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

Tuesday, 17 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1939021300	SEC 1 & 7 SO 15671 PT LOTS 2-3 DP 4112	212 Eves Valley Road	Waimea West	23.8532

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
$720000	$640000	$80000	01/09/2023	$1824.38

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	720000	1596.96
2027	WaimeaComDam-Enviro&ComBen-ZOB	720000	49.68
2027	Reg. River Works -Part Area Y	217000	69.87
2027	Reg. River Works - Part Area Z	488000	65.39
2027	Stormwater: General Drainage	720000	42.48

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 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 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

Zone	Zone Description
	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
02/03/2000	000234	To build shearing shed and yards	Code Compliance Certificate Issued	16/08/2000

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

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
09/01/2023	221085	Discharge - Water	To discharge water and water containing sediment to Eves Valley Stream associated with the works for the installation of culverts and widening of Eves Valley Stream.	Consent Effective	22/02/2023
09/11/2022	220947	Bed - Culvert/Bridge/Ford Structures	Earthworks within and outside of the bed of Eves Valley Stream associated with the removal of a pipe, installation of culverts and widening of Eves Valley Stream, and the use of culverts within Eves Valley Stream.	Consent Effective	22/02/2023
09/11/2022	220948	Water Take - Surface	To take (non-consumptive), dam and divert water associated with the works for the installation of culverts and	Consent Effective	22/02/2023

Application Date	RC Number	Type	Proposal	Status	Decision Date
			widening of Eves Valley Stream. Water Management Zone:		
06/11/2001	010680	District: Land Use Discretionary	erecta dwelling on rural 1 land	Consent Effective	11/12/2001

Planning Permits

No historical planning permits have been found for this property.

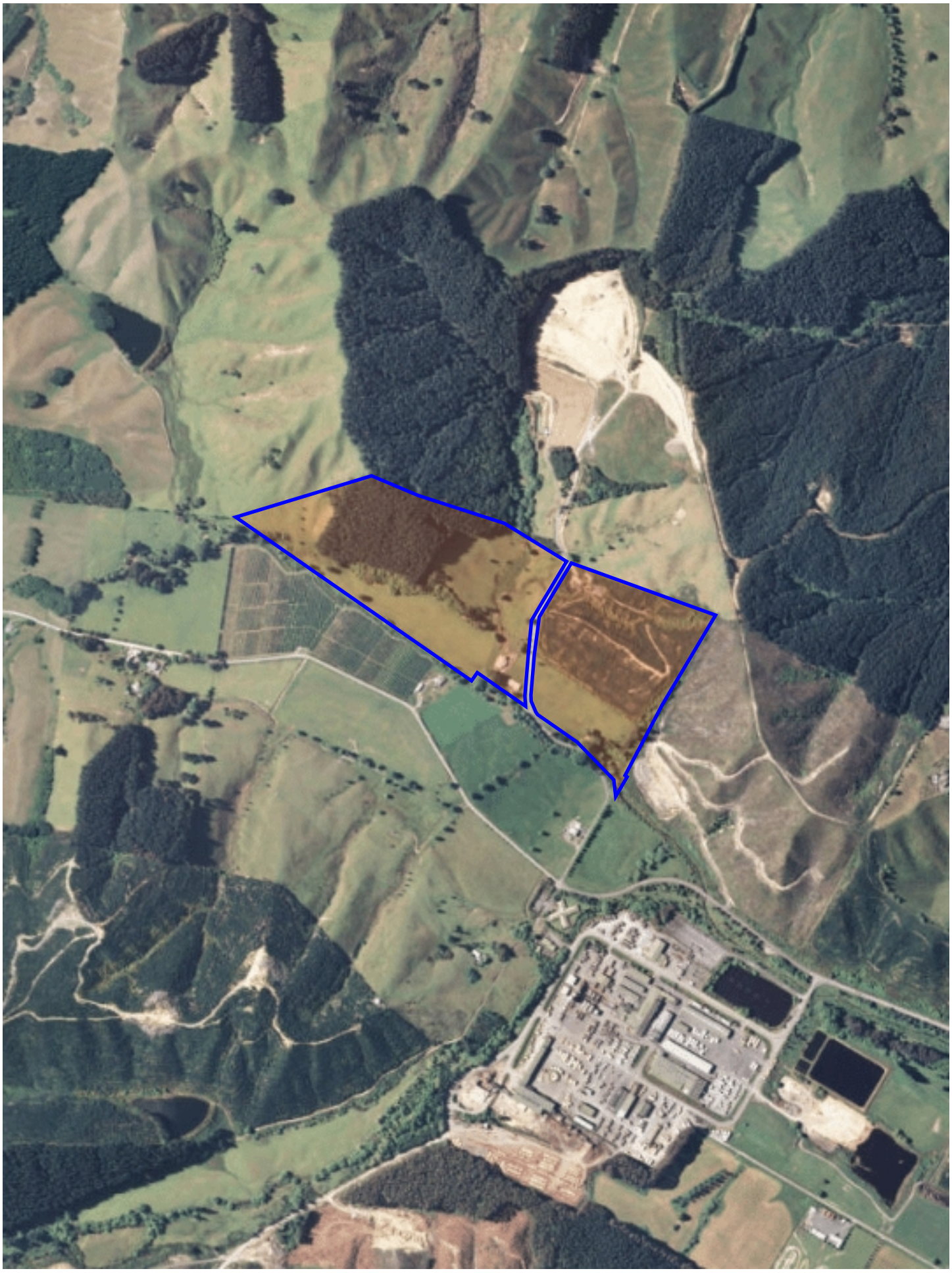
Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
NES - Freshwater Farm Plans	Tasman District Council	NES RECORD	

Aerial Property View

Tuesday, 17 November 2026



Pipes and Rubbish Collection

Tuesday, 17 November 2026

