

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)
1938023400	LOT 2 DP 414200 HAVING 1/10 SH LOT 13 DP 336741 1/10 SH LOT 5 DP 434764	162 Aranui Road	Mapua	4.0332

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
\$1500000	\$1260000	\$240000	01/09/2023	\$5544.94

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	1500000	3327.00
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1500000	103.50
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	1260000	168.84
2027	Stormwater UDA	1500000	840.00

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
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Bin Size	Serial Number	Delivered on	Delivered to
Single 240	058113	30/05/2024	162 Aranui Road, Mapua
Single 240- Withdrawn	2404885	08/06/2015	162 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
	NF0554	Failure to comply with Notice to Fix NF0541	Notice to Fix now Complies	
14/03/2025	CA250185	Replaced pool fencing in same position and changed the location of gate	Granted and Issued	21/03/2025
	NF0541	Failure to comply with Notice to Fix NF0539	Notice to Fix not complied with	
	NF0539	Failing to obtain a building consent and non-compliant pool barrier	Notice to Fix not complied with	
29/10/2021	211342	Install onsite wastewater system	CCC Refused	
21/12/2021	CA211522	Construct sleepouts	Granted and Issued	
11/06/2002	020964	Sleepout	Recommended to Grant	
20/12/2001	011944	Bedroom and Ensuite	Recommended to Grant	

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	30/01/2025

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
06/04/2021	210275	Land Use	Retrospective Land use consent for the placement of two relocatable sleepouts and a water tank within	Consent Effective	18/08/2021

Application Date	RC Number	Type	Proposal	Status	Decision Date
06/04/2021	210275	Land Use	Retrospective Land use consent for the placement of two relocatable sleepouts and a water tank within the Coastal Risk Area and Coastal Environment Area and an extension to the deck of an existing sleepout where the three sleepouts are located more than 20 metres from the dwelling and less than 30 metres from the southern boundary in the Rural 1 Coastal Zone Mapua	Consent Effective	18/08/2021
26/10/2010	100737	Land Use	To build a residence on a rural 1 property, by replacement or relocation of the existing dwelling	Consent Effective	19/11/2010
05/08/2007	070743	Subdivision: Discretionary	undertake a two lot subdivision	Sec 224 Issued	19/12/2007
21/05/2002	020255	District: Land Use Discretionary	build a sleepout containing two bedrooms and a bathroom	Consent Effective	28/05/2002
19/12/2001	010796	District: Land Use Discretionary	undertake bedroom en-suite additions to existing house	Consent Effective	21/12/2001

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	Broadgreen Limited	Pool Compliant	30/01/2028



