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

Friday, 27 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1939021604	SEC 4 PT SEC 2 BLK I PT SEC 8 BLK V WAIMEA SD SEC 3 PT SEC 136 SQ 2	379 Eves Valley Road	Waimea West	34.2492

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
$3030000	$2480000	$550000	01/09/2023	$8262.86

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	3030000	6720.54
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
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	530000	170.66
2027	Reg. River Works - Part Area Z	2002000	268.27
2027	Stormwater: General Drainage	3030000	178.77

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.

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
16/03/2011	110208	Construct new dwelling with attached carport and freestanding wood burner	Code Compliance Certificate Issued	05/04/2012
19/10/2000	001625	Alteration to living room and deck	Code Compliance Certificate Issued	20/03/2001
17/09/1997	971510	Addition to existing sheep yards	Code Compliance Certificate Issued	23/09/1997
10/06/1997	970927	Install Kent Inbuilt Logfire	Code Compliance Certificate Issued	03/07/1997
02/02/1995	950125	To build carport	Code Compliance Certificate Issued	20/06/1995

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
17/06/1992	01465	Erect shearing shed & cover yard	
13/08/1991	38365	Extension to dwelling	
08/08/1966	B076446	Erect field toilet	
08/09/1961	114205	Reinstate roof on apple packing shed	
	2384		Plumbing & Drainage Permit
	2385		Plumbing & drainage installation for addition to existing dwelling new kitchen, bathroom, toilet & laundry with connection to existing septic. Ensure adequate grade from new toilet to existing drains.

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
28/02/2019	190288	Water Take - from Storage	To take water and storage water for irrigation (Dam 141)	Consent Effective	22/07/2021
15/01/2016	160046	Water Take - Surface	To take surface water for irrigation Water Management Zone: Wai-iti	Consent Effective	26/07/2016
09/11/2009	090726	Land Use	Construct a small house within 20m of existing dwelling to accommodate elderly parents	Consent Effective	02/12/2009
20/10/2000	000604	District: Land Use Discretionary	undertake alterations to a dwelling in Rural 1 zoned land	Consent Effective	27/10/2000

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	Kempthorne Philip Michael	NES RECORD	

Aerial Property View

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Pipes and Rubbish Collection

Friday, 27 November 2026

