# 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

Sunday, 29 November

## Property Location

| Valuation | Legal Description | Address | Suburb | Area (ha) |
|---|---|---|---|---|
| 1937032400 | LOT 1 DP 516276 | 95 Edward Street | Wakefield | 0.6229 |

## 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 |
|---|---|---|---|---|
| $770000 | $580000 | $190000 | 01/09/2023 | $5167.67 |

## 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 | 770000 | 1707.86 |
| 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 | 580000 | 77.72 |
| 2027 | Stormwater UDA | 770000 | 431.20 |

## Water Meter Information

| Water ID | Meter Reader Note | Meter Id | Last year units |
|---|---|---|---|
| W70456 | | 19MC262295 | 1062 |

## 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 | 2408179 | 08/06/2015 | 95 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 |
|---|---|
| Residential | The Residential Zone primarily provides for residential dwellings.  Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment |

# 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 |
|---|---|---|---|---|
| 10/08/2005 | 055903 | Install Firenzo inbuilt wood burner | Code Compliance Certificate Issued | 05/09/2005 |
| 21/05/1999 | 990708 | Dwelling extension with internal garage | Code Compliance Certificate Issued | 25/05/2005 |

## 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 |
|---|---|---|---|
| 05/06/1990 | H021573 | Erect conservatory | |
| 08/04/1986 | D028911 | Install log fire | |
| 20/06/1980 | J095641 | Garage | |
| 30/05/1979 | I050219 | Additions | |

## 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 |
|---|---|---|---|---|---|
| 23/03/2020 | 190883V1 | Subdivision | Variation to RM190883 to vary the sizes of the consented allotments. | Consent Effective | 14/05/2020 |
| 25/07/2019 | 190884 | Land Use | Land use consent to allow a (generic) dwelling less than 4.5 metres from a road reserve boundary and a garage less than 5.5 metres from a road reserve boundary on Lot 3 of subdivision RM190883 | Consent Effective | 26/11/2019 |

| Application Date | RC Number | Type | Proposal | Status | Decision Date |
|---|---|---|---|---|---|
| 25/07/2019 | 190885 | Discharge - Land | Discharge stormwater from subdivision authorized by RM190883 | Consent Effective | 26/11/2019 |
| 25/07/2019 | 190883 | Subdivision | Subdivision of Lot 1 DP 516276 (CFR 811124) of 0.6229 ha and Pt Sec 85 Waimea South DIST (NL 71/57) of 0.0921 ha (limited as to parcels) to create: 10 residential allotments ranging from 350m2 to 750m2; Lot 11 to vest as road; Right of Way 1 to provide access to Lots 1, 2 & 5-8; Right of Way 2 to provide access to Lots 2 & 5-7 Right of Way 3 to provide access to Lots 9 & 10. | Consent Effective | 26/11/2019 |

## 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

Sunday, 29 November 2026



# Pipes and Rubbish Collection

Sunday, 29 November 2026

