# 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) |
|---|---|---|---|---|
| 1938047501 | LOT 1 DP 443182 | 23A Tahi Street | Mapua | 0.1044 |

## 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 |
|---|---|---|---|---|
| $980000 | $670000 | $310000 | 01/09/2023 | $6476.90 |

## 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 | 980000 | 2173.64 |
| 2027 | Uniform Annual General Charge | 1 | 429.00 |
| 2027 | Wastewater - 1st Pan | 1 | 1280.50 |
| 2027 | Wastewater - 2-10 Pans | 0 | 0.00 |
| 2027 | WaimeaComDam-Env&ComBen-Distri | 1 | 76.69 |
| 2027 | WaimeaComDam-Enviro&ComBen-ZOB | 980000 | 67.62 |
| 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 | 2 | 1210.96 |
| 2027 | Regional River Works - Area Z | 670000 | 89.78 |
| 2027 | Stormwater UDA | 980000 | 548.80 |

## Water Meter Information

| Water ID | Meter Reader Note | Meter Id | Last year units |
|---|---|---|---|
| W20097 | | 23MC295359 | 153 |
| W21235 | | 24M306432 | 0 |

## Services

This property is serviced under the following water, sewerage, and stormwater schemes.

| Scheme or Supply | Service Provided |
|---|---|
| Stormwater UDA | Stormwater |

| Scheme or Supply | Service Provided |
|---|---|
| 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 | 2410885 | 08/06/2015 | 23A 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. |

# 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 |
|---|---|---|---|---|
| 11/05/2026 | 260399 | Install freestanding wood burner | Granted and Issued | 13/05/2026 |
| 04/06/2025 | 250449 | Construct second dwelling | Granted and Issued | 14/07/2025 |
| 24/04/2015 | 150398 | Install swimming & spa pool & associated fencing | Code Compliance Certificate Issued | 21/09/2017 |
| 24/04/2015 | 150398P | Install swimming & spa pool & associated fencing | RM Certificate Lifted | 17/06/2015 |
| 21/05/1998 | 980724 | Alteration to bathroom | Code Compliance Certificate Issued | 25/11/1998 |

## 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 |
|---|---|---|---|
| 10/08/1987 | E060287 | Alter dwelling (storeroom) | |
| 09/09/1982 | A040801 | Erect skyline colourcote shed | |
| 03/05/1982 | | Garden Shed | |
| 17/08/1976 | H025757 | Erect workshop and loft | |

## Swimming Pools

This property is noted as having a Swimming Pool.

| Notes | Issue Date |
|---|---|
| Pool Compliant | 13/11/2023 |

## 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 |
|---|---|---|---|---|---|
| 21/05/2025 | 250318 | Land Use | Land use consent to construct a relocatable second dwelling that contravenes daylight admission | Consent Effective | 21/01/2026 |

| Application Date | RC Number | Type | Proposal | Status | Decision Date |
|---|---|---|---|---|---|
| 21/05/2025 | 250318 | Land Use | Land use consent to construct a relocatable second dwelling that contravenes daylight admission angles in the Residential Zone, Cultural Heritage Precinct and Coastal Environment Area. | Consent Effective | 21/01/2026 |
| 25/07/2016 | 150509V1 | Land Use | Land use consent to construct a pool within the internal boundary building setback requirement area and in the Residential zone and Coastal Environment area | Consent Effective | 10/08/2016 |
| 29/05/2015 | 150509 | Land Use | Construct a Pool within the internal boundary building setback requirement area and in the residential zone and the Coastal environment area | Consent Effective | 12/06/2015 |

## 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 | Wendy Byrne & Alastair Byrne | Pool Compliant | 13/11/2026 |

# Aerial Property View

Tuesday, 10 November 2026



# Pipes and Rubbish Collection

Tuesday, 10 November 2026

