

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)
1939018901	LOT 3 DP 424007 LOT 3 5-6 DP 363658 LOT 1 DP 368437 LOT 1 DP 368439 LOT 1-4 DP 370973 LOTS 11-13 DP 5969 SEC 202 WAIMEA SOUTH DIST SEC 203 SO 10988 SECS 8-11 16 20 SO 337450	Appleby Highway	Appleby	391.1831

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
\$6070000	\$5370000	\$700000	01/09/2023	\$17119.38

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	6070000	13463.26
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	6070000	418.83
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	171000	55.06
2027	Reg. River Works -Part Area Y	5899000	1899.48
2027	Stormwater: General Drainage	6070000	358.13

Water Meter Information

No Information available

Services

No Services are available for this property

Wheelie Bins

No wheelie bin has been issued to this property.

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.
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Rural 2	The Rural 2 Zone covers land areas which have varying productive value and less versatile soils. The land in Rural 2 is more extensively farmed and zone subdivision and development rules primarily protect this capacity on a long-term basis.
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
	EX260460	Alteration to ramp approach to Wairoa Cycleway Bridge - Great Taste Trail	Granted and Issued	
	EX250032	Construct new processing plant and conveyors	Granted and Issued	
	EX231005		Granted and Issued	
	EX231060		Granted and Issued	
	EX230743		Granted and Issued	
24/08/2011	110863	Construct pedestrian/cycle suspension bridge over the Wairoa River - near Pugh Road	Code Compliance Certificate Issued	06/07/2012
31/03/1995	950410	Toilet facilities for Workers	Code Compliance Certificate Issued	28/06/1995

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

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
30/04/2026	260204	Land Use - Disturbance	Earthworks - installation of utility service line exceeding 0.6 metres in width.	Further Information Requested	
19/06/2024	161019V1	Water Take - Underground	To take and use groundwater for gravel processing - change of conditions of RM161019V1 from unaffiliated to	Surrendered	02/07/2024

Application Date	RC Number	Type	Proposal	Status	Decision Date
			affiliated to Waimea Community Dam Water Management Zone: Appleby Gravel (Affiliated Post Dam)		
13/04/2026	260172	Water Take - Underground	To take and use groundwater for gravel processing (Affiliated to the Waimea Community Dam) Water Management Zone: Appleby Gravel (Affiliated Post Dam)	Consent Effective	22/06/2026
23/04/2026	260187	Land Use	Land use consent to construct and operate a water treatment plant that contravenes building area for a network utility activity, height, road setback, and stormwater access in the Rural 2 Zone.	Further Information Requested	
23/04/2026	260188	Discharge - Land	Discharge consent for raw water to be flushed to a treatment swale	Further Information Requested	
30/04/2026	260203	Land Use - Hazardous Facilities	Hazardous Facility - Storage and use of hazardous substances association with the operation of a Water Treatment Plant	Further Information Requested	
02/02/2026	260047	Land Use - Disturbance	To undertake earthworks to prepare the site for a future water treatment plant as part of upgrading the Redwood Valley Water Scheme, located at the toe of a stopbank on River Road, Appleby	Consent Effective	06/03/2026
12/12/2019	191383	Land Use - Disturbance	Land disturbance associated with the excavation of trenches for upgrade of bore pipeline infrastructure at	Expired Regional Consent	28/02/2020

Application Date	RC Number	Type	Proposal	Status	Decision Date
			Lower Queen Street, Richmond		
25/10/2016	160961	Water Take - Underground	To take and use groundwater for irrigation Water Management Zone: Appleby Gravel (Affiliated Post Dam)	Consent Varied	17/12/2019
16/12/2024	160961V1	Water Take - Underground	To take and use groundwater for irrigation. Change of condition 1 of RM160961 to change the consented irrigation bore Water Management Zone: Appleby Gravel (Affiliated Post Dam)	Consent Effective	17/12/2024
30/08/2024	240585	Land Use - Bore	To drill a replacement irrigation bore (replacing WWD296 - failed)	Consent Effective	06/09/2024
23/07/2024	201000V1	Land Use	Land use consent to establish and use an asphalt plant and associated activities as an industrial activity on land zoned Rural 2. To increase the bag house stack height and add the storage and use of recycled fuel oil as a fuel source. The variation of the conditions of RM201000V1 relates to Lot 1 DP 368439 only.	Consent Effective	04/09/2024
26/11/2020	201002	Discharge - Air	Discharge contaminants to air form an asphalt plant	Consent Varied	20/05/2022
23/07/2024	201002V1	Discharge - Air	Variation of RM201002 to increase the bag house stack height and add the storage and use of recycled fuel oil as a fuel source; Discharge permit	Consent Effective	04/09/2024

Application Date	RC Number	Type	Proposal	Status	Decision Date
			to discharge contaminants to air from the operation an asphalt plant		
07/11/2016	161019	Water Take - Underground	To take and use groundwater for gravel processing Water Management Zone: Delta (Unaffiliated)	Consent Varied	26/07/2019
20/03/2024	240149	Land Use - Bore	To drill two production bores for proposed community water supply (Redwood Valley Rural Scheme)	Consent Effective	30/04/2024
11/06/2021	161217V1	Water Take - Underground	To Take and use groundwater for industry and community water supply “ Waimea Supply Change of conditions of RM161217V1 to consent two additional production bores (WWD1408 and WWD1386) post commissioning of the Waimea Community Dam Water Management Zone: Delta (Affiliated)	Consent Varied	25/10/2022
11/01/2024	161217V2	Water Take - Underground	To Take and use groundwater for industry and community water supply “ Waimea Supply; Change of conditions 1(a), 7 and condition 9(c) of RM161217V1; and advice notes for water take volume in the interim condition. Water Management Zone: Appleby Gravel (Affiliated Post Dam)	Consent Effective	15/01/2024
11/06/2021	161218V1	Water Take - Underground	To take groundwater for Community Water Supply (Redwoods	Consent Varied	25/10/2022

Application Date	RC Number	Type	Proposal	Status	Decision Date
			Valley Rural Water Supply No 1 - Scheme River Road); Change of conditions of RM161218 to correct rationing condition Water Management Zone: Delta (Affiliated)		
11/01/2024	161218V2	Water Take - Underground	To take groundwater for Community Water Supply (Redwoods Valley Rural Water Supply No 1 - Scheme River Road); Change of conditions to RM161218V2 to update advice notes. Water Management Zone: Appleby Gravel (Affiliated Post Dam)	Consent Effective	15/01/2024
	CE230017	Activity Status: Discretionary	To intermittently take and discharge water for water quality testing purposes Clover Road West	Marginal/Temporary Consent Exemption Notice Issued	
05/10/2023	230628	Land Use - Bore	Construct a new monitoring bore	Consent Effective	10/10/2023
23/11/2021	211127	Bed - Entering & Passing Across	To temporarily enter and cross the bed of the Waimea River from gravel trucks associated with the extraction authorized under RM200529, and to temporarily place structures (steel plates) that exceed 2m ² in the wetted bed	Withdrawn	
24/01/2023	230027	Land Use - Bore	To construct a replacement groundwater monitoring bore (to replace Council's Challies Island monitoring bore WWD 23366)	Consent Effective	31/01/2023
22/06/2021	210554	Land Use - Disturbance	Land Use Consent - To undertake earthworks on the berm of the Waimea River	Expired Regional Consent	11/08/2021

Application Date	RC Number	Type	Proposal	Status	Decision Date
			within 10 metres of the stopbank and exceeding 1 hectare, and to disturb contaminated soil under the NES-CS. (Hail Site 159)		
07/12/2018	181144	Land Use - Gravel Extraction	To extract gravel and develop a fishing pond and wetland (further stage Challies Island Wetland)	Expired Regional Consent	05/09/2019
06/05/2014	140375	Discharge - Land	Discharge of gravel washwater to land - Renewal	Surrendered	09/07/2014
25/11/2020	201018	Land Use - Disturbance	Land use consent for earthworks on or within 10 metres of the toe of a stopbank that runs through the eastern berm of the Waimea River to re-form and re-align the stopbank	Consent Effective	20/05/2022
26/11/2020	201000	Land Use	Land use consent under section 9(3) to establish and use an asphalt and associated activities as an industrial activity on land zoned Rural 2	Consent Effective	20/05/2022
01/11/2021	211035	Bed - Entering & Passing Across	Consent to temporarily cross the Waimea River with gravel trucks to commence extraction activities on 1 December 2021	Sec 88 Application Returned Incomplete	
29/06/2020	200529	Land Use - Gravel Extraction	To extract gravel, stockpile topsoil and construct a wetland on the Waimea River berm	Consent Varied	07/05/2021
09/08/2021	200529V1	Land Use - Gravel Extraction	To delete condition 11 removing the requirement for a Matakite assessment of the site prior to excavation - to excavate gravel,	Consent Effective	01/10/2021

Application Date	RC Number	Type	Proposal	Status	Decision Date
08/07/2021	210609	Land Use - Bore	stockpile topsoil and construct a wetland on the Waimea River berm Land use consent to alter an existing bore WWD557	Consent Effective	11/08/2021
07/07/2021	210606	Land Use - Bore	Land use consent to construct multiple bores	Consent Effective	28/07/2021
19/01/2021	210070	Bed - Culvert/Bridge/For d Structures	To enter and pass across, and to erect and use a temporary bridge in the bed of the Waimea River	Consent Effective	07/05/2021
10/10/2018	180925	Land Use - Disturbance	Land disturbance for the installation of new water supply pipes across Borck Creek.	Expired Regional Consent	02/11/2018
10/10/2018	180927	Discharge - Land	Discharge of water associated with installation of new water supply pipes across Borck Creek	Expired Regional Consent	02/11/2018
26/11/2020	201001	Land Use - Hazardous Facilities	To store and use 50,000 litres of bitumen and no more than 5,000 litres of diesel on site.	Withdrawn	
26/11/2020	201003	Discharge - Land	Discharge consent for stormwater to land from Asphalt Plant and hardstand areas	Withdrawn	
30/06/2020	200574	Land Use - Gravel Extraction	To quarry a maximum of 65,000 cubic metres of gravel from Waimea River berm land	Consent Effective	01/10/2020
10/04/2013	010449V1	Land Use - Gravel Extraction	To extract travel form the Waimea River Berm Land - vary conditions 1 & 16 of RM010449 whereby up to 10% of organic matter forms part of the clean filling operation	Cancelled	09/05/2013

Application Date	RC Number	Type	Proposal	Status	Decision Date
	CE200021	Activity Status: Discretionary	To intermittently take and discharge water for water quality testing purposes (bore WWD23740 - Clover Road West).	Marginal/Temporary Consent Exemption Notice Issued	
22/05/2020	200426	Land Use - Gravel Extraction	Land based gravel extraction from the Waimea River Bermlands and the establishment of 11.63 hectares of indigenous alluvial forest habitat.	Withdrawn	
24/02/2017	170314	Water Take - Underground	To take and use water for irrigation. Water Management Zone: Waimea West (Affiliated)	Consent Varied	11/10/2019
13/02/2020	170314V1	Water Take - Underground	To take and use water for irrigation Water Management Zone: Appleby Gravel (Affiliated Post Dam)	Consent Effective	19/03/2020
12/12/2019	191384	Water Take - Underground	Non-consumptive take of groundwater during dewatering of trenches for upgrade of bore pipeline infrastructure Water Management Zone:	Withdrawn	
12/12/2019	191385	Discharge - Land	Discharge of sediment laden water to land associated with the excavation of trenches for upgrade of bore pipeline infrastructure	Withdrawn	
23/12/2016	161217	Water Take - Underground	To take and use groundwater for industry and community water supply - Waimea Supply Water Management Zone: Delta (Affiliated)	Consent Varied	30/01/2020
23/12/2016	161218	Water Take - Underground	To take groundwater for Community Water Supply (Redwoods	Consent Varied	30/01/2020

Application Date	RC Number	Type	Proposal	Status	Decision Date
			Valley Rural Water Supply No 1 - Scheme River Road) Water Management Zone: Delta (Affiliated)		
26/02/2014	110192V1	Water Take - Underground	To Take and use groundwater for industry and community supply - Waimea Supply Water Management Zone: Waimea Delta	Cancelled	27/11/2015
28/02/2017	170318	Water Take - Underground	To take and use groundwater for irrigation Water Management Zone: Appleby Gravel (Affiliated Post Dam)	Consent Effective	02/12/2019
24/02/2017	170295	Water Take - Underground	To take and use groundwater for irrigation. Water Management Zone: Appleby Gravel (Affiliated Post Dam)	Consent Effective	08/11/2019
04/11/2016	160987	Water Take - Underground	To take and use groundwater for gravel processing Water Management Zone: Appleby Gravel (Affiliated Post Dam)	Consent Effective	11/10/2019
04/11/2016	161018	Water Take - Underground	SUMMER RESTRICTED To Take and Use Groundwater for Gravel Processing. Water Management Zone: Waimea Delta	Withdrawn	
27/04/2017	170569	Water Take - Underground	To take and use groundwater for gravel washing Water Management Zone: Waimea West (Unaffiliated)	Consent Effective	26/07/2019
27/04/2017	170570	Discharge - Water	To discharge water and associated sediment from a gravel washing operatyion via	Consent Effective	26/07/2019

Application Date	RC Number	Type	Proposal	Status	Decision Date
			infiltration from a settling pond to the Waimea River		
05/03/2002	NN020105	Discharge - Water	to discharge contaminants to the Waimea River from gravel washing and crushing operations	Expired Regional Consent	27/03/2002
08/01/2018	180007	Land Use - Disturbance	Land disturbance associated with extension to Challies Road, by constructing a gravel access road along unformed legal road and on rural land.	Consent Effective	26/01/2018
08/01/2018	180008	Water - Divert	Damming and diversion of flood waters associated with extension to Challies road	Consent Effective	26/01/2018
08/01/2018	180063	Land Use	Formation of extension to Challies road, by constructing a gravel access road along unformed legal road and on rural land	Consent Effective	26/01/2018
25/03/2015	150336	Land Use - Gravel Extraction	Land disturbance to extract gravel and create a wetland, Challies Island, Waimea River Park	Expired Regional Consent	29/04/2015
09/02/2015	050653V2	Water Take - Underground	To take and use groundwater for irrigation Water Management Zone: Waimea West	Expired Regional Consent	18/02/2015
29/11/2010	100843	Water Take - Underground	To take water for gravel processing Water Management Zone: Waimea Delta	Expired Regional Consent	20/05/2011
23/12/2010	100979	Water Take - Underground	To take groundwater for irrigation Water Management Zone: Waimea Delta	Expired Regional Consent	20/05/2011
12/01/2011	110041	Water Take - Underground	To take groundwater for	Expired Regional Consent	20/05/2011

Application Date	RC Number	Type	Proposal	Status	Decision Date
			irrigation. Water Management Zone: Waimea Delta		
26/02/2014	110193V1	Water Take - Underground	To take and use groundwater for Rural Water Supply - Redwoods Valley Rural Water Supply No 1 - River Road Water Management Zone: Waimea Delta	Expired Regional Consent	27/11/2015
09/03/2011	110228	Water Take - Underground	To Take and Use Groundwater for Gravel Processing Water Management Zone: Waimea Delta	Expired Regional Consent	20/05/2011
01/03/2002	NN020094	Water Take - Underground	To take and use water for irrigation Water Management Zone: Waimea West	Expired Regional Consent	16/09/2005
05/03/2002	NN020104	Water Take - Underground	To take water for gravel washing at a crushing plant Water Management Zone: Waimea West	Expired Regional Consent	22/08/2002
04/03/2011	110220	Water Take - Underground	To Take and Use Groundwater for Gravel Processing Water Management Zone: Waimea Delta	Lapsed Consent	20/05/2011
25/02/2011	110193	Water Take - Underground	To take groundwater for Redwood Valley Water Supply at River Road. Water Management Zone: Waimea Delta	Consent Varied	20/05/2011
25/02/2011	110192	Water Take - Underground	To take & use groundwater for industry & community supply (Waimea Supply) Water Management Zone: Waimea Delta	Consent Varied	20/05/2011

Application Date	RC Number	Type	Proposal	Status	Decision Date
25/06/2013	130444	Land Use - Disturbance	Installation of new water pipes in Land Disturbance area	Expired District Consent	04/11/2013
25/06/2013	130446	Land Use	To temporarily discharge water to Borck creek during installation of water pipes across the creek .	Expired Regional Consent	04/11/2013
11/03/2013	050653V1	Water Take - Underground	To take groundwater for irrigation - Allocation sharing with RM130238 Water Management Zone: Waimea West	Consent Varied	27/03/2013
14/05/2012	110185V1	Land Use - Gravel Extraction	To vary condition 20 of RM110185 to allow more than one crossing point on the Waimea River	Expired Regional Consent	18/05/2012
24/07/2001	010449	District: Land Use Discretionary	extract gravel from the Waimea River Berm land	Consent Varied	02/10/2001
18/10/2012	120800	Land Use - Bore	Construct a Bore	Consent Effective	25/10/2012
21/06/2012	120469	Land Use	Construct a cycle bridge over the waimea river with a minor internal boundary setback encroachment	Consent Effective	02/07/2012
25/02/2011	110185	Land Use - Gravel Extraction	Extraction of gravel to form a fish-out pond within the stopbanks of the Waimea River	Consent Varied	26/04/2011
13/04/2012	120314	Bed - Culvert/Bridge/For d Structures	Undertake minor earthworks & construction of a 80-90m bridge between Lower Queen St & western stopbank, for conveying foot and cycle traffic	Consent Effective	03/05/2012
12/03/2012	120222	Land Use - Bore	To construct three bores, one for investigation purpose & two for potential supply bores	Consent Effective	26/03/2012
10/06/2011	110453	Land Use -	Undertake minor	Consent Varied	01/08/2011

Application Date	RC Number	Type	Proposal	Status	Decision Date
		Disturbance	earthworks, and construction of a bridge for conveying foot and cycle traffic		
20/02/2012	110453V1	Land Use - Disturbance	Vary consent RM110453 to install an 80m long cycle bridge instead of the 70m bridge consented to.	Consent Effective	06/03/2012
15/12/2011	110956	Land Use - Bore	Construct a Bore	Consent Effective	21/12/2011
25/11/2010	100836	Water Take - Underground	Take Groundwater for Gravel Washing Water Management Zone: Waimea Delta	Expired Regional Consent	02/03/2011
14/02/1996	NN960056	Water Take - Underground	To take from and existing well for aggregate washing during winter months. Water Management Zone: Waimea Delta	Expired Regional Consent	21/05/1997
31/10/1996	NN960432	Water Take - Underground	Water for domestic, industrial and minor irrigation users. Water Management Zone: Waimea Delta	Expired Regional Consent	31/07/1997
17/05/2006	060400	Discharge - Land	Discharge Gravel washwater to Land	Consent Effective	10/07/2006
16/11/1993	NN930385	Discharge - Water	To discharge gravel wash water via sediment settling ponds to land.	Expired Regional Consent	11/05/1995
09/02/1998	980056	District: Land Use Non-complying	To extract gravel to land	Consent Effective	18/08/1999
16/11/1993	NN930384	Water Take - Surface	To take from and existing well for aggregate washing during winter months. Water Management Zone: Waimea - Waimea	Expired Regional Consent	16/05/1994

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	Tasman District Council	NES RECORD	



