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)
1938045500	LOT 73 DP 657	14 Iwa Street	Mapua	0.2638

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
$2480000	$1200000	$1280000	01/09/2023	$10212.94

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	2480000	5500.64
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	2480000	171.12
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	2480000	1388.80

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20006		26M329864	33

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	2410459	08/06/2015	14 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
30/11/2004	042096	Install swimming pool	Code Compliance Certificate Issued	08/09/2010
18/02/2005	050203	Erect deck and exterior walls	Code Compliance Certificate Issued	08/09/2010
20/07/2004	041358	To Demolish existing Boat Shed	Code Compliance Certificate Issued	18/08/2009
10/08/2004	041501	Alterations and extensions to existing dwelling	Code Compliance Certificate Issued	12/03/2009

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
12/07/1983	B002389	Install pot belly stove	
13/02/1978	H157972	Alter Existing Boat Shed	
30/05/1977	H109558	Erect	
06/12/1974	0631866	Alter Store	
08/08/1973	F054144	Alter the Bathroom	
12/02/1965	A106573	Erect Boat Shed	
23/11/1964	A106380	Alter Holiday Cottage	
05/09/1959	0007935	Alter a dwelling	
	0001973		

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Swimming pool registration in conjunction with Building Consent 042096.	08/09/2010
Pool Compliant	23/02/2024
Pool inspection - Fence complies, letter on file	08/01/2015

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
14/10/2004	041188	District: Land Use Discretionary	undertake alterations and additions to an existing dwelling located within the coastal environment area	Consent Effective	05/11/2004

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	Ian & Jeanette Joyce	Pool Compliant	23/02/2027

Aerial Property View

Tuesday, 3 November 2026



Pipes and Rubbish Collection

Tuesday, 3 November 2026

