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, 17 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1937030100	LOT 1 DP 334388	22 Edward Street	Wakefield	0.1323

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
$890000	$520000	$370000	01/09/2023	$5492.99

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	890000	1974.02
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
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	520000	69.68
2027	Stormwater UDA	890000	498.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W70450		18MC245359	145

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	2408121	08/06/2015	22 Edward Street, 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
Commercial	The Commercial Zone is one of the primary zones for the provision of retail and office space and support services (for example, professional, health and social services). The Commercial Zone is generally characterised by more open space than the Central Business Zone and includes on-site parking.

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
02/11/2022	220883A	Updated foundation details	Amendment Issued	25/01/2023
22/07/2022	220883	Alterations to existing building and review of storm water	Formally Received	22/07/2022
17/08/2016	160897	SEISMIC STRENGTHENING, INSTALL PLYWOOD AND STEEL BRACING TO THE GROUND FLOOR TO IMPROVE SEISMIC PERFORMANCE TO 34%NBS	Code Compliance Certificate Issued	02/07/2020
17/08/2016	160897P	SEISMIC STRENGTHENING, INSTALL PLYWOOD AND STEEL BRACING TO THE GROUND FLOOR TO IMPROVE SEISMIC PERFORMANCE TO 34%NBS	PIM/TAN Issued	19/09/2016
16/11/1999	991684	Alterations to shop	Code Compliance Certificate Issued	15/03/2000
08/03/1996	960341	Carport house install stairs and alterations	Code Compliance Certificate Issued	10/07/1997

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0547	22 Edward Street, Wakefield	WOF received	19/10/2027

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
14/10/1988	G057741	Alterations to existing supermarket	
22/05/1981	J012476	Fisher solid fuel burner	
05/08/1970	C026136	Alter Shop front	
27/11/1968	B004098	Erect Dog Kennel	

Date	Permit Number	Subject	Notes
24/05/1961	B133684	Alter Shop	

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
05/06/2003	030535	Subdivision: Controlled	undertake a two lot subdiviison	Sec 224 Issued	11/06/2003

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
Off-licence	JT Grocery Collective Limited	Licence Issued	15/05/2027

Aerial Property View

Tuesday, 17 November 2026



Pipes and Rubbish Collection

Tuesday, 17 November 2026

