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, 4 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938043600	LOT 34 DP 657 BLK II MOUTERE SD	27 Iwa Street	Mapua	0.2041

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
$2110000	$700000	$1410000	01/09/2023	$9092.55

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	2110000	4679.98
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	2110000	145.59
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	700000	93.80
2027	Stormwater UDA	2110000	1181.60

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20029		19MC262563	451

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	2402572	08/06/2015	27 Iwa 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
04/01/2019	190005	Demolish existing dwelling and construct new dwelling, swimming pool and woodburner	Code Compliance Certificate Issued	24/08/2023
01/05/2019	190005A	Change location of lounge and various internal changes	Granted and Issued	29/05/2019
13/12/2017	171301	Construct new garage with office above	Withdrawn	05/03/2019
13/12/2017	171301P	Construct new garage with office above	Withdrawn	05/03/2019

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
26/02/1981	J012240	Erect House	
15/05/1979	I050172	Erect a car shed and work room	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	04/09/2026

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
10/12/2018	181147	Land Use	Land use consent to construct a replacement dwelling in the Coastal Environment Area that complies with the Permitted Activity Rules in	Consent Effective	21/02/2019

Application Date	RC Number	Type	Proposal	Status	Decision Date
10/12/2018	181147	Land Use	Land use consent to construct a replacement dwelling in the Coastal Environment Area that complies with the Permitted Activity Rules in the Residential Zone.	Consent Effective	21/02/2019
10/12/2018	181165	Discharge - Land	Discharge of stormwater to land from replacement dwelling	Consent Effective	15/02/2019
02/02/2018	180071	Land Use	Construction of standalone garage in Coastal Environment Area in breach of building height rules	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	Graham & Elizabeth Ussher	Pool Compliant	24/08/2029

Aerial Property View

Wednesday, 4 November 2026



Pipes and Rubbish Collection

Wednesday, 4 November 2026

