Property Summary

14/10/2026

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)
1937035203	LOT 3 DP 7808 BLK XII WAI-ITI SD -INT IN R/W-	18 Whitby Way	Wakefield	0.1113

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
$4749.27	$1187.32

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2218c/$CV	630,000	$1,397.34
Uniform Annual General Charge	$429.00/Pty	1	$429.00
Wastewater - 1st Pan	$1280.50/pan	1	$1,280.50
WaimeaComDam-Env&ComBen-Distri	$76.69/Pty	1	$76.69
Refuse/Recycling Rate	$140.29/Pty	1	$140.29
Shared Facilities Rate	$74.92/Pty	1	$74.92
Mapua Rehabilitation Rate	$3.66/Pty	1	$3.66
2025 Weather Event Recovery Rate	$123.48/Pty	1	$123.48
Museums Facilities Rate	$74.34/Pty	1	$74.34
District Facilities Rate	$142.53/Pty	1	$142.53
Urban Wat.Supply- Serv Chge	$605.48/meter	1	$605.48
Regional River Works - Area Z	0.0134c/$LV	360,000	$48.24
Stormwater UDA	0.0560c/$CV	630,000	$352.80

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
$630,000.00	$360,000.00	$270,000.00	01/09/2023

New Rating Valuation

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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
$630,000.00	$360,000.00	$270,000.00	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
W70373		08M153119	08/07/2026	99	210

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	2415654	08/06/2015	18 Whitby Way, 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

Consents

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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
01/09/2006	061259	Replace windows and door	Code Compliance Certificate Issued	27/02/2007
02/09/2004	041630	Alterations to sleepout	Code Compliance Certificate Issued	13/04/2005

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
21/09/1988	G057667	Erect garage
06/05/1986	D028981	Install a Kent tile fire
28/07/1972	E60170	Sun room to existing house
15/10/1971	C074202	Shed
18/08/1971	C074097	Erect dwelling

Building Notes

No additional building notes have been found for this property.

Swimming Pools

This property is noted as having a Swimming Pool. The Building Act 2004 requires mandatory inspections of Swimming pools every three years, which includes any part of the building and any gates or doors that form part of the barrier. 3 yearly inspections are required to confirm continued compliance. A purchaser should be aware that there is a requirement for the pool to comply and the responsibility for this transfers to them with the sale of the property.

Date	SW Number	Notes
	N/A	SWIMMING POOL: PARAPOOL 2000 Y 2/05/88 GW

Resource Consents

No Resource Consent records are on record for this property.

Planning Permits

No historical planning permits have been found for this property

Consents

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Works and Land Entry Agreements

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

Environmental Records

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Environmental Health and Licences

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

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.