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)
1939027900	PART SECS 135 136 WAIMEA WEST DISTRICT BLK V WAIMEA S D	155 Palmer Road	Waimea West	22.8597

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
$2605000	$2410000	$195000	01/09/2023	$12633.39

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	2605000	5777.89
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	Wai-itiValleyCommunityDam W/S	17	4798.08
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	2428000	781.82
2027	Reg. River Works -Part Area Y	177000	56.99
2027	Stormwater: General Drainage	2605000	153.70

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	2422636	09/07/2024	155 Palmer Road, Waimea West
Invoice 240- Withdrawn	2420846	30/11/2021	155 Palmer Road
Single 240- Withdrawn	2408956	08/06/2015	155 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
24/05/1994	940819	INSTALL SECOND HAND INBUILD FIRE	Code Compliance Certificate Issued	13/10/1994

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
17/02/1986	D028782	Erect cool store for kiwifruit	
12/12/1966	B076647	Addition to shed for packing fruit	

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
18/02/2016	160176	Water Take - Underground	To take groundwater for irrigation Water Management Zone: Wai-iti Dam Service	Consent Varied	30/05/2016
23/08/2019	160176V1	Water Take - Underground	Change of conditions to RM160176 to include additional valuation numbers -To take groundwater for irrigation Water Management Zone: Wai-iti Dam Service	Consent Effective	30/08/2019
22/03/2001	NN010134	Water Take - Underground	take groundwater for irrigation of	Expired Regional Consent	13/07/2001

Application Date	RC Number	Type	Proposal	Status	Decision Date
			apples pasture and nursery Water Management Zone: Wai-iti Dam Service		
10/05/1991	NN910157	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	Palmer Ian Ashley	NES RECORD	

Aerial Property View

Tuesday, 17 November 2026



Pipes and Rubbish Collection

Tuesday, 17 November 2026

