

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 Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1937064305	LOT 2 DP 481807 LOT 2 DP 520872 SEC 1 SO 14893 LOT 2 DP 17 PT LOT 2 DP 1092 PT LOT 1 DP 5686 LOT 1 DP 6091 LOT 1 DP 19353 SEC 1-2 SO 12003 SEC 13 PT SECS 8 43 PT SEC 2 OF SEC 12 WAI-ITI HILLS PT SECS XXV XXIII XXIV WAIMEA DIST S	677 Eighty Eight Valley Road	Wakefield	750.3009

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
\$12000000	\$10350000	\$1650000	01/09/2023	\$55776.42

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	12000000	26616.00
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	35	25426.45
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	10350000	1386.90
2027	Stormwater: General Drainage	12000000	708.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WR88V103		RESTRICTOR	0
WR88V104		RESTRICTOR	0
WR88V105		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

No wheelie bin has been issued to this property.

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 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.
Conservation	The Conservation Zone covers public conservation land administered by the Department of Conservation.
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.

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
21/08/2009	090947	Install freestanding metro Xtreme Rad woodburner	Code Compliance Certificate Issued	22/12/2010
05/01/2004	040009	To build dam	Code Compliance Certificate Issued	16/04/2007
01/09/2005	056076	Install new Kent freestanding log burner	Code Compliance Certificate Issued	09/11/2005
20/08/2001	011261	Replacement dwelling house	Code Compliance Certificate Issued	28/05/2002

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
23/09/1987	F018906	Erect garage	
03/03/1987	E012512	Erect enclosed deer shed	
24/09/1985	C069455	Erect dwelling	
19/10/1984	04268	Ablution facilities	
19/10/1984	B109268	Erect covered deer yards & w/c block	
06/04/1984	B052734	Erect extension to deer yards	
10/05/1981	J012546	Woolshed and covered yards	
23/11/1964	A106390	Hayshed	
21/07/1962	A019531	Oil Store	
12/03/1962	142117	Coal and oil shed	

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
05/03/1996	NN960110	Discharge - Water	Discharge surface	Consent	29/03/1996

Application Date	RC Number	Type	Proposal	Status	Decision Date
05/03/1996	NN960110	Discharge - Water	Discharge surface run-off from a hard rock quarry and work area, via settling ponds	Consent Effective/Section 124 Applies	29/03/1996
05/03/1996	NN960120	Land Use - Disturbance	To carry out major earthworks associated with a quarry operation.	Consent Effective/Section 124 Applies	29/03/1996
05/09/2025	250570	Land Use	Land use consent to operate a hard rock quarry operation including crushing and screening of rock and sediment and stormwater improvements requiring diversion of freshwater flows, on a site located in Rural 2 Zone (replacement consent for RM960006).	Sec 37 Time Extension End	
05/09/2025	250571	Discharge - Water	To disturb and divert freshwater flows associated with a quarrying activity	Sec 37 Time Extension End	
05/09/2025	250572	Water - Divert	Works in a bed of a watercourse from freshwater diversion	Sec 37 Time Extension End	
05/03/2010	100136	Discharge - Land	Discharge truck wash water to land	Expired Regional Consent	29/06/2010
24/07/2020	140883V1	Subdivision	Variation of RM140883- Boundary Adjustment	Consent Effective	09/09/2020
27/02/2013	130200	Bed - Dam & Weir Structures	To maintain and operate and use of the riverbed relating to a weir structure in the eighty eight valley stream for the purpose of taking winter stream flow to storage	Consent Effective	07/03/2013
27/02/2013	130201	Water Take - to Storage	To divert (and take) surface flow to storage from an unnamed tributary of the Eighty-Eight Valley Stream and to take to storage from the Eighty-Eight Valley Stream in winter	Consent Effective	07/03/2013

Application Date	RC Number	Type	Proposal	Status	Decision Date
			months Water Management Zone: Wai-iti		
27/02/2013	130202	Bed - Dam & Weir Structures	Use of the riverbed of an unnamed tributary of the Eighty-Eight Valley Stream relating to water storage Dam 251.	Consent Effective	07/03/2013
27/02/2013	130203	Water - Dam	To dam (Dam 251) an unnamed tributary of the Eighty-Eight Valley Stream and store water for summer irrigation.	Consent Effective	07/03/2013
05/03/1996	960066	District: Land Use Discretionary	To establish a hard rock quarry operation including crushing and screening of rock to produce material for general use	Consent Effective	13/06/1996

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	Parkes Ian Norman	NES RECORD	



