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

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1939025202	LOT 1 DP 11637 BLK XI WAIMEA SD	30 Bell Road	Waimea West	8.2150

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
$2420000	$1510000	$910000	01/09/2023	$9090.58

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	2420000	5367.56
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	Wai-itiValleyCommunityDam W/S	7	1891.01
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	Reg. River Works -Part Area Y	1638000	527.44
2027	Reg. River Works - Part Area Z	723000	96.88
2027	Stormwater: General Drainage	2420000	142.78

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2411469	08/06/2015	30 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.

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
08/06/2017	170626	Install secondhand Yunca Wedj Freestanding woodburner	Code Compliance Certificate Issued	04/07/2017
01/06/2006	060724	Construct 2 bay shed	Code Compliance Certificate Issued	14/05/2009
07/07/2005	055652	Erect garage/office	Code Compliance Certificate Issued	22/11/2005
19/11/2002	022016	To add onto House and make Granny flat	Code Compliance Certificate Issued	06/01/2003

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
01/01/1993	57750	Alteration to dwelling	
10/09/1990	058684	Erect granny flat	
02/12/1987	F019052	Resite woolshed	
05/11/1986	E012233	Extend pole shed	
06/11/1985	E028582	Erect Baigent style 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
20/11/2003	031218	Water Take - Underground	take groundwater for irrigation from a new well - to take water for irrigation Water Management Zone: Wai-iti Dam Service	Expired Regional Consent	09/12/2004

Application Date	RC Number	Type	Proposal	Status	Decision Date
12/11/2015	150867	Water Take - Underground	To take groundwater for irrigation Water Management Zone: Wai-iti Dam Service	Consent Effective	30/05/2016
31/03/2008	080252	District: Land Use Discretionary	Consent to retain an existing granny flat	Consent Effective	17/04/2008
03/09/2001	NN010303	Water Take - Underground	take groundwater for irrigation Water Management Zone: Wai-iti	Cancelled	19/09/2001
20/11/2003	031216	Land Use - Bore	install a well and transfer water permit from existing well to new one	Expired Regional Consent	03/12/2003
16/08/1991	NN910354	Water Take - Underground	To take groundwater for spray 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	Bell Road Estate Limited	NES RECORD	

Aerial Property View

Wednesday, 4 November 2026



Pipes and Rubbish Collection

Wednesday, 4 November 2026

