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)
1938029303	Lot 2-3 Deposited Plan 950LOT 2-3 DP 950	120 Higgs Road	Mapua	3.0376

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
$2500000	$2250000	$250000	01/09/2023	$9130.08

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	2500000	5545.00
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	2500000	172.50
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	2250000	301.50
2027	Stormwater UDA	2500000	1400.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20701		21MC287099	187

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater
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	2401308	08/06/2015	120 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 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
07/08/2023	230744	Alteration to existing dwelling.	CCC Refused	01/09/2025
15/10/2024	230744A	Construct retaining wall, remove small water tank and change door	Granted and Issued	08/11/2024
25/09/2006	061370	Install solar heating system	Code Compliance Certificate Issued	14/12/2006
29/10/2004	041935	Install Metro Mega Rad Heater	Recommended to Grant	02/11/2004
24/08/1998	981236	Temporary storage shed	Code Compliance Certificate Issued	25/11/1998
07/04/1993	930515	Install freestanding Fire	Code Compliance Certificate Issued	11/05/1993

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
04/07/1990	058464	Alterations to dwelling	
21/11/1988	G057837	Erect storage shed	
17/02/1976	H25314	Tractor Shed	
30/11/1966		Fruit Workers Cottage	
17/11/1965	B025794	Verandah	
25/11/1963	A053455	Lean to Shed	

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
16/05/2016	160482	Land Use	Construct 7 steel framed sheds for storage spaces	Withdrawn	

Application Date	RC Number	Type	Proposal	Status	Decision Date
16/05/2016	160482	Land Use	Construct 7 steel framed sheds for storage spaces	Withdrawn	
19/10/2016	160957	Discharge - Land	To discharge stormwater to land from storage units	Withdrawn	
20/10/2016	160958	Land Use	Land use consent for earth works that do not comply with NES for contaminated land	Withdrawn	
25/08/2014	140674	Land Use - Bore	Construct a bore for domestic household use & stockwater	Consent Effective	28/08/2014

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.

Aerial Property View

Wednesday, 18 November 2026



Pipes and Rubbish Collection

