

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938097700	LOT 2 DP 14547	58 Swamp Road	Appleby	4.0000

Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Please note that if this property is a contiguous property, its rates will change if sold separately. Also note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Annual Rates	Current Instalment
\$4867.59	\$1216.90

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	1,500,000	\$3,211.50
Uniform Annual General Charge	\$413.00/Pty	1	\$413.00
WaimeaComDam-Env&ComBen-Distri	\$81.80/Pty	1	\$81.80
WaimeaComDam-Enviro&ComBen-ZOB	0.0074c/\$CV	1,500,000	\$111.00
Refuse/Recycling Rate	\$133.69/Pty	1	\$133.69
Shared Facilities Rate	\$73.55/Pty	1	\$73.55
Mapua Rehabilitation Rate	\$4.35/Pty	1	\$4.35
Museums Facilities Rate	\$70.02/Pty	1	\$70.02
District Facilities Rate	\$138.68/Pty	1	\$138.68
Regional River Works-Area X	0.0366c/\$CV	1,500,000	\$549.00
Stormwater: General Drainage	0.0054c/\$CV	1,500,000	\$81.00

Warm Tasman Rate

Warm Tasman Home Insulation Rate does not apply for this property.

Rating Valuation

Tasman District Council uses a capital value rating system. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Capital Value	Land Value	Improvements	Valuation Date
\$1,500,000.00	\$770,000.00	\$730,000.00	01/09/2023

New Rating Valuation

Rating values are reviewed triennially. If the valuation of this property is going to change in the next rating year, it will show below as the New Capital Value. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

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New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$1,500,000.00	\$770,000.00	\$730,000.00	01/09/2023

Water Meter Information

No Water Meter information is available for this property

Services

No Services are available for this property

Protected Trees

No protected trees have been found for this property.

Heritage Buildings

There are no heritage buildings on this property.

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2401191	08/06/2015	58 Swamp Road, Appleby

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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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	CCC Issue Date
13/12/2021	211545	Install Woodsman freestanding wood burner	Code Compliance Certificate Issued	27/04/2022
07/08/2015	150840	Construct an ITM 5 bay farm shed	Code Compliance Certificate Issued	28/04/2016
07/08/2015	150840P	Construct an ITM 5 bay farm shed	PIM/TAN Issued	
18/04/2002	020579	Relocate existing stell Nissan Hut	Code Compliance Certificate Issued	28/05/2002
02/07/1999	990950	To build pioneer chameleon log burner	Code Compliance Certificate Issued	04/08/1999
12/05/1995	950644	PLUMB KITCHEN AND INSTALL SEPTIC TANK	Code Compliance Certificate Issued	20/10/1995
16/06/1994	940990	Alterations and extensions to exisiting house	Code Compliance Certificate Issued	27/02/2014

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	Notes
30/01/1992	K044168	Erect shed
17/08/1990	H058625	Erect dwelling

Building Notes

No additional building notes 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	Proposal	Status	Decision	Decision Date
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10/12/2021	211183	Two lot Subdivision to subdivide Lot 2 DP14547 to create Lot 1 containing an existing dwelling, and Lot 2	Further Information Requested		
10/12/2021	211184	Land use consent to construct a dwelling on nominated building area within 30m north-east boundary on proposed Lot 2 of subdivision RM211183	Further Information Requested		
04/08/2021	210714	To subdivide Lot 2 DP 14547 into two allotments	Sec 88 Application Returned Incomplete		
23/02/2017	170249	To take and use groundwater for irrigation.	Consent Effective	Granted under Delegated Authority	08/11/2019
20/01/2016	160062	Land use consent to undertake a concrete placing business as a home occupation, which involves the use of a 180 square metre building, one storage container and one outside storage rack and employs up to eight employees (not residing on the site) for a site zoned Rural 1.	Consent Effective	Granted under Delegated Authority	07/04/2016
20/10/2014	140842	To take groundwater for irrigation	Expired Regional Consent	Granted under Delegated Authority	30/10/2014
22/01/2013	130041	To construct a bore to replace an existing bore, for irrigation use	Consent Effective	Granted under Delegated Authority	29/01/2013
23/02/2011	110174	take groundwater for spray irrigation	Cancelled		
20/01/2011	110067	To take groundwater for irrigation	Cancelled	Granted under Delegated Authority	20/05/2011
26/02/1997	NN960100	take groundwater for spray irrigation	Expired Regional Consent	Granted under Delegated Authority	06/05/1997
10/02/1995	950062	CATTERY FOR UP TO 12 CATS IN AN EXISTING BUILDING WITH THE	Consent Effective	Granted by Council Commissioner	01/03/1995

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		POSSIBILITY OF REHOUSING IN A NEW BUILDING		
30/09/1991	NN910371	To take groundwater for trickle irrigation at Swamp Road.	Expired Regional Consent	09/04/1992

Planning Permits

No historical planning permits have been found for this property

Works and Land Entry Agreements

No Works and land Entry Agreement has been found for this property.

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Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

Air Shed

This property does not sit within a controlled Air Shed.

Hazardous Activities and Industries List (HAIL)

No verified HAIL site has been found for this property. However, if the site or any adjacent site has been used for industrial, horticultural or agricultural purposes, we suggest you make further enquiries.

Potential Lead Paint Contamination of Dwellings, Buildings & Land

Any specific information in relation to contamination will be contained in the HAIL part of the Property summary, otherwise the Council has no specific information in relation to this property.

Lead is a highly toxic substance that was a key ingredient in household paint. Any building or dwelling built before or during the 1960's is likely to have used lead-based paint at some time. Soil surrounding these buildings has potential to be contaminated by heavy metals contained in the paint. Landowners are responsible for ensuring the safe management of lead paint removal for protecting human health and the environment.

Wetlands

Council holds no records of a wetland being on this property. However please note that the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 creates conditions relating to works carried out around natural inland wetlands regardless of whether they have been mapped by Council or not.

Pest Inspection History

The Tasman-Nelson region has a Regional Pest Management Strategy for the control of declared pest plants, animals and organisms. The responsibility for the control of pests lies with the land occupier or owner. No pests have been recorded on this property.

Biodiversity Reports

Council has been compiling biodiversity reports (also called Native Habitat Tasman reports or Ecological Assessment reports) for individual property owners. This survey of natural areas on private land aims to support proactive land management while also help Council meet its RMA responsibilities. However, no report has been lodged on this property.

Rules in the Tasman Resource Management Plan relating to clearance of indigenous vegetation and forests apply. These include 17.5.5, 17.6.5, 17.7.5, 17.8.5, 18.2.4, 18.5.2, 18.5.3, 28.2.2, and 31.1.6. These are available on the Council website. For further information, please contact Council's Biodiversity team at biodiversity@tasman.govt.nz.



— State Highway Roads
— Road Boundaries

Valuation Boundaries
 Parcel

Aerial Photo Map

The information displayed is a schematic only and serves as a guide.
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Scale: 1:3,000
 Wednesday, 8 October 2025

Original Sheet Size 210x297mm