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)
1938039700	LOT 22 D P 657 BLK II MOUTERE S D	12 Toru Street	Mapua	0.1214

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
$1300000	$480000	$820000	01/09/2023	$6757.00

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	1300000	2883.40
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	1300000	89.70
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	480000	64.32
2027	Stormwater UDA	1300000	728.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20889		22MC292491	278

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	2410440	08/06/2015	12 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
05/10/2018	185032	Install a swimming pool	Code Compliance Certificate Issued	11/10/2019
22/03/2006	060326	Alterations and extensions to dwelling	Code Compliance Certificate Issued	30/06/2008
13/03/2006	060278	Convert shed into sleepout	Code Compliance Certificate Issued	13/07/2006
27/07/2000	001210	To install inbuilt Metro log burner	Code Compliance Certificate Issued	02/12/2005
29/04/2004	040788	Install freestanding wood burner	Code Compliance Certificate Issued	22/07/2004
19/07/2002	021214	Alterations	Code Compliance Certificate Issued	22/12/2003
31/10/2001	011664	To relocate garage	Code Compliance Certificate Issued	16/09/2003

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
29/05/1967	B133686	Erect workshop and wood shed	
05/10/1966	B076506	Erect fowl shed	
12/02/1964	A091947	Erect shed	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	02/10/2026

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
19/04/2006	060283	Land Use: Restricted Discretionary	extend the carport wall which will make it over 15m	Consent Effective	27/04/2006

Application Date	RC Number	Type	Proposal	Status	Decision Date
19/04/2006	060283	Land Use: Restricted Discretionary	extend the carport wall which will make it over 15m in length	Consent Effective	27/04/2006
06/08/2002	020468	District: Land Use Discretionary	undertake bedroom extensions onto existing house and complete carport	Consent Effective	12/08/2002
19/11/2001	010715	District: Land Use Discretionary	erect relocatable shed	Consent Effective	05/12/2001

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	Andrea Dempsey & Graeme Cederman	Pool Compliant	17/10/2028

Aerial Property View

Tuesday, 17 November 2026



Pipes and Rubbish Collection

Tuesday, 17 November 2026

