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

Tuesday, 3 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938029000	LOTS 6 8 9 PT 7 DP 697 BLK II MOUTERE SD -TNA	55 Higgs Road	Mapua	13.8706

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
$2628000	$2590000	$38000	01/09/2023	$0.00

Rates Breakdown

No Information available

Water Meter Information

No Information available

Services

No Services are available for this property

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.
Open Space	The primary purpose of the Open Space Zone is to provide for low-key, informal recreational opportunities.
Open Space	The primary purpose of the Open Space Zone is to provide for low-key, informal recreational opportunities.
Open Space	The primary purpose of the Open Space Zone is to provide for low-key, informal recreational opportunities.
Open Space	The primary purpose of the Open Space Zone is to provide for low-key, informal recreational opportunities.

Zone	Zone Description
Open Space	The primary purpose of the Open Space Zone is to provide for low-key, informal recreational opportunities.
Open Space	The primary purpose of the Open Space Zone is to provide for low-key, informal recreational opportunities.
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
26/05/2023	230530	Construct new dwelling with attached garaging	Withdrawn	

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
18/06/1986	E012026	Erect garage	
15/10/1985	D028512	Alter farm building	

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
15/06/2023	230360	Land Use	Land use consent to construct a new dwelling/building in the Coastal Environment Area and Rural 1 Zone.	Consent Effective	17/08/2023

Planning Permits

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

Date	Planning Number	Subject	Notes
01/10/1982	T2/9/1/599	Erect Doctor's Surgery, Residence	C B NYCE c/- WHEELER & PAHL,

Environmental Health and Licences

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

Aerial Property View

Tuesday, 3 November 2026



Pipes and Rubbish Collection

Tuesday, 3 November 2026

