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)
1938046600	PT SEC 2 MOUTERE HILLS DIST DEFINED ON DP 495	6 Aranui Road	Mapua	0.4047

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
$5500000	$2910000	$2590000	01/09/2023	$36473.00

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	5500000	12199.00
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	9	8643.33
2027	Wastewater - 11 + Pans	9	5762.25
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	5500000	379.50
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	6	3632.88
2027	Regional River Works - Area Z	2910000	389.94
2027	Stormwater UDA	5500000	3080.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20499		21MC387391	20
W20500		21MC287386	164
W20501		21MC287385	687
W20726		14W701984	1149
W20915		21MC287381	424

Water ID	Meter Reader Note	Meter Id	Last year units
W20916		20MC272547	149

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
Withdrawn		02/09/2015	6 Aranui Road, Mapua
Single 240- Withdrawn	2410023	08/06/2015	6 Aranui Road, Mapua
Single 240	2410022	08/06/2015	6 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
25/07/2023	230703	Internal alternations	Code Compliance Certificate Issued	30/10/2025
14/07/2025	230703A	Remove gas fire	Granted and Issued	12/09/2025
26/03/2024	121110A	B2 Durability Modification	Granted and Issued	26/03/2024
30/10/2012	121110	Install type 2F fire alarm system to building	CCC Request for Further Information	25/03/2024
22/02/2012	120132	Build and install pontoon and gangway	CCC Refused	12/01/2024
07/03/2023	230187	Alterations to existing restaurant	Code Compliance Certificate Issued	15/12/2023
20/10/2022	220924A	Alteration to drain and reduce under-slab pipework	Amendment Issued	03/11/2022
20/07/2022	220924	Stage 1 - New drainage and flooring to existing building	Formally Received	20/07/2022
22/10/2020	201296	Addition of doorway between existing tenancy units 402 and 403	Code Compliance Certificate Issued	18/05/2021
21/07/2017	170811	Construction of toilet block and mezzanine/utility space	Code Compliance Certificate Issued	05/11/2020
02/06/2020	150665C	As built services, revised fire report	Amendment Issued	07/08/2020
29/06/2020	190702A	Change to drainage, windows, doors and bracing	Granted and Issued	20/07/2020
04/06/2020	181038C	Change gas fire to Masport freestanding wood burner	Amendment Issued	08/06/2020
07/02/2020	CA200089	Mezzanine space above office & toilets Solid fuel wod burner	Granted and Issued	09/04/2020
	NF0230	Unconsented installation of toilets. Unconsented building work within the Golden bear.	Notice to Fix now Complies	09/04/2020
08/08/2019	181038B	New exterior `eyebrow` over doors, install new Jayline freestanding wood	Amendment Issued	27/08/2019

Application Date	BC Number	Proposal	Status	Issue Date
		burner, direct fix vertical cladding and new kitchen layout		
07/06/2019	190702	Smokehouse renovations and new fitout	Formally Received	07/06/2019
01/05/2019	181038A	Changes to ceiling framing and lining between portals	Granted and Issued	28/05/2019
02/05/2019	170811B	Changes to ceiling framing and lining between portals	Withdrawn	24/05/2019
05/09/2018	181038P	Relocate kitchen and alter bar and restaurant areas	PIM application formally received	05/09/2018
05/09/2018	181038	Relocate kitchen and alter bar and restaurant areas	Formally Received	05/09/2018
06/04/2018	150665B	Construct internal access area between tenancies 6 & 7	Amendment Issued	31/07/2018
31/03/2017	170311	Install a flue in existing roof	Code Compliance Certificate Issued	18/05/2018
12/02/2018	170811A	Construct new internal foundation and load bearing wall	Amendment Issued	16/05/2018
23/03/2017	170255	Upgrade work to commercial building	Code Compliance Certificate Issued	15/05/2018
15/12/2016	161347	Fit-out of newly-built space to create wine bar, moving wall.	Code Compliance Certificate Issued	01/03/2018
24/07/2017	170255A	Changes to plans and amended items.	Amendment Issued	13/10/2017
23/05/2017	CA0529	Concrete slab, framing, windows and plumbing for new toilet block	Certificate of Acceptance Issued	09/10/2017
21/07/2017	170811P	Construction of toilet block and mezzanine/utility space	PIM/TAN Issued	08/09/2017
23/03/2017	170255P	Upgrade work to commercial building	RM Certificate Lifted	14/06/2017
31/03/2017	170311P		PIM/TAN Issued	15/05/2017
09/12/2016	161327	Extension & alterations to Golden Bear brewery	Refused to Grant	21/12/2016
09/12/2016	161327P	Extension & alterations to Golden Bear brewery	Refused to Grant	21/12/2016
02/08/2016	150665A	Revisions to external aluminium joinery incl additional windows and door units. Additional entrance canopies. Fit-outs to Tenancies 4, 6 & 7. W/B added to Tenancy	Refused to Grant	07/10/2016

Application Date	BC Number	Proposal	Status	Issue Date
		4. Revised fire report due to change of risk groups in some tenancies.		
18/10/2013	131226	Relocatable shed - to be on site for 2 years	Code Compliance Certificate Issued	04/12/2015
25/06/2015	150665	Construct a new single-storey commercial building	Formally Received	25/06/2015
25/06/2015	150665P	Construct a new single-storey commercial building	PIM application formally received	25/06/2015
23/09/2014	145632P	PIM ONLY - Replace burnt down aquarium with a proposed single storey 6 unit commercial building	PIM/TAN Issued	21/10/2014
02/04/2013	130299	Upgrade existing mezzanine floor for bracing and fire separation	Code Compliance Certificate Issued	15/11/2013
	NF0168	Mezzanine floor constructed for an office area	Notice to Fix now Complies	03/04/2013
22/11/2011	111168	Demolish fire damaged Mapua Aquarium. Cap water & sewer	Code Compliance Certificate Issued	23/12/2011
01/04/2011	110291	Install freestanding Yunca Wegj woodburner	Code Compliance Certificate Issued	05/05/2011
09/09/2010	101081	Alterations/upgrade of restaurant & kitchens	Code Compliance Certificate Issued	24/12/2010
20/04/2010	100421	Install freestanding Warmington Southern Series McKenzie woodburner into restaurant	Code Compliance Certificate Issued	31/05/2010
11/09/2009	091034	Alterations to bar	Code Compliance Certificate Issued	18/05/2010
28/08/2003	031686	Partial wharf reconstruction	Code Compliance Certificate Issued	23/03/2010
08/06/2007	070793	Internal alterations and installation of new window	Code Compliance Certificate Issued	01/03/2010
21/08/2001	011269	Alterations to existing warehouse space	Withdrawn	01/12/2009
05/11/2003	032163	To build sun shed over dining area	Code Compliance Certificate Issued	05/10/2009
24/03/2005	050442	Erect public toilet on Mapua Wharf	Code Compliance Certificate Issued	05/10/2009
08/05/2007	070621	Convert existing shed to brewery and bar.	Code Compliance Certificate Issued	23/10/2008
13/02/2002	020159	To build a work shop	Cancelled	03/10/2003

Application Date	BC Number	Proposal	Status	Issue Date
18/07/2002	021202	Alterations to restaurant new toilets	Code Compliance Certificate Issued	02/08/2002
13/12/2000	001874	Maintenance for pedestrian access to wharf	Recommended to Grant	25/01/2001
26/10/2000	001646	To operate and build cafe	Code Compliance Certificate Issued	21/12/2000
21/10/1999	991560	Alterations to packhouse	Code Compliance Certificate Issued	11/02/2000
22/09/1999	991309	Extension of premises	Code Compliance Certificate Issued	11/02/2000
23/07/1999	991089	Alterations to shop	Recommended to Grant	17/09/1999
17/09/1998	981343	Addition to cafe	Code Compliance Certificate Issued	30/03/1999
30/09/1998	981382	Alterations	Code Compliance Certificate Issued	24/03/1999
07/08/1996	961440	INTERNAL RESTORATION OF CAFE AND KITCHEN	Code Compliance Certificate Issued	18/02/1997
25/03/1993	930387	ALTER PROCESSING PLANT	Recommended to Grant	29/03/1993

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0529	6 Aranui Road, Mapua	WOF received	08/09/2027
CS0371	6 Aranui Road, Mapua	WOF received	18/05/2027
CS0633	6 Aranui Road, Mapua	WOF received	27/01/2027
CS0332	6 Aranui Road, Mapua	Cancelled	

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
27/02/1991	0059377	Extend crab processing facility	
16/12/1981	K079341	Sheath end wall of canopy	
16/08/1979	J094855	Add sidewalls to existing canopy	
	A019064	Proposed canopy	

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
	CE250017	Land Use	Deemed Permitted Marginal or Temporary Activity to operate a New Years Eve event between 11pm and 12 midnight (one hour extra) on December 31, 2025, only.	Marginal/Temporary Consent Exemption Notice Issued	
18/05/2015	150483	Coastal Occupation/Structure	To disturb and occupy the coastal marine area in association with the construction of a terraced concrete block wall to provided interim coastal protect for a period of 10 years	Expired Regional Consent	22/06/2015
18/06/2015	150543	Land Use	To construct a terraced concrete block wall to provide interim erosion protection in an open space zone	Expired Regional Consent	22/06/2015
19/12/2024	240920	Coastal Occupation/Structure	Occupy the coastal marine area with two coastal protection structures at Mapua Wharf for a period of 35 years. (Replacement for RM150483)	Consent Effective	26/03/2025
19/12/2024	240921	Land Use	Occupy the Open Space Zone with a coastal protection structure at Mapua Wharf (Replacement for RM150543)	Consent Effective	26/03/2025
25/08/2022	220717	Land Use	Land use consent to erect non-compliant signage on three sites in the Commercial Zone.	Consent Effective	22/11/2022
14/05/2019	190632	Land Use	Land use consent to undertake repairs,alterations of and addition to Category 11 Heritage Building No 1666.	Consent Effective	28/04/2020
23/10/2018	060110V1	Land Use	Land use consent to delete	Consent Effective	13/11/2018

Application Date	RC Number	Type	Proposal	Status	Decision Date
			Conditions 5,6,7 and 8 of RM060110 to remove the requirement for on site car parking and loading areas.		
12/10/2017	170716V1	Land Use	Variation of condition 1 of RM170716V1 - Land use consent for the upgrade of a historic building (Jellyfish CafÃ©) in the Mapua Wharf commercial precinct.	Consent Effective	27/10/2017
04/07/2017	170716	Land Use	Land use consent for the upgrade of a historic building (Jellyfish CafÃ©) in the Mapua Wharf commercial precinct.	Consent Effective	20/07/2017
04/06/2015	150521	Land Use	Construct new retail development at Mapua Wharf (Shed 4)	Consent Effective	31/07/2015
30/09/2013	130710	Land Use	Construct a building within the Coastal Environment Area in the Commercial Zone at Mapua Wharf.	Consent Effective	11/10/2013
07/10/2010	100703	Land Use	Construct 14m2 extention to The Apple Shed (category II historic building) on public reserve & build on road reserve - accounting for archaelogical site	Consent Effective	20/10/2010
03/06/2006	060576	Land Use: Restricted Discretionary	erect a sign at the Mapua Boat Ramp Mapua Wharf	Consent Effective	19/07/2006
14/02/2006	060110	District: Land Use Discretionary	establish and operate a brewery and associated cafe/bar	Consent Effective	24/05/2006
31/08/1998	980298	District: Land Use Discretionary	establish a delicatessen shop and a sign	Lapsed Consent	17/09/1998
09/06/1999	990151	District: Land Use Discretionary	open marine tanks to public viewing	Lapsed Consent	30/06/1999
20/11/2001	010506	District: Land Use	construct decking	Consent Effective	27/10/2001

Application Date	RC Number	Type	Proposal	Status	Decision Date
		Discretionary	that will extend a maximum of 1.5m across the existing boundary of the leased site		
20/12/2000	000738	District: Land Use Discretionary	erect a sign on a catagory 2 historic building	Consent Effective	21/12/2000
30/07/1998	980262	District: Land Use Discretionary	establish a fish retail business and licensed cafe	Consent Effective	12/10/1998

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
Food Premises	Medusa Mapua Limited	Food Act 2014 - Registered	31/10/2027
Food Premises	The Smokehouse 2026 Limited	Food Act 2014 - Registered	30/09/2027
Food Premises	Lloyd Ventures Limited	Food Act 2014 - Registered	30/09/2028
Food Premises	Aporo Iti Limited	Food Act 2014 - Registered	30/06/2027
Food Premises	Alberta's Cafe Limited	Invoice Processed	31/05/2027
Off-licence	Rimu Grove Winery Limited	Invoice Processed	21/12/2028
On-licence	Rimu Grove Winery Limited	Invoice Processed	21/12/2028
Club licence	The Mapua Boat Club Incorporated	Invoice Processed	26/10/2028
On-licence	Aporo Iti Limited	Invoice Processed	27/08/2028
Food Premises	Golden Bear Brewing Limited	Food Act 2014 - Registered	31/10/2027
Food Premises	Rimu Grove Winery Limited	Food Act 2014 - Registered	31/03/2027
On-licence	Golden Bear Brewing Limited	Invoice Processed	22/10/2027
Off-licence	Golden Bear Brewing Limited	Invoice Processed	22/10/2027
On-licence	Medusa Mapua Limited	Invoice Processed	19/01/2027
Special Licence	Golden Bear Brewing Limited	Licence Issued	
Trade Waste Conditional - Separate	Albertas Cafe Limited	Licence Issued	

Aerial Property View

Wednesday, 11 November 2026



Pipes and Rubbish Collection

