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

Tuesday, 3 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938030900	LOT 6 D P 4234 BLK II MOUTERE S D	60 Higgs Road	Mapua	0.2469

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
$1480000	$680000	$800000	01/09/2023	$7296.26

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	1480000	3282.64
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	1480000	102.12
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	680000	91.12
2027	Stormwater UDA	1480000	828.80

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20075		15MC193174	56

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	2404934	08/06/2015	60 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
Residential	The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment

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
10/08/2015	150848	Construct garage addition to house.	Code Compliance Certificate Issued	08/09/2016
27/11/2012	121211	Alterations and extensions to dwelling including new garage/workshop	Code Compliance Certificate Issued	16/10/2015
10/08/2015	150848P	Construct garage addition to house.	PIM/TAN Issued	
27/04/2005	055168	Additions to House	Code Compliance Certificate Issued	11/05/2010
30/11/2004	042100	Alterations and extensions to exisiting sleepout.	Cancelled	
19/07/1995	950877	EXTENSION TO DWELLING	Cancelled	

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
20/08/1991	038400	Burner permit	
01/02/1990	021075	Extension to existing dwelling	
26/08/1969	B061065	Convert bach to 2 bedroom dwelling	

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
03/02/2016	160108	Land Use	To operate a bed and breakfast on a property with access by a shared driveway,	Consent Effective	01/03/2016

Application Date	RC Number	Type	Proposal	Status	Decision Date
03/02/2016	160108	Land Use	To operate a bed and breakfast on a property with access by a shared driveway, and to erect a sign at the letter box.	Consent Effective	01/03/2016

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

Tuesday, 3 November 2026



Pipes and Rubbish Collection

Tuesday, 3 November 2026

