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, 2 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1939027700	LOT 1 DP 7947	123 Palmer Road	Waimea West	4.1622

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
$2150000	$950000	$1200000	01/09/2023	$7499.48

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	2150000	4768.70
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	Wai-itiValleyCommunityDam W/S	3	846.72
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 X	1661000	534.84
2027	Reg. River Works -Part Area Y	489000	157.46
2027	Stormwater: General Drainage	2150000	126.85

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	2421023	28/07/2022	123 Palmer Road

Bin Size	Serial Number	Delivered on	Delivered to
Withdrawn	2408957	08/06/2015	123 Palmer 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
02/02/2017	170081	Excavate & install an inground fibreglass swimming pool	Code Compliance Certificate Issued	22/12/2017
02/02/2017	170081P	Excavate & install an inground fibreglass swimming pool	PIM/TAN Issued	
02/11/1995	951634	REMOVAL OF GRANNY FLAT FROM PALMERS ROAD	Code Compliance Certificate Issued	09/02/2017
11/01/2010	100012	Alterations and extensions to dwelling	Code Compliance Certificate Issued	25/07/2011
24/06/2008	080774	Demolish hen house and hay shed and replace with new Goldpine strongbuilt shed	Code Compliance Certificate Issued	17/06/2009
22/10/2002	021847	To extend shed	Code Compliance Certificate Issued	17/06/2003
14/05/2001	010685	Shed	Code Compliance Certificate Issued	19/10/2001

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
06/04/1990	H021308	Erect granny flat	
13/11/1985	D028601	Extend dwelling	
16/03/1978	H158023	Erect hayshed	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	22/11/2024
Swimming Pool rego form rec`d with BC170081	02/02/2017

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
03/07/2006	060547	Water Take - Underground	take groundwater for spray irrigation in the Wai-iti Dam Service Zone Water Management Zone: Wai-iti Dam Service	Expired Regional Consent	31/07/2006
22/01/2016	160070	Water Take - Underground	To take groundwater for Irrigation Water Management Zone: Wai-iti Dam Service	Consent Effective	30/05/2016
24/06/2008	080564	District: Land Use Discretionary	Demolish old sheds and replace with new shed 1.5m from boundary	Consent Effective	01/07/2008
12/12/2005	NN000570	Water Take - Underground	take groundwater for spray irrigation at Palmers Road - increase irrigatible area to 3ha Water Management Zone: Wai-iti	Cancelled	05/11/2002
09/09/2002	NN020336	Land Use - Bore	drill a new bore for irrigation using existing water permit	Expired Regional Consent	16/09/2002
14/05/2001	010262	District: Land Use Discretionary	costruct a new farm building to replace an old existing implement shed which is to be demolished	Consent Effective	25/05/2001
12/05/1991	NN910224	Water Take - Underground	To take groundwater for spray irrigation at Palmers Road. Water Management Zone: Wai-iti	Expired Regional Consent	20/08/1991

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
Swimming Pool or Spa	Steven & Leallen Anderson	Pool Compliant	22/11/2027

Aerial Property View

Monday, 2 November 2026



Pipes and Rubbish Collection

Monday, 2 November 2026

