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)
1938045900	LOT 2 DP 335257	10B Iwa Street	Mapua	0.0858

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
$1800000	$970000	$830000	01/09/2023	$8246.16

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	1800000	3992.40
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	1800000	124.20
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	970000	129.98
2027	Stormwater UDA	1800000	1008.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20005		26M329863	26

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	2406985	08/06/2015	10B 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
20/11/2009	091334	Alterations to dwelling: Remodel/redesign total interior, create upper level, install new log fire & solar	Code Compliance Certificate Issued	26/09/2011
02/06/2006	060740	Remove old garage and sleepout and erect new garage	Code Compliance Certificate Issued	02/03/2007
11/02/1998	980158	Conservatory, closing of garage	Code Compliance Certificate Issued	13/05/1998
02/03/1993	930228	FREESTANDING MASPORT WOOD FIRE	Cancelled	

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
03/12/1992	J57642	Installation of Masport space heater with wet back	
07/03/1980	J095367	Single unit dwelling	
20/04/1977	H109405	Garage workshop	
03/12/1968	Z01533	Porch addition	
12/10/1959	Z01968	Addition to existing accommodation	

Swimming Pools

No Swimming Pool records have been found for this property.

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
25/09/2009	090614	Land Use	Modify existing house including an extension to the roof requiring	Consent Effective	19/10/2009

Application Date	RC Number	Type	Proposal	Status	Decision Date
25/09/2009	090614	Land Use	Modify existing house including an extension to the roof requiring height and daylight dispensations	Consent Effective	19/10/2009
02/06/2006	060431	Land Use: Restricted Discretionary	remove old buildings (garage sleepout) erct new garage within the 1.5m setback in the coastal environment area	Consent Effective	13/06/2006
19/05/2004	040532	District: Land Use Discretionary	erect new dwelling in coastal environment that exceeds daylight encroachment and balcony close to boundary	Consent Effective	11/06/2004
11/06/2003	030557	Subdivision: Controlled	create a 2 lot subdivision, one to contain an existing house and garage	Sec 224 Issued	01/07/2003

Planning Permits

No historical planning permits have been found for this property.

Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

Aerial Property View

Monday, 2 November 2026



Pipes and Rubbish Collection

