

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)
1938025503	LOT 2 DP 496479	53 Seaton Valley Road	Mapua	10.1877

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
\$5000000	\$5000000	\$0	01/09/2023	\$16010.60

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	5000000	11090.00
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	5000000	345.00
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	5000000	670.00
2027	Stormwater UDA	5000000	2800.00

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

No wheelie bin has been issued to this property.

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.

Building Consents

No Building Consent records are available for this property

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

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
18/03/2024	240148	Subdivision	Subdivision of Records of Title 828511 and 864249 in the Rural 1 Deferred Residential Zone to create: Lots 1 - 33 - residential lots Lots 601, 602 and 605 - utility reserve to vest Lot 604 - recreation reserve to vest Catherine Road Extension and Road 2 to vest Lot 500 - balance lot.	Sec 223 Application Received	06/03/2025
16/06/2026	240148V1	Subdivision	Section 127 RMA variation to conditions 1 of subdivision consent RM240148	Consent Effective	26/08/2026
16/06/2026	240740V1	Land Use - Disturbance	Section 127 RMA to vary condition 12 of RM240740 -Soil Disturbance and Subdivision (Change of Use) of land subject to the Resource Consent Management (National	Consent Effective	26/08/2026

Application Date	RC Number	Type	Proposal	Status	Decision Date
			Environmental Standard of Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2001		
16/07/2026	240153V1	Land Use - Disturbance	Section 127 RMA to vary condition 1 of RM240153 - To disturb land within 10 metres of a wetland, recontour land, dewater and discharge dewatered water in accordance with the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 and Tasman Resource Management Plan.	Consent Effective	26/08/2026
	.	Subdivision	Subdivision for 72 allotments in the Rural 1 (deferred Residential) Zone.	Cancelled	
13/06/2024	240437	Land Use	Land use consent for the construction of dwellings in Rural 1 Zone, and to construct dwellings within 30 meters of an external boundary on lots created by subdivision RM240349	Off Hold s88H (Administrative Charges)	
13/06/2024	240438	Water Take - Surface	To take surface water at a quantity greater than 5m3 per day during the construction period for earthworks authorised by RM240350 Water Management Zone:	Off Hold s88H (Administrative Charges)	
13/06/2024	240349	Subdivision	Subdivision for 72 allotments in the Rural 1 (deferred Residential) Zone.	Off Hold s88H (Administrative Charges)	

Application Date	RC Number	Type	Proposal	Status	Decision Date
17/06/2024	240350	Land Use - Disturbance	Land Disturbance consent for associated earthworks NES-CS - subdivision RM240349	Off Hold s88H (Administrative Charges)	
13/08/2025	250508	Land Use	Land use consent to construct four dwellings on each of Lots 89 and 90 of subdivision RM240349 in the Rural 1 deferred Residential Zone.	Off Hold s88H (Administrative Charges)	
13/08/2025	250509	Land Use	Land use consent to establish two temporary real estate signs in the Rural 1 deferred Residential Zone.	Withdrawn	
18/03/2024	240152	Discharge - Land	To divert water within 100 metres of a wetland and to discharge stormwater into a wetland in accordance with the Resource Management (National Environmental Standards for Freshwater) Regulations 2020.	Consent Effective	06/03/2025
18/03/2024	240153	Land Use - Disturbance	To disturb land within 10 metres of a wetland, recontour land, dewater and discharge dewatered water in accordance with the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 and Tasman Resource Management Plan.	Consent Effective	06/03/2025
18/03/2024	240216	Land Use	Land consent to construct a generic dwelling on each of Lots 1 - 33 of subdivision RM240148 in the	Consent Effective	06/03/2025

Application Date	RC Number	Type	Proposal	Status	Decision Date
			Rural 1 Deferred Residential Zone.		
18/03/2024	240740	Land Use - Disturbance	Soil Disturbance and Subdivision (Change of Use) of land subject to the Resource Consent Management (National Environmental Standard of Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2001	Consent Effective	06/03/2025
12/06/2023	230343	Bed - Culvert/Bridge/For d Structures	Works in a Bed to construct culvert in association with subdivision RM230341	Withdrawn	
12/06/2023	230341	Subdivision	Subdivision in the Rural 1 (deferred Residential) Zone to create a fee simple subdivision comprising of 111 residential allotments	Withdrawn	
12/06/2023	230342	Land Use - Disturbance	Land Disturbance consent under NES-F for works within 10m of wetland to realign (divert) water within the 100m setback of a natural inland wetland	Withdrawn	

Planning Permits

No historical planning permits have been found for this property.

Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.



