

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)
1937025101	PART SECTION VII DIST OF WAIMEA STH BLK XVI WAI-ITI SD	17 Hunt Terrace	Wakefield	3.1694

## 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
\$6763.12	\$1690.78

## Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2043c/\$CV	1,500,000	\$3,064.50
Uniform Annual General Charge	\$394.00/propert	1	\$394.00
WaimeaComDam-Env&ComBen-Distri	\$107.09/propert	1	\$107.09
88 Valley Water Service Charge	\$531.38/propert	1	\$531.38
88 ValleyWaterSupp-Variablechg	\$499.97/1m3/day	2	\$999.94
Refuse/Recycling Rate	\$152.54/propert	1	\$152.54
Shared Facilities Rate	\$65.86/property	1	\$65.86
Mapua Rehabilitation Rate	\$4.53/property	1	\$4.53
Museums Facilities Rate	\$79.35/property	1	\$79.35
District Facilities Rate	\$139.34/propert	1	\$139.34
Urban Wat.Supply- Serv Chge	\$437.99/meter	1	\$437.99
Regional River Works - Area Z	0.0141c/\$LV	600,000	\$84.60
Stormwater UDA	0.0468c/\$CV	1,500,000	\$702.00

## 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
\$1,500,000.00	\$600,000.00	\$900,000.00	01/09/2023

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### 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
\$1,500,000.00	\$600,000.00	\$900,000.00	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
W70155		17MC239795	16/01/2025	401	185
WR88V079		RESTRICTOR		0	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
Stormwater UDA	Stormwater
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	2415295	08/06/2015	17 Hunt Terrace, 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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### Rural Residential

The Rural Residential Zone provides for rural lifestyle living opportunities. Rules for development and subdivision generally seek to ensure that lifestyle living is enabled and that adequate servicing is provided, while maintaining rural character and amenity.

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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
14/03/2013	130232	Install new In-built Switch Bayview Pellet Fire	Code Compliance Certificate Issued	12/04/2013
08/07/2005	055659	Erect new garage	Code Compliance Certificate Issued	
05/11/2003	032164	To build Garage	Code Compliance Certificate Issued	03/03/2004
13/01/1997	970037	Alterations to existing dwelling	Code Compliance Certificate Issued	23/07/1997

## 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
02/07/1984	B108987	Erect double garage
13/12/1983	B052428	Install swimming pool
22/07/1983	B002429	Install Regency Delux
11/10/1979	J094998	Erect Carport
18/11/1977	H157737	Erect Pottery Kiln & Roof
31/03/1977	H64782	Install Fireplace
14/03/1977	H64738	Erect Storage Shed
20/04/1976	H25439	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: INGROUND 75000LITRES YES 15/07/97 GW
01/11/2024	SW0711	Pool Compliant

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### 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
13/05/2003	030424	undertake a two lot subdivision	Lapsed Application		

### 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
1603387.044	5415589.9823	Purple Pampas	25/02/2009	Historic

## Significant Native Habitats

Council has been compiling biodiversity reports (also called Ecological Property Reports or reports on Significant Native Habitats) for the past eight years and where these exist they are available. However, no report has been lodged on this property.





— 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: 1:3,000  
 Thursday, 20 March 2025

Original Sheet Size 210x297mm