

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)
1938023201	LOT 2 DP 304288 LOT 3 DP 10904 HAVING 1/5 SH LOT 13 DP 336741 1/5 SH LOT 5 DP 434764	158 Aranui Road	Mapua	7.5961

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
\$3940000	\$1930000	\$2010000	01/09/2023	\$12581.40

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	3940000	8738.92
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	3940000	271.86
2027	Mapua StopBank Rate	1	40.69
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	1930000	258.62
2027	Stormwater UDA	3940000	2206.40

Water Meter Information

No Information available

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2404801	08/06/2015	158 Aranui Road, Mapua

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 Coastal	The Rural 1 Zone generally seeks to protect productive land value on a long-term basis. Rural 1 Coastal is a subset of this zone and applies to specific areas where further subdivision is prevented and special land use rules apply to manage risk from coastal hazards.

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
	NF0373		Withdrawn	
06/05/2004	040835	Erect tractor shed	Code Compliance Certificate Issued	03/07/2015
08/11/1999	991667	To built adventure playground	Code Compliance Certificate Issued	02/05/2000
11/06/1998	980851	Foundations and alterations	Code Compliance Certificate Issued	03/06/1999
25/06/1998	980936	To build exercise room	Code Compliance Certificate Issued	03/06/1999
06/08/1998	981158	To build dwelling house	Code Compliance Certificate Issued	03/06/1999
22/02/1999	990197	To build tractor shed	Code Compliance Certificate Issued	30/04/1999
07/08/1998	981161	To install swimming pool	Code Compliance Certificate Issued	04/03/1999
15/09/1995	951406	HOUSE GARAGE AND 2 WOOD BURNERS	Code Compliance Certificate Issued	19/09/1996

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

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	14/05/2024
Pool inspection - Non-compliance found. Letter on file. Pool now complies letter dated 8/1/15	17/12/2014

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
24/05/2022	220415	Land Use	Land use consent to convert an existing pool house into a second dwelling for extended family in Rural 1, CEA,	Withdrawn	

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20/12/2012	120972	Water Take - Underground	To take groundwater for irrigation Water Management Zone: Moutere Southern Groundwater	Consent Effective	31/05/2013

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
Swimming Pool or Spa	Danielle Coppell & OTQ Trustees Limited	Pool Compliant	14/05/2027



