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

Monday, 23 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1939026001	LOT 2 DP 16146	46 Teapot Valley Road	Waimea West	0.3521

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
$1000000	$520000	$480000	01/09/2023	$5786.47

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	1000000	2218.00
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WatSup-RuralExt-Brightwat/Hope	2	2374.88
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 Z	520000	69.68
2027	Stormwater: General Drainage	1000000	59.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRHBW1990	LHS DRV BY CNR FNCPST	RESTRICTOR	0

Services

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

Scheme or Supply	Service Provided
WatSup-RuralExt-Brightwat/Hope	Water Supply

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2411370	08/06/2015	46 Teapot Valley 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 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.

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
10/04/2018	180338	Install freestanding woodburner	Lapsed Application	12/06/2019
05/10/2005	056220	alteration - add two storey bedroom wing to existing house	Code Compliance Certificate Issued	12/05/2011
11/02/2010	100106	Construct new garage	Code Compliance Certificate Issued	03/05/2011
04/03/1999	990246	Removal of granny flat	Code Compliance Certificate Issued	24/03/1999
14/04/1997	970538	SHEDS AND OTHER	Code Compliance Certificate Issued	24/07/1997
23/01/1996	960088	GRANNY FLAT	Code Compliance Certificate Issued	05/07/1996
11/07/1995	951032	TO INSTALL LOG BURNER	Code Compliance Certificate Issued	31/07/1995

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
16/08/2019	190945	Land Use	Land use consent to operate a dog day care facility up to three days per week (Monday , Wednesday , Friday) as a home occupation activity. The activity does not comply with permitted standards for home occupation conditions in the Rural 2 zone as it includes the	Consent Effective	01/10/2019

Application Date	RC Number	Type	Proposal	Status	Decision Date
16/08/2019	190945	Land Use	Land use consent to operate a dog day care facility up to three days per week (Monday , Wednesday , Friday) as a home occupation activity. The activity does not comply with permitted standards for home occupation conditions in the Rural 2 zone as it includes the boarding of domestic animals.	Consent Effective	01/10/2019
24/02/2010	100100	Land Use	Construct a garage within the required setback for a Rural 2 zoned property	Consent Effective	12/03/2010

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.

Aerial Property View

Monday, 23 November 2026



Pipes and Rubbish Collection

Monday, 23 November 2026

