

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)
1938026300	PT LOT 7 DP 693	50 Mapua Drive	Mapua	4.6589

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
\$2000000	\$1350000	\$650000	01/09/2023	\$8353.38

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	2000000	4436.00
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	2000000	138.00
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	1350000	180.90
2027	Stormwater: General Drainage	2000000	118.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRMRB1070	N.E BDY 6.3M DWN FRM BDY FNC	RESTRICTOR	0

Services

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

Scheme or Supply	Service Provided
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	2417719	17/03/2016	50 Mapua Drive, Mapua
Lost Bin		08/06/2015	50 Mapua Drive, 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 2	The Rural 2 Zone covers land areas which have varying productive value and less versatile soils. The land in Rural 2 is more extensively farmed and zone subdivision and development rules primarily protect this capacity on a long-term basis.

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
22/10/2025	CA250758	Erect prefabricated container home	Granted and Issued	
	NF0546	A dwelling has been constructed without building consent in breach of section 40 of the Building Act 2004 Building work not to be carried out without consent.	Notice to Fix not complied with	
	NF0559	Failure to comply with NF0546 - A dwelling has been constructed without a building consent	Notice to Fix issued	
16/04/2018	180374	Install Freestanding Yunca Oscar Wood Fire with Wetback	Code Compliance Certificate Issued	25/06/2018
02/09/2015	150908P	Construct new dwelling	PIM/TAN Issued	
04/08/1995	951156	Converting shed garage into habitable house	Code Compliance Certificate Issued	24/06/1998

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
27/08/1991	J038484	Alterations to dwelling to convert part of shed to living	
27/02/1991	H059376	Alterations	
07/03/1989	G058073	Convert building to dwelling unit	
16/08/1974	C031609	Alter factory building by raising roof as per plan	
07/05/1971	C059083	Extensions to hormone factory	
16/07/1965	B025551	Erect the first part of a hormone factory	
17/06/1958	0001771	Alter washhouse	

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
03/12/2025	250802	Land Use	Retrospective Land use consent to construct a tiny home (second dwelling) in the Rural 2 Zone and CEA.	Consent Effective	09/02/2026

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.



