

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)
1938047800	LOT 3 D P 7570 BLK II MOUTERE S D	29 Tahi Street	Mapua	0.1232

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
\$1870000	\$980000	\$890000	01/09/2023	\$8446.79

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	1870000	4147.66
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	1870000	129.03
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	980000	131.32
2027	Stormwater UDA	1870000	1047.20

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20099		21MC287005	196

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	2410882	08/06/2015	29 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
19/06/2026	260541	Install freestanding wood burner	Code Compliance Certificate Issued	18/08/2026
09/02/2015	150081	Construct double garage/boat port & in-ground pool	Code Compliance Certificate Issued	22/08/2017
09/02/2015	150081P	Construct double garage/boat port & in-ground pool	RM Certificate Lifted	
31/10/2012	121118	Alterations to dwelling: Re-roof, re-clad, internal alts	Code Compliance Certificate Issued	16/07/2014
30/01/2003	030126	To build conservatory	Code Compliance Certificate Issued	13/05/2011

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
26/06/1992	K18059	Install burner appliance	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	01/04/2025

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
16/09/2013	130667	Land Use	Construct a new double garage and attached carport, a gym/hobby room, decking and an in-ground swimming pool within the Coastal Environment Area	Consent Effective	13/06/2014

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16/09/2013	130667	Land Use	Construct a new double garage and attached carport, a gym/hobby room, decking and an in-ground swimming pool within the Coastal Environment Area	Consent Effective	13/06/2014

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	Rene Kampman & Ross & Dowling Trustees Limit	Pool Compliant	01/04/2028



