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)
1937048100	LOT 1 DP 6889 PT PT SEC 1 OF 114 WAIMEA STH DIST	9 Bridge Valley Road	Wakefield	26.8936

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
$1600000	$1260000	$340000	01/09/2023	$12856.10

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	1600000	3548.80
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	88 Valley Water Service Charge	1	714.45
2027	88 ValleyWaterSupp-Variablechg	10	7264.70
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	Regional River Works - Area Z	1260000	168.84
2027	Stormwater: General Drainage	1600000	94.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WR88V062		RESTRICTOR	0

Services

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

Scheme or Supply	Service Provided
88 Valley 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	2400437	08/06/2015	9 Bridge Valley Road, 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
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.
Rural 2	The Rural 2 Zone covers land areas which have varying productive value and less versatile soils. The land in Rural 2 is more extensively farmed and zone subdivision and development rules primarily protect this capacity 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
19/08/2024	240694	Internal alterations and install freestanding wood burner	CCC Refused	07/09/2026
04/03/2013	130167	Internal bathroom alterations	Code Compliance Certificate Issued	22/07/2013
20/03/2009	090267	Install free-standing Firenzo Contessa Ru woodburner.	Code Compliance Certificate Issued	06/05/2009
08/06/2006	060768	Bathroom alterations	Code Compliance Certificate Issued	25/08/2006
16/06/2005	055515	House alterations and deck extension	Code Compliance Certificate Issued	10/10/2005
24/05/2001	010755	Carport for utility vehicle	Code Compliance Certificate Issued	05/07/2001
15/06/1999	990855	Swimming pool and fence	Code Compliance Certificate Issued	14/10/1999
30/07/1997	971248	Alterations to dwelling	Code Compliance Certificate Issued	22/10/1997
22/07/1997	971195	INSTALL JAYLINE FREESTANDING LOGBURNER	Code Compliance Certificate Issued	30/07/1997
02/05/1995	950574	Extension to lounge and bedroom	Code Compliance Certificate Issued	28/06/1995

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
25/09/1989	044645	Erect garage	
08/12/1988	G057874	Erect conservatory	
11/02/1988	F019171	Extend existing dwelling	Plumbing and Drainage Permit 573 and 574 - 12/2/88
21/07/1982	A040649	Erect garden shed	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date

Notes	Issue Date
Pool complies	24/01/2012
Pool Removed	26/02/2021
Pool Removed	28/08/2023
SW0674 Re-Inspection Due 01/03/2024	
SW0674 Re-Inspection Due 26/02/2024	
SWIMMING POOL: PARAPOOL 6400L YES 24/08/93 GW	

Resource Consents

No Resource Consent records are on record for this property.

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
NES - Freshwater Farm Plans	Eden Alan Gilbert	NES RECORD	
NES - Synthetic Nitrogen	Eden Alan Gilbert	NES RECORD	
Swimming Pool or Spa	Alan & Valeria Eden	Pool Removed	
Swimming Pool or Spa	Alan Eden & Valeria Eden	Pool Removed	

Aerial Property View

Tuesday, 17 November 2026



Pipes and Rubbish Collection

Tuesday, 17 November 2026

