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)
1937053703	LOT 1 DP 10745	28 Moore Road	Wakefield	6.3000

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
$2700000	$850000	$1850000	01/09/2023	$7326.71

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	2700000	5988.60
2027	Uniform Annual General Charge	1	429.00
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	Regional River Works - Area Z	850000	113.90
2027	Stormwater: General Drainage	2700000	159.30

Water Meter Information

No Information available

Services

No Services are available for this property

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2422595	10/07/2024	28 Moore Road, Wakefield
Single 240- Withdrawn	2418239	19/06/2018	28 Moore 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
17/05/2024	240371	Install Wastewater System	CCC Refused	12/10/2026
20/02/2025	250110	Install specified system	Code Compliance Certificate Issued	29/07/2025
04/12/2023	231109	Alteration to climbing tower	Code Compliance Certificate Issued	07/11/2024
04/06/2019	190683	Remove a wall and erect a beam	Code Compliance Certificate Issued	14/10/2022
01/04/2016	160307	Install New Jayline SS400 F/S Wood burner	Code Compliance Certificate Issued	20/12/2017
31/05/2007	070765	New Office & meeting room BridgeValley Christian Ranch	Code Compliance Certificate Issued	02/11/2009
15/03/2005	050359	alterations and extensions to existing accommodation dwelling	Code Compliance Certificate Issued	16/05/2006
14/03/2005	050345	Replace existing wood burner, Remove internal wall and install wood burner	Code Compliance Certificate Issued	06/07/2005
08/08/2003	031548	To build staff quarters and sleeping quarters	Code Compliance Cert	14/03/2005
17/03/2003	030433	Alteration to existing building	Code Compliance Certificate Issued	08/09/2004
30/09/2002	021687	To build Swimming Pool	Code Compliance Certificate Issued	21/02/2003
28/06/2002	021080	Install secondhand f/standing Logfire	Code Compliance Certificate Issued	23/08/2002
29/08/2001	011325	Staff dining room extension to kitchen	Code Compliance Certificate Issued	31/10/2001
09/10/2000	001574	Build a 9 hole mini golf course	Cancelled	17/10/2000
20/03/2000	000345	Extension of bathroom - internal alterations.	Code Compliance Certificate Issued	27/07/2000
22/12/1998	981825	Relocation of shed storage/maintenance area.	Code Compliance Certificate Issued	24/08/1999
21/05/1999	990697	To build climbing tower.	Code Compliance Certificate Issued	15/07/1999
01/03/1993	930225	Erect staff accommodation on site	Code Compliance Certificate Issued	01/09/1993

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0020	28 Moore Road, Wakefield	Amended Compliance Schedule Issued	01/04/2027

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
20/02/1989	G058025	Erect hall, dormitory and facilities building for camp	
02/07/1982	A40586	Resite existing three bedroom dwelling	
26/06/1981	J012487	Proposed buildings	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Received application for registration of inground pool. 01.04.09: Pool complies.	01/04/2009
Pool Compliant	02/10/2026
Pool inspection - fence complies, letter on file	11/12/2014
SW0502 Re-Inspection Due 26/02/2024	

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
18/09/2013	130678	Discharge - Land	Discharge of treated wastewater to land	Cancelled	22/04/2014
05/07/2024	240451	Discharge - Land	Discharge wastewater to land in a volume exceeding 2000 litres per day (Bridge Valley Christian Trust Camp)	Consent Effective	04/09/2024
01/03/2024	990115V1	Land Use	Variation under Section 127 RMA to RM990115 to permit an increased height and roof floor area of existing climbing and abseiling tower in the Rural 1 Zone.	Consent Effective	03/05/2024

Application Date	RC Number	Type	Proposal	Status	Decision Date
31/10/2003	031132	Water Take - Surface	To take and use water for domestic use and camp related activities Water Management Zone: Wai-iti	Expired Regional Consent	25/02/2004
10/11/2004	NN000434	Discharge - Land	vary consent to discharge from upgraded septic tank to soakage trenches	Expired Regional Consent	03/03/2005
14/02/2005	030737	District: Land Use Discretionary	erection of three small buildings for staff accommodation	Consent Effective	08/03/2004
06/05/1999	990115	District: Land Use Discretionary	erect a wooden climbing/abseiling tower	Consent Effective	12/05/1999
25/02/1993	930061	Land Use Controlled	To erect accommodation on site	Consent Effective	01/03/1993
	NN790100	Water - Dam	Dam for storage	Expired Regional Consent	20/02/1979
	NN790101	Water Take - Surface	Water supply Water Management Zone:	Expired Regional Consent	20/02/1979

Planning Permits

Prior to the Resource Consent system, these Planning Permits and notes were registered against the property.

Date	Planning Number	Subject	Notes
02/04/1982	T2/9/1/557	Erect Dwelling	Bridge Valley Christian Ranch Trust

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Food Premises	Bridge Valley Christian Trust	Food Act 2014 - Registered	28/02/2027
Swimming Pool or Spa	Bridge Valley Christian Trust	Pool Compliant	21/09/2029

Aerial Property View

Wednesday, 18 November 2026



Pipes and Rubbish Collection

Wednesday, 18 November 2026

