

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)
1938025100	LOT 1 DP 6856 BLK II MOUTERE SD -INT IN & SUBJ TO R/W-	107 Seaton Valley Road	Mapua	1.0901

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
\$1610000	\$540000	\$1070000	01/09/2023	\$8136.51

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	1610000	3570.98
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1610000	111.09
2027	WaterSup-RuralExt-MapuaRubyBay	2	2374.88
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	540000	72.36
2027	Stormwater UDA	1610000	901.60

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRMRB0020	AGNST WDN FNC 1M OFF WIRE FNC	RESTRICTOR	0

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater
WaterSup-RuralExt-MapuaRubyBay	Water Supply

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2410806	08/06/2015	107 Seaton Valley 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 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.

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
21/05/2026	260449	Construct third dwelling and install freestanding wood burner	Granted and Issued	
05/11/2024	230426B	Changes to windows, door, bracing, lintel, skylight position and replace pool fence	Granted and Issued	
25/08/2023	230426A	Removal of pole shed and construct new retaining wall.	Granted and Issued	
02/05/2023	230426	Alterations to existing cottage and house, Install Blaze King wood burner and construct garage and new pole shed	Formally Received	
14/03/2017	170223	Install new Metro Smart insert firebox with standard metro flue kit	Code Compliance Certificate Issued	19/02/2020
09/05/2007	070623	Install Metro Eco freestanding wood burner with wetback	Code Compliance Certificate Issued	22/06/2007
21/01/1994	940054	To Build House	Code Compliance Certificate Issued	04/07/1995

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	Subject	Notes
17/04/1990	H021339	Convert pottery showroom to dwelling	
25/08/1983	B002510	Extend workshop	
15/08/1983	B002469	Alter pottery	
21/06/1974	C0031481	Alter Dwelling	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	13/08/2025

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
19/05/2026	260253	Land Use	Land use consent to construct a third dwelling (minor dwelling) contravening site building coverage and use of an access with reduced sight distances in the Rural Residential Zone	Information Received - No Clock Re-Start	
19/05/2026	260254	Discharge - Land	Discharge consent for wastewater from proposed third dwelling	Further Information Requested	
21/08/1995	950351	Land Use: Non Notified Non-complying	TO ERECT A RESIDENTIAL ACCESSORY BUILDING AT REAR OF EXISTING DWELLING EXCEEDING HEIGHT RES. BY 2.5M	Consent Effective	29/02/1996
30/10/1989	P890042	PLANNING PERMIT	CONVERT EXISTING BUILDING INTO SECOND DWELLING	Consent Effective	14/02/1990

Planning Permits

Prior to the Resource Consent system, these Planning Permits and notes were registered against the property.

Date	Planning Number	Subject	Notes
07/08/1991	T2/9/1/522	Establish Pottery w/ Sign	M B & N L Lissant-clayton 593 Waimea Road

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Swimming Pool or Spa	Michael & Honor Stephenson	Pool Compliant	13/08/2028



