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

Wednesday, 18

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938029400	LOT 1 DP 16016	116 Higgs Road	Mapua	0.1012

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
$1130000	$500000	$630000	01/09/2023	$6275.69

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	1130000	2506.34
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1130000	77.97
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	500000	67.00
2027	Stormwater UDA	1130000	632.80

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20405		21MC287321	227

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater
Tasman Waste Water	Wastewater
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	2401306	08/06/2015	116 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
07/12/2017	171277	Construct new fibreglass swimming pool and pool safety fence	Code Compliance Certificate Issued	27/02/2025
07/12/2017	171277P	Construct new fibreglass swimming pool and pool safety fence	PIM/TAN Issued	09/02/2018
17/11/2011	111149	Alterations to dwelling: New lounge and deck extension, install log burner.	Code Compliance Certificate Issued	23/11/2012
18/03/2004	040484	Alterations and extensions to dwelling	Code Compliance Certificate Issued	03/07/2008
21/06/1996	961145	TO BUILD RETAINING WALL & EXTEND DECK	Cancelled	05/07/1996

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
07/09/1992	Z018395	Pole foundation basic dwelling and log burner	
04/07/1990	Z058463	DWG ALTERATIONS	058463 04/07/90 DWG ALTERATIONS
18/06/1987	E060149	Extend pickers bach	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	27/02/2025

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
06/12/2011	110932	Land Use	Construct a non complying verandah addition within 5m of the side boundary	Consent Effective	09/02/2012
26/03/2004	040292	District: Land Use Discretionary	Construct a bedroom, carport and deck to existing house within 5m of side boundary	Consent Effective	06/04/2004

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	Abigail Boffa & Craig McMiken	Pool Compliant	27/02/2028

Aerial Property View

Wednesday, 18 November 2026



Pipes and Rubbish Collection

