

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 Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1939017802	LOT 2 DP 1305 DIST OF WAIMEA WEST	31 Golden Hills Road	Waimea West	21.1524

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
\$3250000	\$2910000	\$340000	01/09/2023	\$9735.91

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	3250000	7208.50
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	3250000	224.25
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	Regional River Works-Area X	3250000	1046.50
2027	Stormwater: General Drainage	3250000	191.75

Water Meter Information

No Information available

Services

No Services are available for this property

Wheelie Bins

No wheelie bin has been issued to this property.

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.

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
	EX260559	Internal alterations	Granted and Issued	
11/07/2013	130813	Construct a 3 bay Goldpine Strongbuilt shed	Code Compliance Certificate Issued	08/05/2014
21/08/2003	031653	To build process room for processing berries	Code Compliance Certificate Issued	24/07/2013

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
27/10/1981	K064107	Erect storage & service shed	
10/10/1978	I017263	Resite existing relocatable shed	

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
12/02/2020	170272V1	Water Take - Underground	To take and use groundwater for irrigation; Water Management Zone: Appleby Gravel (Affiliated Post Dam)	Consent Varied	31/03/2020
22/07/2024	170272V2	Water Take - Underground	To take and use groundwater for irrigation; Change of conditions of RM170272V1 to remove the legal description of the adjacent Sangster block; to remove	Consent Effective	02/09/2024

Application Date	RC Number	Type	Proposal	Status	Decision Date
			the allocation sharing condition (C.11), and to increase the number of WIL shares from 10 to 21 Water Management Zone: Appleby Gravel (Affiliated Post Dam)		
24/02/2017	170272	Water Take - Underground	To take and use groundwater for irrigation Water Management Zone: Golden Hills (Affiliated)	Consent Varied	03/12/2019
06/05/2015	150444	Water Take - Underground	To take groundwater for irrigation Water Management Zone: Waimea Golden Hills	Expired Regional Consent	26/05/2015
03/09/2002	NN020331	Water Take - Underground	take groundwater for trickle irrigation at Golden Hills Water Management Zone: Waimea Golden Hills	Consent Varied	27/09/2002
04/06/1991	NN910290	Water Take - Underground	To take groundwater for trickle irrigation at Golden Hills Water Management Zone: Waimea Golden Hills	Expired Regional Consent	20/08/1991

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
NES - Freshwater Farm Plans	Wai-West Farms Limited	NES RECORD	



