

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) |
|------------|-------------------|------------------------------|-----------|-----------|
| 1937025252 | LOT 8 DP 475770   | 39A Eighty Eight Valley Road | Wakefield | 0.0825    |

## 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 |
|--------------|--------------------|
| \$4374.09    | \$1093.52          |

## Rates Breakdown

The Annual Rates above are broken down as follows:

| Description                    | Rate           | Units   | Amount     |
|--------------------------------|----------------|---------|------------|
| General Rate                   | 0.2141c/\$CV   | 700,000 | \$1,498.70 |
| Uniform Annual General Charge  | \$413.00/Pty   | 1       | \$413.00   |
| Wastewater - 1st Pan           | \$1007.50/pan  | 1       | \$1,007.50 |
| 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   |
| Urban Wat.Supply- Serv Chge    | \$542.60/meter | 1       | \$542.60   |
| Regional River Works - Area Z  | 0.0152c/\$LV   | 350,000 | \$53.20    |
| Stormwater UDA                 | 0.0510c/\$CV   | 700,000 | \$357.00   |

## 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 |
|---------------|--------------|--------------|----------------|
| \$700,000.00  | \$350,000.00 | \$350,000.00 | 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.

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| New Capital Value | New Land Value | New Improvements Value | New Valuation Date |
|-------------------|----------------|------------------------|--------------------|
| \$700,000.00      | \$350,000.00   | \$350,000.00           | 01/09/2023         |

### Water Meter Information

Reticulated water: Water usage is charged in addition to rates payable. You should check that the vendor has the water meter read at possession time by requesting a special meter reading.

| Water ID | Meter Reader Note | Meter Id   | Read Date  | Year to date | Last year units |
|----------|-------------------|------------|------------|--------------|-----------------|
| W70815   |                   | 08M1529218 | 15/07/2025 | 40           | 78              |

### Services

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

| Scheme or Supply   | Service Provided |
|--------------------|------------------|
| Stormwater UDA     | Stormwater       |
| Tasman Waste Water | Wastewater       |
| Urban Water Supply | Water Supply     |

### 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 | 2417127       | 08/06/2015   | 39A Eighty Eight Valley Road, Wakefield |

### 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                                                                                                                                                                                                       |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential | The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment |

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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 |
|------------------|-----------|------------------------------------------|------------------------------------|----------------|
| 29/08/2013       | 131047    | Construct new dwelling with I/A garaging | Code Compliance Certificate Issued | 10/09/2014     |

### Compliance Schedule

No Compliance Schedule records are available for this property.

### Building Permits

No historical building permits have been found for this property.

### 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. 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. 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).



State Highway Roads  
Road Boundaries

Valuation Boundaries  
Parcel

## Aerial Photo Map

The information displayed is a schematic only and serves as a guide.  
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Scale: 1:500  
Thursday, 20 November 2025

Original Sheet Size 210x297mm