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

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1937035100	SEC 1 SO 14333 BLK XII WAI-ITI SD	21 Edward Street	Wakefield	0.0710

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
$560000	$325000	$235000	01/09/2023	$2026.27

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	Refuse/Recycling Rate	1	140.29
2027	Urban Wat.Supply- Serv Chge	1	605.48

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W70660		21MC287380	18

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

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	28715	11/11/2025	21 Edward Street, Wakefield
Single 240- Withdrawn	2407678	08/06/2015	21 Edward Street, Wakefield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
01/08/2024	240647	Internal and external alterations and form fire wall	Code Compliance Certificate Issued	09/09/2026
04/12/2024	240647A	Move firewall and add fire seal to external wall	Granted and Issued	19/12/2024
18/07/2023	230693	Earthquake strengthening	Code Compliance Certificate Issued	28/11/2023

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0893	21 Edward Street, Wakefield	Letter Sent	

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
30/07/2024	240494	Land Use	Land use consent to repair and refurbish the Wakefield Post Office, a Category 2 listed Heritage Building to incorporate a cafe and retail space at the front of the building, a dwelling towards the rear, and an outdoor bin/storage area in the Commercial Zone.	Consent Effective	25/09/2024

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
Food Premises	J & H Cooper Family Trust	Application Received	31/10/2027
Earthquake-prone Building	Giselle, Porsha & Maria Bremmers	EQB Building NOT potentially earthquake prone	

Aerial Property View

Tuesday, 17 November 2026



Pipes and Rubbish Collection

Tuesday, 17 November 2026

