Property Report

- **This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.**
- 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)
1938028700	LOT 1 DP 20172	69 Higgs Road	Mapua	4.0638

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
$3390000	$1620000	$1770000	01/09/2023	$9881.10

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	3390000	7519.02
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	3390000	233.91
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	Urban Wat.Supply- Serv Chge	1	605.48
2027	Regional River Works - Area Z	1620000	217.08
2027	Stormwater: General Drainage	3390000	200.01

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20236		19MC262489	239

Services

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

Scheme or Supply	Service Provided
Urban Water Supply	Water Supply

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2410425	08/06/2015	69 Higgs 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	The Rural 1 Zone contains the small area of the District's land which has the highest productive value. In general, this land is suited to a wide range of uses including intensive soil-based production. Rules for subdivision and development primarily protect the productive land value on a long-term basis.

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
04/04/2011	110299	Construct masonary retaining wall, replacing existing wooden wall.	Code Compliance Certificate Issued	05/03/2024
24/02/2024	110299A	B2 Durability Modification	Granted and Issued	
21/11/2014	145805	Partial cladding upgrade. Replacement of portions of timber framing	Code Compliance Certificate Issued	19/01/2016
21/11/2014	145805P	Partial cladding upgrade. Replacement of portions of timber framing	PIM/TAN Issued	
04/02/2009	090099	erect a new 45m2 implement shed	Code Compliance Certificate Issued	27/10/2010
21/05/2001	010724	Dwelling, garage swimming pool,bbq, log fire	Code Compliance Certificate Issued	20/09/2010

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

This property is noted as having a Swimming Pool.

Notes	Issue Date
Received application for registration inground swimming pool.	07/08/2010
Pool Compliant	28/08/2026
Pool inspection - Fence complies, letter on file.	16/12/2014
SW0815 Re-Inspection Due 01/11/2023	

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
04/04/2011	110289	Land Use - Disturbance	Earthworks involved in the development of grassed	Consent Effective	15/06/2011

Application Date	RC Number	Type	Proposal	Status	Decision Date
04/04/2011	110289	Land Use - Disturbance	Earthworks involved in the development of grassed amphitheatre & arboretum, within 200m Coastal Marine area & visable from various vantage points	Consent Effective	15/06/2011
22/05/2001	010277	District: Land Use Discretionary	Construction of 4 bedroom House in Coastal Environment Area.	Consent Effective	15/06/2001

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	Roger & Catherine Taylor	Pool Compliant	27/07/2029

Aerial Property View

Tuesday, 3 November 2026



Pipes and Rubbish Collection

Tuesday, 3 November 2026

