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 Summary

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938025300	LOT 2 DP 2139 LOTS 1 & 2 DP 19273 BLK II MOUTERE SD	75 Seaton Valley Road	Mapua	19.3325

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
$2230000	$1880000	$350000	01/09/2023	$7706.33

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	2230000	4946.14
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	2230000	153.87
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	1880000	251.92
2027	Stormwater UDA	2230000	1248.80

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
Invoice 240	2420768	11/11/2021	75 Seaton valley Road

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2410891	08/06/2015	75 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.

Consents, Permits and Licences

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
01/03/2019	190187	Upgrade existing wastewater system	CCC Refused	04/05/2021
13/01/2009	090029	Renovation of existing building to include showers and toilets.	Code Compliance Certificate Issued	26/10/2011
08/04/2003	030586	Alteration to install toilet and shower	Recommended to Grant	19/05/2004
04/05/2000	000671	To install f/s fisher charleston log burner	Recommended to Grant	04/05/2000
03/12/1998	981745	Internal partitions for staff room etc	Recommended to Grant	26/02/1999
	930855	Residential bedroom and family room addition	Code Compliance Certificate Issued	29/07/1993
03/02/1993	930082	NEW BUILDING	Recommended to Grant	04/02/1993

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
10/09/1992	K018423	Construct packing shed (apples)	
19/12/1989	E062967	Erect dwelling	
18/06/1979	I050276	Car shed	
13/11/1978	I049697	Alterations to juice factory	
27/02/1974	F054502	Juice factory packing	
28/05/1965	B025442	Packing shed	
03/06/1964	A106112	Alterations to residence	
04/12/1961	I14436	Farm Cottage	

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	Type	Proposal	Status	Decision Date
05/03/2019	190263	Land Use	Land use consent for seasonal workers accomodation	Pre-Application - Closed	
07/05/2019	190616	Land Use	Land use consent for seasonal workers accomodation dwellings in the Rural Residential Zone	Consent Effective	05/06/2019
07/05/2019	190617	Discharge - Land	To discharge treated wastewater associated with workers accomodation to land within the Wastewater Management Area	Consent Effective	05/06/2019
01/07/1999	NN990294	Water - Dam	To dam water for irrigation (TDC Dam 96)	Expired Regional Consent	29/08/2001
01/07/1999	NN990295	Water Take - from Storage	take water from storage (TDC Dam 96) for irrigation	Expired Regional Consent	29/08/2001
05/03/2019	190264	Discharge - Land	To discharge domestic wastewater associated with workers accomodation	Sec 88 Application Returned Incomplete	
	NN840010	Water - Dam	to dam water for irrigation	Expired Regional Consent	17/04/1984
	NN840011	Water Take - Surface	take water for irrigation Water Management Zone: Moutere - Moutere	Expired Regional Consent	17/04/1984
02/12/1998	980417	District: Land Use Discretionary	provide staff ablutions and amenities	Consent Effective	17/02/1999
14/01/1998	980016	Subdivision: Discretionary	subdivide Lot 2 DP 3355	Section 224	29/01/1998
	NN664840	Water Take - Surface	IRRIGATION Water Management Zone:	Relinquished	12/05/1969

Planning Permits

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

Date	Planning Number	Subject	Notes
20/12/1973	T2/9/1/152	Establish Juice Factory	R A PARLANE c/- FLETCHER & MOORE

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
NES - Freshwater Farm Plans	Lynch William John Edmund	NES RECORD	

Aerial Property View

Saturday, 21 November 2026



Pipes and Rubbish Collection

Saturday, 21 November 2026

