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

Tuesday, 10 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1937025856	LOT 1 DP 16341	141 Eighty Eight Valley Road	Wakefield	9.3995

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
$1170000	$750000	$420000	01/09/2023	$5996.89

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	1170000	2595.06
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	Regional River Works - Area Z	750000	100.50
2027	Stormwater: General Drainage	1170000	69.03

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WR88V081		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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2416942	08/06/2015	141 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 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
	EX240123	Construct shed	Granted and Issued	03/04/2024
14/03/2022	211447A	Change treatment system from reed to biorock	Lapsed Application	04/01/2024
23/11/2021	211447	Upgrade wastewater system	Formally Received	23/11/2021
28/01/1994	940103	TO BUILD NEW DWELLING	Code Compliance Certificate Issued	26/03/1998

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
20/02/2023	230088	Subdivision	Subdivision of RT 873918 in the Rural Residential (Eighty Eight Valley) Zone to create 13 allotments (one containing an existing dwelling and 12 with identified building location areas). This consent also authorises the creation of a non-compliant right of way the serves more than six users.	Sec 223 Application Received	08/01/2024
20/02/2023	230089	Land Use	Land Use consent for more than 6 users on a ROW and passing bays at grater than 50	Withdrawn	

Application Date	RC Number	Type	Proposal	Status	Decision Date
			metre separation distances		

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, 10 November 2026



Pipes and Rubbish Collection

Tuesday, 10 November 2026

