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)
1939026109	LOT 1 DP 508552 SEC 2 SO 484272 LOTS 1-2 28 DP 17701- HAVING 1/3 SH IN LOT 21 DP 17701 BEING 2825M2	34 Teapot Valley Road	Waimea West	30.3752

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
$2030000	$1100000	$930000	01/09/2023	$5885.42

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	2030000	4502.54
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	Wai-itiValleyCommunityDam W/S	0	50.80
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	1100000	147.40
2027	Stormwater: General Drainage	2030000	119.77

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
Single 240	2405625	08/06/2015	34 Teapot Valley Road

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
	EX260180	Construct 5MW ground mounted solar farm	OK - Awaiting Payment	
04/04/2013	130311	Install a new F/S Firebird diesel burner	Code Compliance Certificate Issued	14/05/2013
10/10/2011	111015	Enclose and glaze existing patio area	Code Compliance Certificate Issued	17/04/2013
08/02/2006	060099	Alterations and extensions to dwelling	Lapsed under BA2004 s 52	
	060759	Extension to exisitng garage	Code Compliance Certificate Issued	30/03/2007
07/05/2002	020710	To build hayshed	Code Compliance Certificate Issued	20/05/2002
20/04/2000	000584	To build sleepout/rumpus room	Code Compliance Certificate Issued	14/11/2000
31/03/1993	930445	ERECT GARAGE & WOODSHED	Code Compliance Certificate Issued	20/05/1994

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
21/12/1992	J57728	Construct dwelling	
30/04/1962	I42177	Erect dwelling	

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
15/04/2026	260173	Land Use - Disturbance	Retrospective Land Disturbance	Consent Effective	07/09/2026

Application Date	RC Number	Type	Proposal	Status	Decision Date
15/04/2026	260173	Land Use - Disturbance	Retrospective Land Disturbance consent for recontouring associated with the establishment of a solar farm	Consent Effective	07/09/2026
18/09/2025	250592	Land Use	Land use consent to construct a solar farm with panels that contravene the permitted 2000m building coverage on a site larger than 4000m in the Rural 2 Zone.	Consent Effective	04/11/2025
16/11/2015	150941	Water Take - Underground	To take groundwater for stock and domestic use Water Management Zone: Wai-iti Dam Service	Consent Effective	30/05/2016

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, 2 November 2026



Pipes and Rubbish Collection

Monday, 2 November 2026

