

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)
1939025101	LOT 2 DP 18391 BLK IX WAIMEA SD	71 Bell Road	Waimea West	10.4750

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
\$2170000	\$1460000	\$710000	01/09/2023	\$6986.98

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	2170000	4813.06
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	Wai-itiValleyCommunityDam W/S	1	282.24
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 Y	2170000	698.74
2027	Stormwater: General Drainage	2170000	128.03

Water Meter Information

No Information available

Services

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

Scheme or Supply	Service Provided
Wai-itiValleyCommunityDam W/S	This property has a consent to take water from the Wai-Iti Valley Community Dam. Costs for this service are included in the rates above.

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Invoice 240	2417672	20/01/2016	71 Bell 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.

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
20/03/2024	240172	Internal alterations	CCC Refused	
22/05/2025	250073A	Changes to main bathroom, bracing, rumpus door, skylight position and remove lounge window and garage cladding	Granted and Issued	
05/02/2025	250073	Internal and external alterations	Formally Received	
07/01/2008	080004	Construct two farm sheds	Code Compliance Certificate Issued	14/05/2013
11/04/2008	080411	Install Metro Rad freestanding wood burner with wetback	Code Compliance Certificate Issued	27/05/2008
04/05/2000	000669	New 2 bay farm shed	Code Compliance Certificate Issued	09/06/2000
18/02/1999	990191	Dwelling garage and install wood burner	Code Compliance Certificate Issued	15/07/1999

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
20/09/2005	050802	Water Take - Underground	To take water from existing well for irrigation Water Management Zone: Wai-iti Dam Service	Expired Regional Consent	31/07/2006
06/11/2015	150934	Water Take - Underground	To take groundwater for irrigation Water	Consent Effective	30/05/2016

Application Date	RC Number	Type	Proposal	Status	Decision Date
			Management Zone: Wai-iti Dam Service		
23/09/2015	150789	Subdivision	Subdivide Certificate of Title 12B/375 into two lots	Consent Effective	24/12/2015
17/02/1999	NN990030	Land Use - Bore	construct a bore for domestic use	Expired Regional Consent	27/04/1999

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.



