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

Friday, 6 November 2026

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1937025824	LOT 1 DP 428109 LOT 5 DP 322876	164 Totara View Road	Wakefield	1.4211

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
$1980000	$510000	$1470000	01/09/2023	$7082.63

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	1980000	4391.64
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	1	726.47
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 Z	510000	68.34
2027	Stormwater: General Drainage	1980000	116.82

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WR88V136	RESTRICTOR IN M/BOX AT ROW ENTRANCE	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

Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2417078	08/06/2015	164 Totara View 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 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
30/08/2017	170956	Install Elevator in Existing Elevator Shaft	Code Compliance Certificate Issued	24/01/2018
21/04/2010	100427	Construct new dwelling with internal garaging, wood and diesel burners	Code Compliance Certificate Issued	09/11/2012
07/11/2005	056377	Erect garage and temporary accommodation	Code Compliance Certificate Issued	12/12/2006

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

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
20/11/2014	140923	Land Use	To convert an existing building into a second dwelling on a site within the Rural Residential Zone and supply an alternative means of fire fighting water supply	Consent Effective	12/01/2015
30/04/2010	100268	Land Use	Construct second dwelling - existing dwelling to become sleepout/workshop	Consent Effective	25/05/2010
12/11/2009	090750	Subdivision	Undertake a boundary relocation	Sec 224 Issued	11/12/2009
19/08/2005	050706	Land Use: Restricted	erect a temporary residence and	Consent Effective	28/09/2005

Application Date	RC Number	Type	Proposal	Status	Decision Date
		Discretionary	garage within 30m of a plantation forest		

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

Friday, 6 November 2026



Pipes and Rubbish Collection

Friday, 6 November 2026

