Property Report

- **This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.**
- 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)
1937035300	LOT 2 DP 1348	20 Whitby Way	Wakefield	0.0663

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
$1000000	$315000	$685000	01/09/2023	$6731.47

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	1000000	2218.00
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	1	960.37
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	315000	42.21
2027	Stormwater UDA	1000000	560.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W70376		08M1531121	194

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	2415655	08/06/2015	20 Whitby Way, 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
27/05/2005	055210	Erect Preschool and offices	Code Compliance Certificate Issued	15/03/2006
15/09/2004	041723	Remove house and clear site.	Code Compliance Certificate Issued	27/06/2005
25/02/2005	050241	Alteration from house to preschool and office	Cancelled	21/06/2005
13/04/2004	040669	Alterations to dwelling	Code Compliance Certificate Issued	05/05/2004

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0249	20 Whitby Way, Wakefield	WOF received	31/03/2027

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
04/03/1980	J095334	Extention to lounge	

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
12/07/2023	050476V1	Land Use	Change of conditions to RM050476 to change condition 5 to increase the hours from 07.30am to 5.45pm and increase the number of children to 37.	Consent Effective	01/09/2023
08/06/2005	050476	District: Land Use	To establish and	Consent Effective	09/06/2005

Application Date	RC Number	Type	Proposal	Status	Decision Date
		Discretionary	operate a preschool with up to 30 pupils and three teachers on a 663 square metre commercially zoned property at 20 Whitby Road, Wakefield, being Lot 2 DP 1348, with two staff car parks being provided in land on the opposite side of Whitby Way locally known as the Whitby Green car park (Section 1 SO 14091 in reference NL 94/1015).		
08/03/2005	050180	District: Land Use Discretionary	undertake alterations to existing residence to create a pre school with associated staff room and office	Consent Effective	24/03/2005

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, 17 November 2026



Pipes and Rubbish Collection

Tuesday, 17 November 2026

