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)
1938025502	LOT 1 DP 496479	59 Seaton Valley Road	Mapua	3.0236

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
$3880000	$1590000	$2290000	01/09/2023	$12365.02

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	3880000	8605.84
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	3880000	267.72
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	1590000	213.06
2027	Stormwater UDA	3880000	2172.80

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
Single 240	2410820	08/06/2015	59 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 1 deferred Residential	Deferred zones are areas identified for future, more intensive activities once appropriate levels of servicing are available. The Residential Deferred Zone will provide for future residential living opportunities. Until the deferment is lifted, the underlying rural zone rules and standards will apply.

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
	EX240304	Construct Shed	Granted and Issued	14/06/2024
07/02/2023	CA230056	Construct pole shed	Granted and Issued	26/05/2023
15/06/2022	220762	Install inground swimming pool	Code Compliance Certificate Issued	25/01/2023
	210380A	Changes to front porch and rear lean-to cladding	Amendment Issued	22/11/2021
30/03/2021	210380	Extension to existing dwelling and install metro inbuilt wood burner	Formally Received	30/03/2021
20/06/2006	060856	Rebuild and replace damaged shed	Code Compliance Certificate Issued	02/03/2007

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
17/09/1984	B109175	Erect extension to living room	
20/06/1983	B002320	Install inbuilt Kent tile fire	
24/06/1982	A405440	Install Kent tile fire	
03/12/1981	K079304	Demolish Old Worker Accomodation	
03/12/1981	K079303	Erect Workers Accomodation	
09/03/1962	1421060	Alter Packing Shed	
27/11/1961	1144140	Extend Apple Packing Shed	
24/07/1961	1141580	Reinstate Shed	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	09/07/2026

Resource Consents

No Resource Consent records are on record for this property.

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	Stephen & Lynette Orrah	Pool Compliant	25/01/2029

Aerial Property View

Saturday, 21 November 2026



Pipes and Rubbish Collection

Saturday, 21 November 2026

