

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 Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938047403	LOT 3 DP 491680	21 Tahi Street	Mapua	0.1103

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
\$1620000	\$1000000	\$620000	01/09/2023	\$7737.72

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	1620000	3593.16
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	1620000	111.78
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	1000000	134.00
2027	Stormwater UDA	1620000	907.20

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20304		17MC226752	1

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	2410887	08/06/2015	21 Tahi 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.

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
28/02/2020	200170	Stage 1 of 2 - Extension and alteration to dwelling and addition of deck with swimming pool	Lapsed Application	
09/09/2022	221163	Alterations and deck extension	Code Compliance Certificate Issued	10/08/2023
23/07/2020	200828	Construct second dwelling	Lapsed Application	
17/06/2020	200170A	Addition of deck with swimming pool	Amendment Issued	
09/07/2007	070977	Alterations and extensions to existing dwelling	Code Compliance Certificate Issued	27/03/2020
24/02/2020	070977C	Reduction in scope of works	Withdrawn	

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
26/01/1989	1087		Plumbing and Drainage Permit
09/12/1963	A053475	Erect house	

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
29/05/2020	200442	Discharge - Land	Discharge consent for stormwater to land	Consent Effective	12/06/2020
27/10/2016	150636V1	Land Use	Variation to Land use consent to construct a second	Consent Effective	15/11/2016

Application Date	RC Number	Type	Proposal	Status	Decision Date
			dwelling, pool and decking and to extend the existing dwelling in the Coastal Environment Area.		
21/07/2015	150636	Land Use	Construct and new dwelling and to extend the existing dwelling	Consent Effective	08/12/2015
22/12/2006	061065	Land Use Controlled	construct a second dwelling involving an extension to an existing building in the Coastal Environment Area	Sec 125 Decision	10/05/2007
29/05/2008	070918V1	Coastal Occupation/Structure	variation to existing consent to construct a retaining wall	Consent Effective	09/06/2008
03/10/2007	070918	Coastal Restricted Activity	Erect a Retaining Wall and Boat Ramp	Consent Varied	06/11/2007

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.



