

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)
1938079501	LOT 2 DP 392320	236 The Coastal Highway	Appleby-Motueka	1.8026

Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Please note: If this property is a contiguous property, its rates will change if sold separately.

Annual Rates	Current Instalment
\$1800.52	\$450.13

Rates Breakdown

The Annual Rates in the table above are broken down for the current financial year as follows:

Description	Rate	Units	Amount
General Rate	0.2245c/\$CV	440000	987.80
Uniform Annual General Charge	\$290.00/propert	1	290.00
WaimeaComDam-Env&ComBen-Distri	\$17.75/property	1	17.75
WaimeaComDam-Enviro&ComBen-ZOB	0.0025c/\$CV	440000	11.00
Refuse/Recycling Rate	\$140.40/propert	1	140.40
Shared Facilities Rate	\$61.43/property	1	61.43
Mapua Rehabilitation Rate	\$5.64/property	1	5.64
Museums Facilities Rate	\$58.48/property	1	58.48
District Facilities Rate	\$44.41/property	1	44.41
Facilities Operations Rate	\$57.97/property	1	57.97
Regional River Works - Area Z	0.0237c/\$LV	415000	98.36
Stormwater: General Drainage	0.00620c/\$CV	440000	27.28

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
\$440000	\$415000	\$25000	01/09/2017

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.

New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$580000	\$550000	\$30000	01/10/2020

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

No wheelie bin has been issued to this property.

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 Residential	The Rural Residential Zone provides for rural lifestyle living opportunities. Rules for development and subdivision generally seek to ensure that lifestyle living is enabled and that adequate servicing is provided, while maintaining rural character and amenity.

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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
09/12/2020	200868A	Changing cladding to Linea Oblique	Granted and Issued	
09/12/2020	200868	Construct dwelling	Granted and Issued	

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	Proposal	Status	Decision Date
23/09/2020	200794	Land use consent to construct a new dwelling in the Coastal Environment Area	Sec 91 Hold	
20/10/2020	200885	Discharge of treated domestic wastewater to land	Sec 88 Check Done	

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 Industrial List (HAIL)

Tasman District Council monitors contaminated sites. This property has a record of the following contamination risks. If the site or any adjacent site has been used for industrial purposes in the past, we suggest you make further enquiries.

Valuation Assessment	LIM Statement
1938079501	This Property is in the mapped area of historic orchard land. Soil testing in 2013 and 2020 has been undertaken and reports are on file. This site is subject to the Resource management (National Environmental Standard for Assessing and Managing Contaminants in the Soil to Protect Human Health) Regulations 2011. Any future change of use, substantial earthworks or further subdivision might require a site investigation report pursuant to the regulations. Please note this report may result in the need for resource consent under these regulations.

Wetlands

Council has no record of wetlands on this property.

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.

Significant Native Habitats

Council has been compiling biodiversity reports (also called Ecological Property Reports or reports on Significant Native Habitats) for the past eight years and where these exist they are available. However, no report has been lodged on this property.



AZ Address Labels

~ Road Boundaries

AZ Road Labels

~ Property Boundaries



Aerial Photo Map

The information displayed is schematic only and serves as a guide. It has been compiled from Tasman District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

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Scale 1:1500

Thursday, 4 February 2021

Original Sheet Size 210x297mm