

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

## Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1937003800	PT SECS 1 & 6 SEC 13 PIGEON VALLEY DISTRICT	405 Pigeon Valley Road	Wakefield	6.1032

## Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Please note that if this property is a contiguous property, its rates will change if sold separately. Also note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Annual Rates	Current Instalment
\$3007.83	\$751.96

## Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	970,000	\$2,076.77
Uniform Annual General Charge	\$413.00/Pty	1	\$413.00
WaimeaComDam-Env&ComBen-Distri	\$81.80/Pty	1	\$81.80
Shared Facilities Rate	\$73.55/Pty	1	\$73.55
Mapua Rehabilitation Rate	\$4.35/Pty	1	\$4.35
Museums Facilities Rate	\$70.02/Pty	1	\$70.02
District Facilities Rate	\$138.68/Pty	1	\$138.68
Regional River Works - Area Z	0.0152c/\$LV	640,000	\$97.28
Stormwater: General Drainage	0.0054c/\$CV	970,000	\$52.38

## Warm Tasman Rate

Warm Tasman Home Insulation Rate does not apply for this property.

## Rating Valuation

Tasman District Council uses a capital value rating system. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Capital Value	Land Value	Improvements	Valuation Date
\$970,000.00	\$640,000.00	\$330,000.00	01/09/2023

## New Rating Valuation

Rating values are reviewed triennially. If the valuation of this property is going to change in the next rating year, it will show below as the New Capital Value. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

New Capital Value	New Land Value	New Improvements Value	New Valuation Date
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\$970,000.00	\$640,000.00	\$330,000.00	01/09/2023
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### Water Meter Information

No Water Meter information is available for this property

### Services

No Services are available for this property

### Protected Trees

No protected trees have been found for this property.

### Heritage Buildings

There are no heritage buildings on this property.

### Wheelie Bins

No wheelie bin has been issued to this property.

### 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.

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### Building Consents

No Building Consent records are available for this property

### 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	Notes
09/04/1986	D028915	Install Kent tile fire
17/07/1974	G31549	Additions to Dwelling

### Building Notes

No additional building notes have been found for this property.

### Swimming Pools

No Swimming Pool records have been found for this property.

### Resource Consents

No Resource Consent records are on record for this property.

### Planning Permits

No historical planning permits have been found for this property

### Works and Land Entry Agreements

No Works and land Entry Agreement has been found for this property.

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## Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

## Air Shed

This property does not sit within a controlled Air Shed.

## Hazardous Activities and Industries List (HAIL)

No verified HAIL site has been found for this property. However, if the site or any adjacent site has been used for industrial, horticultural or agricultural purposes, we suggest you make further enquiries.

## Potential Lead Paint Contamination of Dwellings, Buildings & Land

Any specific information in relation to contamination will be contained in the HAIL part of the Property summary, otherwise the Council has no specific information in relation to this property.

Lead is a highly toxic substance that was a key ingredient in household paint. Any building or dwelling built before or during the 1960's is likely to have used lead-based paint at some time. Soil surrounding these buildings has potential to be contaminated by heavy metals contained in the paint. Landowners are responsible for ensuring the safe management of lead paint removal for protecting human health and the environment.

## Wetlands

Council holds no records of a wetland being on this property. However please note that the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 creates conditions relating to works carried out around natural inland wetlands regardless of whether they have been mapped by Council or not.

## Pest Inspection History

The Tasman-Nelson region has a Regional Pest Management Strategy for the control of declared pest plants, animals and organisms. The responsibility for the control of pests lies with the land occupier or owner. If you intend purchasing a property within Tasman District, Council recommends you seek advice from the vendor about Pest Management Notices that may have been served. This property has a record of the following pest inspections. For further information, please contact Council's Biosecurity team.

X Location	Y Location	Pest	Date	Status at time of inspection
1601740.1637	5419478.4822	Akebia	20/01/2023	New
1601740.1637	5419478.4822	Akebia	04/04/2023	Active

## Biodiversity Reports





Council has been compiling biodiversity reports (also called Native Habitat Tasman reports or Ecological Assessment reports) for individual property owners. This survey of natural areas on private land aims to support proactive land management while also help Council meet its RMA responsibilities. However, no report has been lodged on this property.

Rules in the Tasman Resource Management Plan relating to clearance of indigenous vegetation and forests apply. These include 17.5.5, 17.6.5, 17.7.5, 17.8.5, 18.2.4, 18.5.2, 18.5.3, 28.2.2, and 31.1.6. These are available on the Council website. For further information, please contact Council's Biodiversity team at [biodiversity@tasman.govt.nz](mailto:biodiversity@tasman.govt.nz).

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|  State Highway Roads |  Valuation Boundaries |
|  Road Boundaries     |  Parcel               |

## Aerial Photo Map

The information displayed is a schematic only and serves as a guide. It has been compiled from Tasman District Council records and is made available in good faith but its accuracy or completeness is not guaranteed

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Scale: 1:5,000  
Friday, 8 August 2025

Original Sheet Size 210x297mm