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

Tuesday, 24 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1939027701	PT LOT 2 DP 3100 BLK V WAIMEA SD	396 Waimea West Road	Waimea West	15.8055

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
$3230000	$2330000	$900000	01/09/2023	$13552.16

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	3230000	7164.14
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	Wai-itiValleyCommunityDam W/S	15	4092.48
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	1151000	370.62
2027	Reg. River Works -Part Area Y	2079000	669.44
2027	Stormwater: General Drainage	3230000	190.57

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

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Invoice 240	2421640	06/10/2022	396 Waimea West Road
Single 240	2405596	08/06/2015	396 Waimea West 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
11/07/2019	190874	Install Woodsman freestanding wood burner	Code Compliance Certificate Issued	18/11/2019

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
11/07/1981	J012614	Erect bedroom & garage	
11/05/1978	H158141	Erect horse stables	
02/05/1978	H158123	Erect pole type lean-to shed	
29/08/1977	H109719	Erect, alter residence	- Plumbing and Drainage Permit 2882
08/01/1971	C026403	Erect lean-to shed	
26/05/1959	0001748	Erect garage with side rooms	

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
02/08/2024	240514	Subdivision	Subdivision of Part Lot 2 Deposited Plan 3100 (RT NL3C/914) of 15.8055ha to create: Lot 1 of 5,750m2, containing the existing dwelling, residential sheds and outbuildings, vegetable gardens and the small paddock on the terrace adjacent to the dwelling,	Sec 223 Approval	09/09/2026

Application Date	RC Number	Type	Proposal	Status	Decision Date
02/08/2024	240514	Subdivision	Subdivision of Part Lot 2 Deposited Plan 3100 (RT NL3C/914) of 15.8055ha to create: Lot 1 of 5,750m2, containing the existing dwelling, residential sheds and outbuildings, vegetable gardens and the small paddock on the terrace adjacent to the dwelling, stables building, rural outbuildings; and Lot 2 of 15.22ha, containing the hop gardens.	Sec 223 Approval	09/09/2026
20/12/2000	NN000589	Water Take - Underground	take groundwater for spray irrigation at Waimea West Road Water Management Zone: Wai-iti Dam Service	Expired Regional Consent	13/07/2001
18/01/2016	160048	Water Take - Underground	To take groundwater irrigation Water Management Zone: Wai-iti Dam Service	Consent Effective	30/05/2016
11/10/2001	NN010363	Land Use - Bore	construct replacement bore for WWD533	Expired Regional Consent	13/11/2001
06/06/1991	NN910270	Water Take - Underground	To take groundwater for spray irrigation at Waimea West Ro 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
NES - Freshwater Farm Plans	Waimea West Hops Limited	NES RECORD	

Aerial Property View

Tuesday, 24 November 2026



Pipes and Rubbish Collection

Tuesday, 24 November 2026

