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

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1939025200	LOT 2 DP 16373 BLK IX WAIMEA SD - SUBJ TO & INT IN R/W	54 Bell Road	Waimea West	13.5201

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
$3580000	$2090000	$1490000	01/09/2023	$13051.44

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	3580000	7940.44
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	Wai-itiValleyCommunityDam W/S	10	2822.40
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	3580000	1152.76
2027	Stormwater: General Drainage	3580000	211.22

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

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
26/07/2007	071060	Install 2 Azzuro solar water collectors new HWC 300L	Code Compliance Certificate Issued	16/01/2009
23/07/1998	981086	Addition to the existing shed	Code Compliance Certificate Issued	26/02/2001
19/01/2001	010050	To build Office and Tearoom	Recommended to Grant	24/01/2001
01/09/1999	991095	To grow plants flowers	Code Compliance Certificate Issued	12/11/1999
19/05/1999	990774	Install swimming pool	Code Compliance Certificate Issued	12/11/1999
23/04/1998	980530	Shed addition	Code Compliance Certificate Issued	03/06/1998
24/09/1996	961691	Shed extension, conversion to Packing Shed	Code Compliance Certificate Issued	18/02/1997
18/10/1994	941649	Change of use Orchard Office into Accommodation	Code Compliance Certificate Issued	21/10/1994

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
04/06/1991	38074	Erect dwelling & garage	Plumbing and Drainage Permit 1827 - 20/5/91
27/05/1991	H059848	Relocate existing dwelling	
09/02/1990	H021098	Erect smoko & office facilities	
21/10/1986	E012203	Erect dwelling	
21/10/1986	E012202	Erect 5 bay shed (Baigent type)	
25/08/1981	K063922	Install woodburner (chimney permit)	
14/02/1973	E60440	Alter dwelling	
10/08/1964	A106233	Erect a vat stand & milk room onto existing cowshed	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Received application for registration of inground pool.	19/03/2009
Swimming pool complies.	07/08/2009
Pool Compliant	03/10/2024
Swimming pool complies.	08/03/2012

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
29/11/2000	NN000556	Water Take - Underground	take groundwater for the irrigation of pipfruit Water Management Zone: Wai-iti Dam Service	Expired Regional Consent	15/12/2000
19/02/2016	160194	Water Take - Underground	To take groundwater for irrigation Water Management Zone: Wai-iti Dam Service	Consent Effective	30/05/2016
23/11/2011	110897	Subdivision	To undertake a boundary adjustment by way of subdivision & amalgamation	Withdrawn	
15/01/1991	NN910015	Water Take - Underground	To take groundwater for trickle irrigation at Teapot Valley Water Management Zone: Wai-iti	Expired Regional Consent	17/09/1991

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	Tilley Peter Grant	NES RECORD	
Swimming Pool or Spa	Peter & Helen Tilley	Pool Compliant	03/10/2027

Aerial Property View

Thursday, 19 November 2026



Pipes and Rubbish Collection

Thursday, 19 November 2026

