

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)
1938099901	LOTS 1 2 DP 459304 LOTS 1 2 DP 14832 PT SECS 190 192 DIST WAIMEA EAST	226 Appleby Highway	Appleby	58.4133

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
\$8660000	\$6690000	\$1970000	01/09/2023	\$22588.76

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	8660000	19207.88
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	8660000	597.54
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	1650900	531.59
2027	Reg. River Works - Part Area Z	5044000	675.90
2027	Stormwater: General Drainage	8660000	510.94

Water Meter Information

No Information available

Services

No Services are available for this property

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2406861	08/06/2015	276 Appleby Highway, Appleby

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2406858	08/06/2015	226 Appleby Highway, Appleby

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.

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
22/07/2022	220747	Construct replacement dwelling with attached garage	Code Compliance Certificate Issued	21/12/2023
17/03/2020	200233	Replace existing onsite wastewater system	Code Compliance Certificate Issued	10/03/2022
27/02/2013	130154	Alerations & extensions to dwelling	Code Compliance Certificate Issued	16/06/2017
30/10/2012	121103	New swimming pool & associated fencing	Code Compliance Certificate Issued	15/02/2017
20/03/2008	080304	woodburner F/S Metro Eco Xtreme Ped	Code Compliance Certificate Issued	06/05/2008
14/04/1997	970543	Install Masport 2000 Freestanding Logburner	Code Compliance Certificate Issued	03/06/1997
26/07/1993	931219	To install Gillies Kinsman Fires	Code Compliance Certificate Issued	20/08/1993

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
28/05/1984	B108862	Install Warmaire space heater	
05/01/1982	K079365	Addition to garage	
03/06/1979	I050308	New Dwelling	
16/03/1979	I049980	Demolish existing dwelling	
16/03/1979	I049981	Erect new house	
18/09/1978	I017210	Farm Shed	
11/09/1964	A106298	Milking Shed	
28/06/1961	I14107	Holiday Cottage	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	16/09/2024

Notes	Issue Date
Registration form received for BC121103	27/08/2014

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
29/02/2016	160238	Water Take - Underground	To take and use groundwater for irrigation Water Management Zone: Lower Confined Aquifer (Affiliated)	Consent Varied	08/11/2019
16/09/2024	160238V1	Water Take - Underground	To take and use groundwater for irrigation. Change of conditions of RM160238 - to allow the removal of the allocation sharing condition. Water Management Zone: Lower Confined Aquifer (Affiliated)	Consent Effective	26/09/2024
13/08/2024	240536	Subdivision	Subdivision to create Lot 1 of 2,420m2 and Lot 2 of 31.35ha in the Rural 1 Zone	Further Information Requested	
09/08/2024	240537	Land Use	To establish a 2m high shelter-spray belt on Lot 1 of subdivision RM240536, planted to a minimum of 1m from the eastern boundary, and to establish horticultural plantings on Lot 2 to a minimum of 7m from the boundaries of Lot 1	Further Information Requested	
29/02/2016	160239	Water Take - Underground	To take and use groundwater for irrigation Water Management Zone: Hope (Affiliated)	Consent Effective	08/11/2019
29/02/2016	160237	Water Take - Underground	To take and use groundwater for irrigation Water Management Zone: Hope	Consent Effective	08/11/2019

Application Date	RC Number	Type	Proposal	Status	Decision Date
			(Affiliated)		
28/10/2022	220913	Land Use - Bore	Land use consent to construct a new bore for domestic use, drilled to a depth of 20 metres	Consent Effective	25/11/2022
23/09/2021	210916	Land Use	Land use consent to construct a replacement dwelling (first dwelling) on a site greater than 12 hectares in area in the Rural 1 Zone.	Consent Effective	16/11/2021
18/11/2010	NN010089V1	Water Take - Underground	To change conditions of NN010089 to allow well sharing Water Management Zone: Hope and Eastern Hills (Affiliated)	Expired Regional Consent	29/11/2010
18/11/2010	NN010090V1	Water Take - Underground	To change conditions of NN010090 to allow well sharing Water Management Zone: Lower Confined Aquifer (Affiliated)	Expired Regional Consent	29/11/2010
18/11/2010	NN020419V1	Water Take - Underground	To change conditions of NN020419 to allow well sharing Water Management Zone: Hope and Eastern Hills (Affiliated)	Expired Regional Consent	29/11/2010
12/03/2013	130233	Land Use	To make additions to the existing dwelling which intrudes into the 5 metre internal boundary within the Rural 1 Zone	Consent Effective	15/03/2013
27/02/2001	NN010089	Water Take - Underground	take groundwater for irrigation of pasture Water Management Zone: Waimea Hope and Eastern Hills	Consent Varied	31/01/2003
27/02/2001	NN010090	Water Take - Underground	take groundwater for irrigation of pasture	Consent Varied	11/05/2001

Application Date	RC Number	Type	Proposal	Status	Decision Date
27/02/2001	NN010091	Water Take - Underground	Water Management Zone: Waimea Lower Confined Aquifer take groundwater for irrigation of pasture	Cancelled	11/05/2001
18/10/1995	NN950391	Water Take - Underground	Water Management Zone: Waimea Lower Confined Aquifer take groundwater for irrigation	Expired Regional Consent	31/08/1998

Planning Permits

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

Date	Planning Number	Subject	Notes
	T2/8/1/125		Permission to erect new dwelling

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
NES - Freshwater Farm Plans	Murray King	NES RECORD	
NES - Synthetic Nitrogen	Murray King	NES RECORD	
Swimming Pool or Spa	Kingsway Farms Limited	Pool Compliant	16/09/2027



