

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)
1937019200	LOTS 1 & 2 D P 5299 BLK XVI WAI-ITI S D	372 Wakefield-Kohatu Highway	Wakefield-Kohatu	7.1462

## 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
\$4782.20	\$1195.55

## Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	1,510,000	\$3,232.91
Uniform Annual General Charge	\$413.00/Pty	1	\$413.00
WaimeaComDam-Env&ComBen-Distri	\$81.80/Pty	1	\$81.80
Refuse/Recycling Rate	\$133.69/Pty	1	\$133.69
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 Y	0.0366c/\$CV	1,510,000	\$552.66
Stormwater: General Drainage	0.0054c/\$CV	1,510,000	\$81.54

## 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
\$1,510,000.00	\$720,000.00	\$790,000.00	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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\$1,910,000.00	\$720,000.00	\$1,190,000.00	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

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2414390	08/06/2015	372 Wakefield-Kohatu Highway, Wakefield-Kohatu

### 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.

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## 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	CCC Issue Date
28/05/2020	CA200513	Installation of a new beam Toilet shifted from original position. Relocated to area the that once was the vestibule and entrance to the home.Addition of a new toilet Change the attached garage to a dwelling	Granted and Issued	
26/03/2020	200298	Remediation of beam	Code Compliance Certificate Issued	22/06/2020
02/05/2019	CA190455	Woodburner replacement	Granted and Issued	
09/02/2005	050140	Alteration to garage to create flat for family member	Refused to Grant	
24/07/2003	031432	To Build Garage	Code Compliance Certificate Issued	29/10/2003
19/07/2000	001158	To build barn	Cancelled	
19/07/2000	001159	To build farm building	Recommended to Grant	
17/07/2000	001130	To build masport grandview log burner	Code Compliance Certificate Issued	17/12/2001
	NF0308	Converted Garage to habitable space with kitchen. Additions to link between original dwelling and converted garage to accommodate bathroom/toilet. Internal structural alterations to current dwelling living/kitchen/dining area.	Notice to Fix now Complies	

## 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
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16/12/1983	B052442	Reinstate building double garage/laundry/storage Plumbing and Drainage Permit 4167
19/08/1982	0040743	Install Kent log fire
05/11/1975	G91318	Erect implement storage shed
16/04/1975	G90908	Alter kitchen

### 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

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	Proposal	Status	Decision	Decision Date
21/09/2020	200784	Land use consent to convert an attached bedroom into a second self contained Housekeeping unit in the Rural 1 zone	Consent Effective	Granted under Delegated Authority	29/10/2020
05/08/2003	030771	build a garage within 5m from internal boundary	Consent Effective	Granted under Delegated Authority	19/08/2003

### 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. No pests have been recorded on this property.

## 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. The programme is overseen by a governance group of interested parties that includes Federated Farmers, Forest and Bird, and Fish and Game. For further information, please contact Council's Biodiversity team at [biodiversity@tasman.govt.nz](mailto:biodiversity@tasman.govt.nz).

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)

The biodiversity reports listed below may also include reports from adjoining properties, where natural areas may cross over property boundaries.

Site ID	Site Reference	Inspection ID	Inspection Date	Inspection Type
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294	MO43	211	30/05/2011	Native Habitats Tasman
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— State Highway Roads  
— Road Boundaries

Valuation Boundaries  
 Parcel