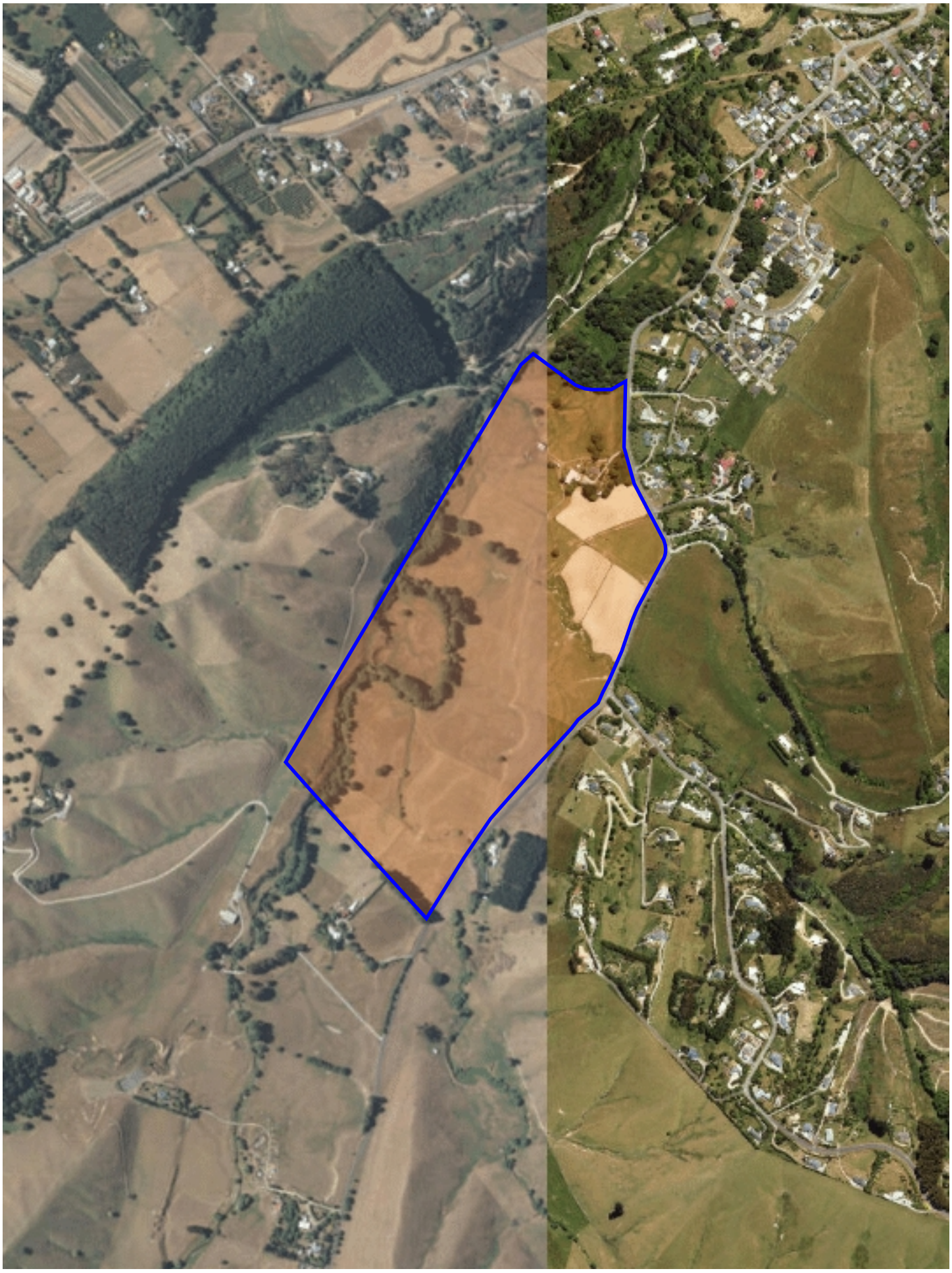
Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
NES - Freshwater Farm Plans	Eden Lyall Augustus	NES RECORD	

Aerial Property View

Tuesday, 17 November 2026



Pipes and Rubbish Collection

Tuesday, 17 November 2026

