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

Monday, 2 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938045200	LOT 71 D P 657 BLK II MOUTERE S D	18 Iwa Street	Mapua	0.2658

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
$1860000	$1200000	$660000	01/09/2023	$9408.17

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	1860000	4125.48
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	1	960.37
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1860000	128.34
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	1200000	160.80
2027	Stormwater UDA	1860000	1041.60

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20633		18MC250790	216

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

Scheme or Supply	Service Provided
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	057394	21/05/2024	18 Iwa Street, Mapua
Single 240- Withdrawn	2410461	08/06/2015	18 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 Coastal	The Residential Coastal Zone applies to specified low-lying, coastal land. Further subdivision of this land is generally prevented. Special rules also apply to filling of land to avoid altering the course of natural over-land stormwater flow paths and the risk of flooding other properties.

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
04/09/2006	061272	Construct ancillary building for spa and storage	Code Compliance Certificate Issued	24/07/2009
23/07/2002	021238	To build house	Code Compliance Certificate Issued	15/04/2009
03/04/1998	980432	To install bathroom	Code Compliance Certificate Issued	29/10/1998
13/04/1994	940588	TO BUILD SLEEPOUT AND LOUNGE	Code Compliance Certificate Issued	28/06/1994
01/03/1993	930223	GARARGE	Recommended to Grant	

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
05/03/1985	C030138	Erect boundary wall 8 ft	
07/04/1978	H158045	Dwelling	
15/02/1977	H064683	Erect a garage with a caravan port	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Swimming pool registration received. 24/07/2009: Swimming pool complies.	24/07/2009
Pool Non-Compliant	03/08/2023

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
16/03/2007	070203	Subdivision: Discretionary	undertake a two lot subdivsion	Withdrawn	
24/11/2006	060971	Land Use: Restricted Discretionary	construct storage shed, spa room and covered	Consent Effective	18/12/2006

Application Date	RC Number	Type	Proposal	Status	Decision Date
			walkway within 1.5m of the south east boundary		
15/02/2001	NN010076	Coastal Disturbance	replace existing seawall, relocate beach access ramp, and replenish existing beach	Expired Regional Consent	14/07/2001
13/02/2002	020066	District: Land Use Discretionary	demolish most of house and rebuild	Consent Effective	27/02/2002

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	Susan Heather Atkins	Pool Non-Compliant	07/11/2023

Aerial Property View

Monday, 2 November 2026



Pipes and Rubbish Collection

