Property Report

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- 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

Sunday, 8 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1939017201	SEC 1 SO 526590	10 Eves Valley Road	Waimea West	2.2708

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
$1630000	$660000	$970000	01/09/2023	$5413.75

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	1630000	3615.34
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1630000	112.47
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 X	10000	3.22
2027	Reg. River Works -Part Area Y	1620000	521.64
2027	Stormwater: General Drainage	1630000	96.17

Water Meter Information

No Information available

Services

No Services are available for this property

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2405620	08/06/2015	10 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.

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
16/10/2023	230963	Alterations to create internal second dwelling	CCC Refused	13/11/2025
23/05/2023	221231	Construct office building, detached workshop and detached shed	Withdrawn	30/01/2024
	221231A	location change to packing shed	Granted and Issued	26/05/2023
26/07/2019	190907	Install an inground swimming pool	Code Compliance Certificate Issued	30/04/2020
13/03/2019	190194	Extension to existing dwelling	Code Compliance Certificate Issued	06/01/2020
06/11/2009	091276	Construct 3-bay, Goldpine shed	Code Compliance Certificate Issued	03/04/2012
23/11/2009	091341	Construct new 4 bedroom + office dwelling with i/a garage and freestanding woodburner	Code Compliance Certificate Issued	22/12/2010

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	11/08/2026

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
20/04/2022	220307	Land Use	Land use consent for a vegetable processing and packaging shed, vehicle workshop and second access crossing.	Consent Effective	20/07/2022

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20/04/2022	220307	Land Use	Land use consent for a vegetable processing and packaging shed, vehicle workshop and second access crossing.	Consent Effective	20/07/2022
23/02/2021	210154	Land Use - Bore	Land use consent to construct a new bore for domestic use	Consent Effective	11/03/2021
23/12/2009	090893	Land Use	Construct a dwelling on Rural 1 land	Consent Effective	04/02/2010

Planning Permits

No historical planning permits have been found for this property.

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Swimming Pool or Spa	Mark & Eunice Fryer	Pool Compliant	23/05/2029

Aerial Property View

Sunday, 8 November 2026



Pipes and Rubbish Collection

Sunday, 8 November 2026

