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

Wednesday, 18

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938038900	LOT 1 DP 428900 LOT 2 DP 19063	4A Toru Street	Mapua	0.0999

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
$920000	$470000	$450000	01/09/2023	$5673.80

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	920000	2040.56
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	920000	63.48
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	470000	62.98
2027	Stormwater UDA	920000	515.20

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20625		22MC291930	210

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	2410434	08/06/2015	4A Toru Street, 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
30/03/2021	210357	Extend dwelling	Code Compliance Certificate Issued	04/11/2022
15/07/2005	055713	Install swimming pool	Code Compliance Certificate Issued	22/05/2008
13/07/2005	055690	Erect garage	Code Compliance Certificate Issued	12/03/2008
20/11/1996	961998	Conversion from a shed to studio	Code Compliance Certificate Issued	22/09/2003
22/01/1998	980083	Additions to cottage and relocate log burner	Code Compliance Certificate Issued	22/09/2003
07/08/1997	971302	Install freestanding logburner (on BC980083)	Cancelled	08/04/1998

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
05/07/1977	H109579	Reinstate Garage	
10/06/1963	A063120	Erect Septic WC	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool inspection - Fence complies, letter on file.	04/02/2015
Pool inspection - Non-compliance found, letter on file.	16/12/2014
Pool Removed	30/10/2020
Received registration of swimming pool with Building Consent. 22.05.08: Swimming pool complies.	18/07/2005

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

Application Date	RC Number	Type	Proposal	Status	Decision Date
15/12/2020	PB200058	Deemed Permitted Boundary Activity	Deemed Permitted Boundary Activity for extension to existing dwelling that breaches the 3.0 metre internal Boundary setback in the residential zone , ie reducing the south -western boundary to 1.5 metres.	Deemed Permitted Boundary Activity Notice Issued	21/12/2020
16/02/2010	100075	Subdivision	Undertake a minor boundary adjustment	Sec 224 Issued	26/02/2010
03/08/2005	050654	District: Land Use Discretionary	construct a garage with less than 6m between proposed garage and existing house	Consent Effective	26/09/2005
07/11/1997	970470	Subdivision: Discretionary	Two Lot Subdivision	Section 224	17/12/1997
03/07/1997	970253	District: Land Use Discretionary	To turn studio into a 2ND Dwelling on the back section	Withdrawn	

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	Theresa Nicole Shepherd	Pool Removed	

Aerial Property View

Wednesday, 18 November 2026



Pipes and Rubbish Collection

Wednesday, 18 November 2026

