Property Report

- **This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.**
- The use of this tool is subject to our Terms of Use.
- This Property Report has been produced at the issued date and is valid only as a statement of Council's information at that date.
- A valuation assessment can consist of multiple land parcels. The information in this report covers the entire valuation assessment. If you are only interested in part of the land, you must wait until the subdivision of the land is complete before we can provide information that applies only to the newly subdivided valuation assessment.
- Council records may not show illegal or unauthorised building works on the property.

Further Information

- A full Land Information Memorandum can be requested online
- We have a file of information on almost every property in the region. You can request a digital copy of the file. Our website has more information about viewing property files
- Additional spatial data is available at www.topofthesouthmaps.co.nz
- Other rules defined in the Tasman Resource Management Plan (TRMP) may also apply to this property. The TRMP is available online at www.tasman.govt.nz.

Property Summary

Friday, 6 November 2026

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1926012702	LOT 1 DP 622964 LOTS 1 4 DP 588244 LOT 4 DP 420454 LOT 1 6 DP 418100 PT LOT 1 2 DP 8176 LOT 2 DP 13153 LOT 1 DP 9382 SEC 201-204 PT SEC 137-138 PT SECS 140 SEC 143 WAIMEA WEST DIST PT SEC 8 SQ 2	209 Eves Valley Road	Waimea West	153.1726

Rating Valuation and Rates

Rating valuations are included for the current rating year. New rating valuations for the coming rating year (if different) can be viewed online via the rates search: https://tasman.govt.nz/my-property/rates/search/

Capital Value	Land Value	Improvements	Valuation Date	Annual Rates
$36850000	$12700000	$24150000	01/09/2023	$103192.34

Rates Breakdown

The Annual Rates in the table above are broken down for the current financial year as follows:

Financial Year	Rate	Units	Rate Value
2027	General Rate	36850000	81733.30
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	36850000	2542.65
2027	Redwood Valley Water Supply	10	8523.20
2027	Refuse/Recycling Rate	1	140.29
2027	Shared Facilities Rate	1	74.92
2027	Mapua Rehabilitation Rate	1	3.66
2027	2025 Weather Event Recovery Rate	1	123.48
2027	Museums Facilities Rate	1	74.34
2027	District Facilities Rate	1	142.53
2027	Reg. River Works -Part Area Y	19918300	6413.69
2027	Reg. River Works - Part Area Z	5525700	740.44
2027	Stormwater: General Drainage	36850000	2174.15

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRRDV280		RESTRICTOR	0

Services

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

Scheme or Supply	Service Provided
Redwood Valley Water Supply	Water Supply

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2417762	04/08/2016	209 Eves Valley Road, Waimea West

Air Shed

This property does not sit within a controlled Air Shed.

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.
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.
Rural Industrial	The Rural Industrial Zone provides for a range of industrial activities, particularly those associated with the direct handling or processing of produce harvested from farming, forestry or the sea or any other land-derived product (including sawmills, timber treatment plants, abattoirs, stockyards, rural transport depots, agricultural contractor yards, packhouses, cold storage and the processing of minerals and quarry products).
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.

Consents, Permits and Licences

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	Issue Date
	EX250420	Replace support poles in an existing pole shed with a SED truss system	Granted and Issued	25/06/2025
26/09/2005	056186	Installation of second low temp kiln	CCC Refused	05/05/2025
10/02/2025	250069	Alterations to pole shed	Granted and Issued	06/03/2025
11/01/2023	221562	Construct shelter	Code Compliance Certificate Issued	14/08/2023
22/02/2022	220142	Extension to existing planermill building	Code Compliance Certificate Issued	29/05/2023
04/10/2022	221266	Construct two timber storage shelters.	Code Compliance Certificate Issued	23/05/2023
23/03/2022	220324	Construct three timber storage shelters	Code Compliance Certificate Issued	19/09/2022
	EX220676	Alteration to remanufacturing plant to remove a structural pole	Granted and Issued	01/07/2022
04/03/2019	190197	Construct new pump shed	Code Compliance Certificate Issued	26/09/2019
	EX190240	Construction of a Continuous Drying Kiln (24hr 7 days) which is operated as plant and machinery and is not accessible during operation. Access is only provided for maintenance on aquarterly schedule, under controlled conditions.	Granted and Issued	05/04/2019
11/10/2013	131203	Install a control room for resaw operator	Code Compliance Certificate Issued	20/07/2018
06/10/2011	111002	Upgrade existing sprinkler system to include new sprinklers	Code Compliance Certificate Issued	10/06/2015
08/10/2013	131184	Demolish Kiln 6	Code Compliance Certificate Issued	24/11/2014
02/11/2011	111089	Install smoke detectors in main site office - to be integraged into monitored security alarm	Code Compliance Certificate Issued	11/12/2012
05/12/2006	061742	Demolish fire	Code Compliance	22/01/2008

Application Date	BC Number	Proposal	Status	Issue Date
		damaged shed - 4 possibly 5 bays (to be rebuilt March/April 2007)	Certificate Issued	
01/03/2007	070257	Reinstallment and rebuild of existing fire damaged shed	Code Compliance Certificate Issued	02/10/2007
15/05/2003	030874	Sawn Timber infeed planermill	Code Compliance Certificate Issued	05/11/2003
06/07/1994	941135	Glue room extension	Code Compliance Certificate Issued	24/01/1995
17/05/1994	940778	Lean to roof over sawmill	Code Compliance Certificate Issued	24/06/1994

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	Subject	Notes
24/01/1992	K044153	Relocate timber drying kiln	
24/01/1992	K044154	Erect blocking shed	
21/11/1989	G044851	Erect shipping shed	
10/11/1989	G044826	Extension of boric plant	
12/07/1989	G044540	Extension of remanufacturing building for enclosing	
21/11/1988	G057829	Erect pre-planer drying shed	
25/11/1987	F019030	Extensions to Depatch Office	
17/06/1987	E060144		Resite engine and safety equipment shed
26/01/1987	E012410	Baigent FI Ltd Head Office - 1167m2	
14/11/1986	E012261	Resite Kiln Lunchroom - 10m2	
14/11/1986	E012262	Post and Pole Amenities - 14.4m2	
14/11/1986	E012263	Post and Pole Gaining and Boring Shelter - 26.5m2	
14/11/1986	E012264	Post and Pole Building Searle Peeler	
14/11/1986	E012265	Post and Pole shed for Morebark Peeler, Splitter and Pointer	
10/11/1986	E012239	Resite Lunch Room and Office - 36m2	
22/10/1986	E012238	Steel Racks and Compressor House - 63m2	
04/10/1985	C069487	Erect office	
29/08/1985	C069383	Erect cooling shelter for timber	
01/08/1985	C069316	Erect weighbridge operator`s station	
01/08/1985	C069315	Erect medical centre for sawmill	

Date	Permit Number	Subject	Notes
		complex	
25/06/1985	C068959	Erect timber treatment plant	
24/04/1985	C030294	Erect planer mill building	
19/02/1985	C030094	Erect remanufacturing plant	
14/12/1984	C030000	Erect two preplaner sheds	
14/12/1984	C029999	Erect shipping shed	
14/12/1984	C029998	Erect export shed	
09/11/1984	C029911	Erect two waste wood storage bins & heating plant foundation	
19/10/1984	B109269	Erect switchboard building	
10/10/1984	B109241	Erect a log handling sawmill & sorter structure	
10/10/1984	B109242	Erect sawmill maintenance workshop	
19/06/1984	B108940	Erect an administrative office	
24/04/1979	I050098	Install pot belly stove	
19/06/1978	H158245	Addition to lounge & convert carshed to sleepout	
13/10/1972	E060274	Erect pump shed	
11/12/1964	A106422	Erect double garage - lot 1 dp 9382	EX 1939021400
27/11/1963	A053466	Reinstate verandah floor of dwelling	
09/07/1962	0141808	Erect new residence - lot 1 dp 9382	EX 1939021400

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	Type	Proposal	Status	Decision Date
21/07/2023	230429	Land Use - Hazardous Facilities	Operation of a hazardous facility related to a sawmill operation involving the storage and use of hazardous substances	Consent Effective	22/09/2023
05/09/2022	220745	Subdivision	Subdivision consent for Lot 6 DP 418100 to allow for a new factory to be on a separate title, and under regulation 11 of the Resource Management (NES for assessment and managing contaminants in	Process Suspended	

Application Date	RC Number	Type	Proposal	Status	Decision Date
			soil to Protect Human Health)		
05/09/2022	220746	Land Use	Land use consent for the construction and operation of a timber roof truss manufacturing factory with associated signage and a breach of access standards.	Process Suspended	
05/09/2022	220747	Discharge - Land	Discharge for storm water to land from a new factory building and associated hardstanding areas	Process Suspended	
31/08/2022	230173	Discharge - Land	Discharge for wastewater to land from a new factory building and associated hardstanding areas	Process Suspended	
31/08/2022	230174	Discharge - Land	Consent for a culvert in a waterbody that exceeds the permitted 15 metres	Process Suspended	
28/01/2016	160564	Bed - Dam & Weir Structures	Use of Riverbed relating to Existing Dam 59	Consent Varied	28/10/2016
14/03/2023	160564V1	Bed - Dam & Weir Structures	Use of Riverbed relating to Existing Dam 59; To update legal descriptions of the dam location due to subdivision RM220827	Consent Effective	23/03/2023
28/01/2016	160094	Water Take - from Storage	To Take and Use Storage Water (Dam 59)	Consent Varied	28/10/2016
14/03/2023	160094V1	Water Take - from Storage	To Take and Use Storage Water (Dam 59) - Update the legal descriptions of the dam location due to subdivision RM220827	Consent Effective	23/03/2023
09/06/2022	220488	Discharge - Land	To discharge stormwater to an ephemeral drain from the rood of a shed	Consent Effective	20/06/2022
21/06/2019	190741	Discharge - Water	Discharge of	Consent Effective	07/10/2021

Application Date	RC Number	Type	Proposal	Status	Decision Date
			stormwater into water or onto or into land where it may enter water, from a site which uses and stores hazardous substances that exceeds the permitted standards. Discharge of contaminants or water into water. (Eves Valley Sawmill Pond 1 to the Eves Valley Stream)		
	CE180062	Land Use	Construct four temporary geological monitoring bores.	Marginal/Temporary Consent Exemption Notice Issued	
28/01/2016	160095	Water Take - Surface	To take surface water for Sawmill-related uses Water Management Zone: Wai-iti	Consent Effective	21/07/2016
13/01/2012	120014	Land Use - Bore	To construct five bores for monitoring purposes	Consent Effective	26/01/2012
26/11/2010	100837	Land Use - Watercourse	Installing a flow recorder in stream to record data and remedial work in stream.	Consent Effective	12/01/2011
06/11/2001	010684	District: Land Use Discretionary	establish and operate a telecommunication facility	Consent Effective	13/11/2001

Planning Permits

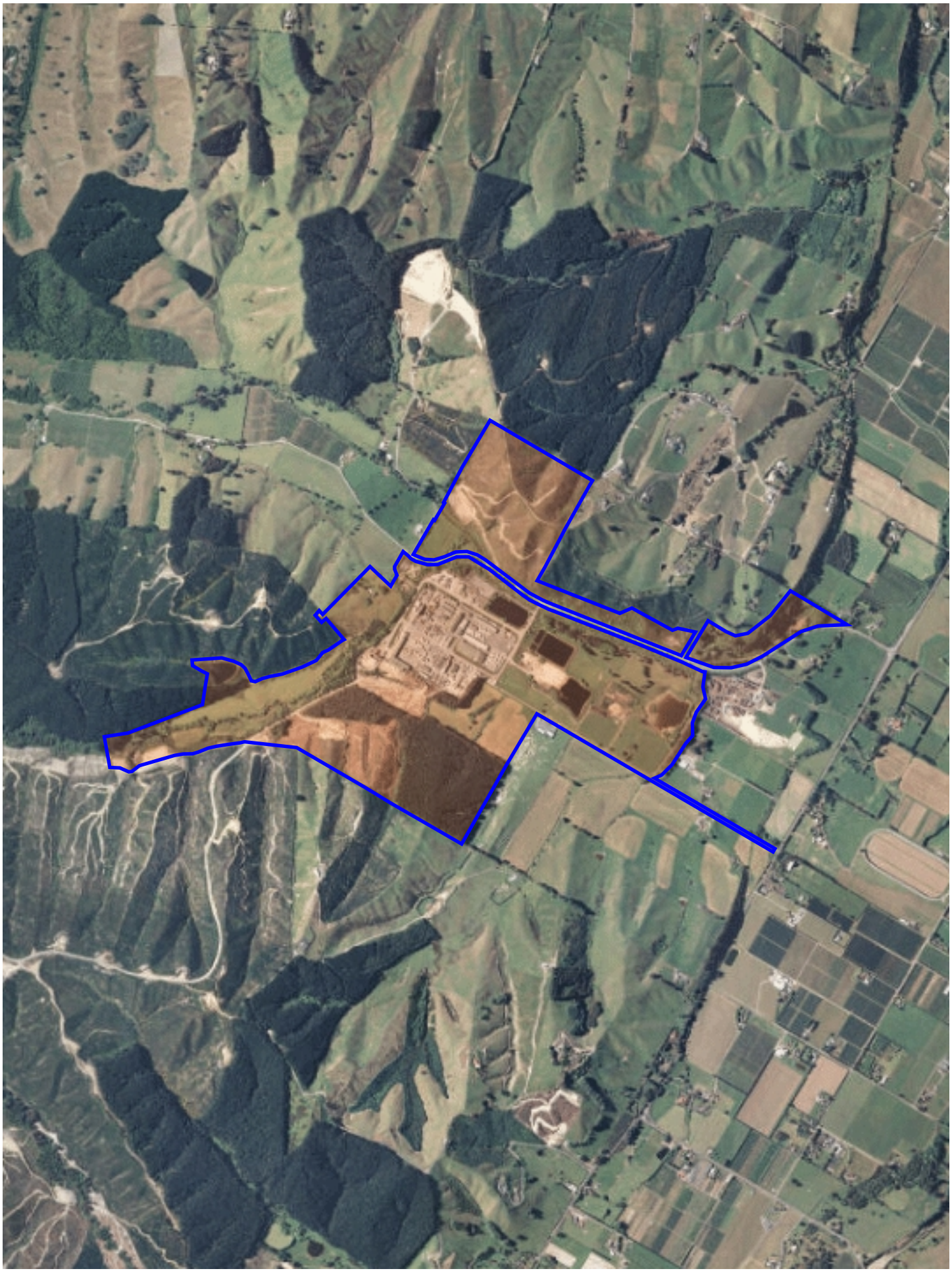
No historical planning permits have been found for this property.

Environmental Health and Licences

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

Aerial Property View

Friday, 6 November 2026



Pipes and Rubbish Collection

Friday, 6 November 2026

