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, 27 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1937029700	LOTS 1 & 2 DP 19250 LOT 1 DP 10557 PT SEC 206 WAIMEA SOUTH DIST -REC RES-	40 Clifford Road	Wakefield	4.0689

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
$820000	$630000	$190000	01/09/2023	$4767.09

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	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	3	2881.11
2027	Urban Wat.Supply- Serv Chge	1	605.48

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W70473		21MC286977	593

Services

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

Scheme or Supply	Service Provided
Tasman Waste Water	Wastewater
Urban Water Supply	Water Supply

Wheelie Bins

No wheelie bin has been issued to this property.

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
Recreation	The Recreation Zone is for land and buildings associated with community recreational opportunities.
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Rural 1	The Rural 1 Zone contains the small area of the District's land which has the highest productive value. In general, this land is suited to a wide range of uses including intensive soil-based production. Rules for subdivision and development primarily protect the productive land value on a long-term basis.

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
25/05/2017	170579	Deck Addition to Existing Clubrooms	CCC Refused	06/08/2019
25/05/2017	170579P	Deck Addition to Existing Clubrooms	PIM/TAN Issued	23/06/2017
14/04/1998	980478	To build shed	Code Compliance Certificate Issued	10/08/1998

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
08/10/1990	058770	Extension of rifle range	
18/02/1985	C030090	Alter Wakefield Playcentre	
10/12/1981	K079326	Construct a clubroom adjoining the existing rifle range.	

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
31/05/2001	NN010213	Water Take - Underground	to take water for the reticulated supply to Wakefield Water Management Zone: Wai-iti Dam Service	Expired Regional Consent	25/07/2001
04/04/2006	060234	Land Use: Restricted Discretionary	remove a protected tree Catagory C	Consent Effective	01/05/2006
09/05/1991	NN910144	Water Take - Underground	Wakefield township - reticulated water supply,	Expired Regional Consent	17/09/1991

Application Date	RC Number	Type	Proposal	Status	Decision Date
			Water Management Zone: Wai-iti		

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
Club licence	Wakefield Football Club Incorporated	Annual Charge Formally Received	23/05/2027

Aerial Property View

Friday, 27 November 2026



Pipes and Rubbish Collection

Friday, 27 November 2026

