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

Friday, 30 October 2026

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938036301	LOT 3 DP 584405 LOT 2 DP 15192	103 Aranui Road	Mapua	0.4041

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
$1520000	$750000	$770000	01/09/2023	$7419.52

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	1520000	3371.36
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	1520000	104.88
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	750000	100.50
2027	Stormwater UDA	1520000	851.20

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20365		17MC242740	178

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	2410473	08/06/2015	103 Aranui 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
09/06/2025	240549C	Changes to foundation wall, cladding, new ceiling detail, safety glass added to door, widened shower and replace existing post	Granted and Issued	
16/04/2025	240549B	Change ensuite shower to tiled	Granted and Issued	
12/03/2025	240549A	Increase scope of work to include roof replacement from tile to corrugate	Granted and Issued	
04/07/2024	240549	Ensuite and wardrobe addition and replace roof	Formally Received	16/12/2025
01/08/2017	170844	Alterations to existing sunroom and bathroom, enclose back porch and extend deck	Code Compliance Certificate Issued	01/08/2019
01/08/2017	170844P	Alterations to existing sunroom and bathroom, enclose back porch and extend deck	RM Certificate Lifted	
08/03/2004	040398	To install metro Tiny traditional Log burner	Code Compliance Certificate Issued	30/03/2004
26/05/2003	030992	To install Athena inbuilt Log Burner	Code Compliance Certificate Issued	17/06/2003
14/08/1997	971323	Alterations to dwelling (2 bthrooms)	Code Compliance Certificate Issued	08/01/1998

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
14/01/1988	F019125	Alter dwelling	
24/10/1986	E012215	Alter dwelling (extend conservatory) & resite shed	

Date	Permit Number	Subject	Notes
27/07/1962	141849	Additions to house	
12/05/1959	S001745	Additions to garage	

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
12/06/2025	250133V1	Land Use	Change of conditions to RM250133 to allow reconstruction of the foundation wall and cladding of the conservatory of a heritage building in the Residential zone at 103 Aranui Road, Mapua.	Consent Effective	14/07/2025
12/03/2025	250133	Land Use	Land use consent to repair (re-roof) a heritage building in the Residential zone.	Consent Effective	26/03/2025
09/07/2024	240459	Land Use	Land use consent to undertake internal alterations that do not meet TRMP requirements under rule 16.13.2.1(a) and 16.13.2.1(c) in the Zone.	Consent Effective	20/09/2024
07/09/2017	170989	Land Use	Land use consent for minor repairs and alterations to a Category 11 Heritage Building within the Residential Zone	Consent Effective	03/10/2017

Planning Permits

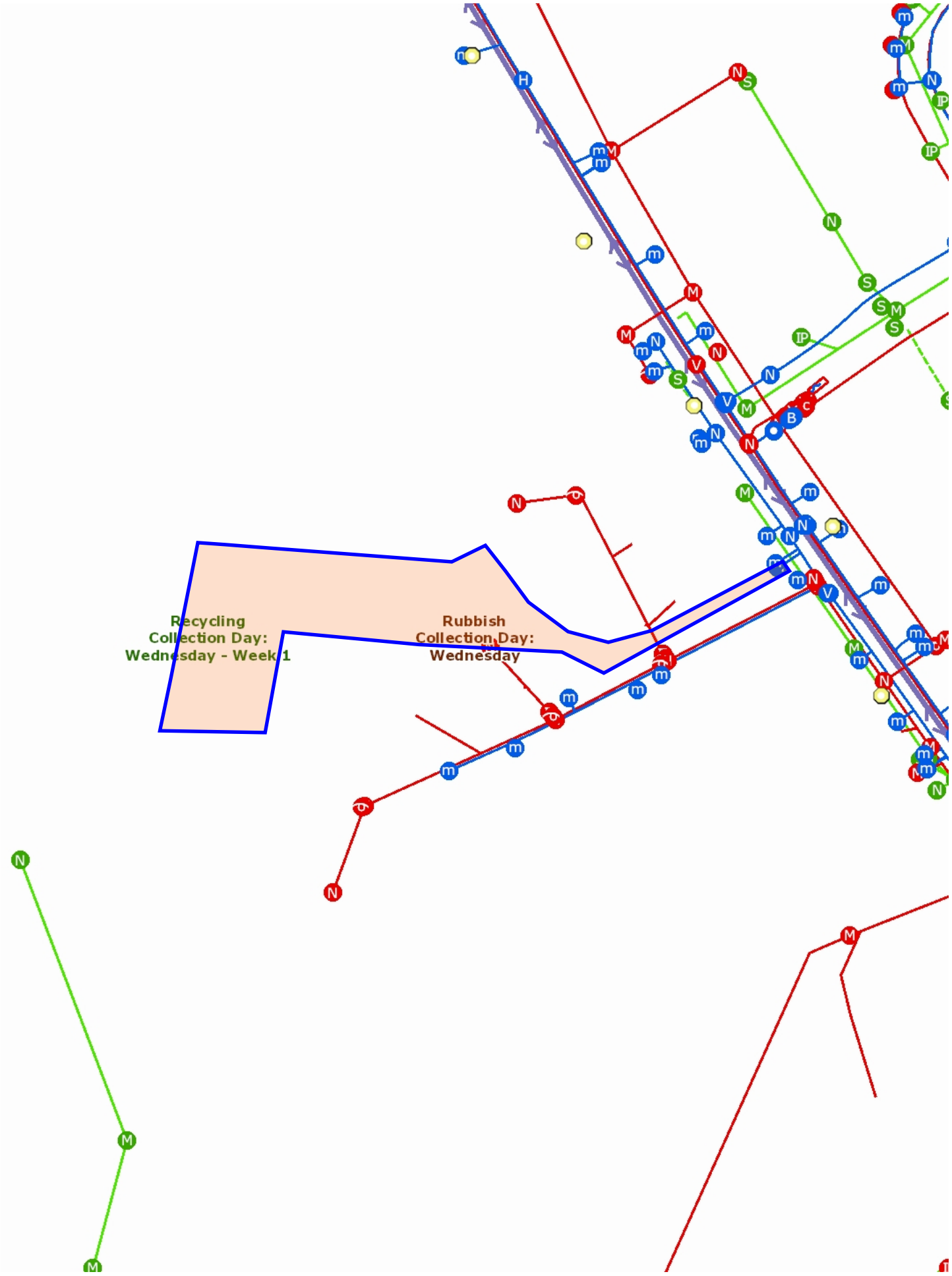
No historical planning permits have been found for this property.

Environmental Health and Licences

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

Aerial Property View

Friday, 30 October 2026

Pipes and Rubbish Collection

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