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)
1938046300	LOT 1 D P 4673 & ALL D P 4213 & LOTS 77/78 D P 657 BLK II MOUTERE S D	8 Aranui Road	Mapua	0.2818

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
$2190000	$1460000	$730000	01/09/2023	$13618.52

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	2190000	4857.42
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	5	4801.85
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	2190000	151.11
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	Regional River Works - Area Z	1460000	195.64
2027	Stormwater UDA	2190000	1226.40

Water Meter Information

No Information available

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

Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2402631	08/06/2015	8 Aranui Road, 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
Commercial	The Commercial Zone is one of the primary zones for the provision of retail and office space and support services (for example, professional, health and social services). The Commercial Zone is generally characterised by more open space than the Central Business Zone and includes on-site parking.

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
19/10/2026	240253A	Remove internal fitout from scope of works	Granted and Issued	28/10/2026
22/06/2026	CA260539	All internal work has changed from the original consent layout - Harcourts Mapua and the installation of Emergency lighting	Granted and Issued	28/09/2026
01/10/2025	250828	Alterations to wall cladding - Swell Bar	Code Compliance Certificate Issued	16/06/2026
19/04/2024	240253	External alterations - Harcourts	CCC Refused	07/05/2026
16/05/2016	160526	Demolish existing frontage and reconstruct 2 metres back	Code Compliance Certificate Issued	26/03/2025
06/03/2025	160526A	B2 durability modification	Granted and Issued	06/03/2025
12/11/2007	071545	Coolstore into shops	CCC Refused	05/07/2018
	NF0209	External Recladding,Installation of a water heater, Installation of new sanitary fixtures, Installation of additional plumbing and drainage	Notice to Fix now Complies	17/10/2017
26/10/2016	CA0488	Original smoko room converted to dairy	Certificate of Acceptance Issued	18/09/2017
16/05/2016	160526P	Demolish existing frontage and reconstruct 2 meters back.	PIM application formally received	16/05/2016
12/06/2013	130684	Install Bosca f/s wood burner	Code Compliance Certificate Issued	25/09/2014
23/09/2011	110966	Demolish canopy/lean to building	Code Compliance Certificate Issued	24/09/2012
05/09/2001	011380	Alter bulding into craft gallery	Granted and Issued	09/08/2012
21/11/2002	022041	Fitout existing bldg as design studio/retail	Superseded	08/08/2012
10/11/2010	101332	Internal refurbishment	Code Compliance Certificate Issued	17/03/2011
12/09/2003	031778	Alterations to aquarium	Cancelled	22/06/2005

Application Date	BC Number	Proposal	Status	Issue Date
05/04/2004	040619	To alter building to commercial kitchen	Cancelled	17/11/2004
12/08/2002	021182	Jam factory/cafe	Code Compliance Certificate Issued	13/03/2003

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0382	8 Aranui Road, Mapua	Amended Compliance Schedule Issued	17/03/2027

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
04/11/1959	1935	Inspection Depot	
	1632	Truck Loading Shelter	

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
12/12/2007	071195	Land Use: Restricted Discretionary	Parking backing out onto a road.	Consent Effective	20/12/2007
29/07/2002	020444	District: Land Use Discretionary	use part of the existing building for jam production and use road reserve for 6 off street parking places	Consent Effective	23/12/2004
29/11/2002	020762	District: Land Use Discretionary	provide carparking and walkway	Consent Effective	05/12/2002
	NN801630	Water Take - Underground	coolstore condensor cooling Water Management Zone:	Cancelled	22/12/1980

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
On-licence	The Rabbits Hop Limited	Temporary Authority	
Food Premises	Okiwi Bay Properties Limited	Food Act 2014 - Registered	31/05/2027
On-licence	Dean William Boyce	Annual Charge Formally Received	10/02/2028
Food Premises	Dean William Boyce	Food Act 2014 - Registered	31/01/2027
Food Premises	The Rabbits Hop Limited	Invoice Processed	

Aerial Property View

Thursday, 19 November 2026



Pipes and Rubbish Collection

Thursday, 19 November 2026

