

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 Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938069400	PT LOT 14 D P 639 BLK II MOUTERE S D	710 The Coastal Highway	Appleby-Motueka	10.9058

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
\$2680000	\$1800000	\$880000	01/09/2023	\$9298.03

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	2680000	5944.24
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	2680000	184.92
2027	Redwood Valley Water Supply	2	1704.64
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	1800000	241.20
2027	Stormwater: General Drainage	2680000	158.12

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRRDV223		RESTRICTOR	0

Services

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

Scheme or Supply	Service Provided
Redwood Valley Water Supply	Water Supply

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
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Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2402280	08/06/2015	710 The Coastal Highway, Appleby-Motueka

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 3	The Rural 3 Zone covers a specific part of the Coastal Tasman Area. This area contains some land of high productive value, generally the more coastal areas, as well as land of lesser productive value, generally the more inland areas. The Rural 3 Zone rules have been developed to accommodate a level of rural residential development while still protecting the most productive land.

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
24/10/2024	CA240488	Changes to pool fencing	Granted and Issued	
22/02/2022	220102	Construct new swimming pool and fence	CCC Refused	
01/12/2009	NF0116		Notice to Fix now Complies	
15/03/2013	130249	Relocated building has been removed sitting on temporary spot until sale	Refused to Grant	
23/06/2010	CA0260	Construct new bedroom and ensuite to existing building	Certificate of Acceptance Issued	09/09/2013
02/05/2011	110425	New on-site wastewater system	Code Compliance Certificate Issued	23/12/2011
27/04/2011	110407	Demolition of bach	Code Compliance Certificate Issued	16/08/2011
20/03/2006	060312	Removal of shed.	2nd Code Compliance Cert	22/02/2011
18/06/2010	NF0126	Construction of bedroom and ensuite	Notice to Fix now Complies	
24/01/2006	060044	Erect new dwelling with internal garage	Code Compliance Certificate Issued	05/11/2007

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
15/10/1991	K43679	Rebuilt hay shed	
21/07/1987	E060232	Extend dwelling	
18/11/1963	A053441	Packing shed	
07/11/1962	114262	Proposed additions	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Application Received	27/04/2022

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
17/06/2025	250381	Discharge - Land	Replacement application for RM100239 - To discharge domestic wastewater in the Wastewater Management Area (the "brown cottage")	Consent Effective	21/10/2025
14/04/2010	100239	Discharge - Land	To discharge domestic wastewater in the Wastewater Management Area for the extended cottage (the "brown cottage")	Cancelled	13/12/2010
21/04/2022	220313	Land Use	Land use consent to construct an in-ground swimming pool in the Coastal Environment Area (CEA) which breaches the 100 metres building setback from the Mean High Water Springs (MHWS) in the Rural 3 Zone.	Consent Effective	16/06/2022
14/04/2010	100238	Land Use	Retrospective consent for cottage extensions	Appeal Withdrawn	13/12/2010
14/04/2010	050664V1	Land Use	Vary condition 2 of consent to allow cottage to remain	Appeal Withdrawn	13/12/2010
13/07/2010	100443	Land Use	To retain existing green cottage(workers accomodation) as fourth dwelling on site & extend brown cottage with addition of another 38m2	Appeal Withdrawn	13/12/2010
24/08/2005	050715	Discharge - Land	To discharge secondary treated domestic wastewater to land by covered drip	Consent Effective	02/12/2005

Application Date	RC Number	Type	Proposal	Status	Decision Date
			irrigation		
05/08/2005	050664	District: Land Use Non-complying	erect a retirement dwelling for parents on property which already has one existing house and two cottages	Consent Effective	30/11/2005
27/04/2005	050331	District: Land Use Discretionary	provide a retirement dwelling on the applicants property	Withdrawn	
09/12/2004	041378	District: Land Use Discretionary	build a retirement dwelling	Withdrawn	

Planning Permits

Prior to the Resource Consent system, these Planning Permits and notes were registered against the property.

Date	Planning Number	Subject	Notes
	T2/9/1/226	Proposed Subdivision	C T CHEESEMAM c/- FELL & HARLEY

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Swimming Pool or Spa	Thelma & Barbara Dunn	Application Received	20/06/2024



