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

Monday, 2 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938048100	PART LOT 2 & LOT 4 D P 6446	35 Tahi Street	Mapua	0.1591

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
$1740000	$930000	$810000	01/09/2023	$8069.98

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	1740000	3859.32
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	1740000	120.06
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	930000	124.62
2027	Stormwater UDA	1740000	974.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20100		21MC287415	358

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	2410879	08/06/2015	35 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
30/01/2025	240308B	Extend the cladding to the entire North elevation	Granted and Issued	
15/11/2024	240308A	Change to cladding, roof brace and drainage and add skylight	Granted and Issued	
03/05/2024	240308	Alterations and extension to existing dwelling	Formally Received	24/06/2025

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
11/07/1980	J011701	Erect Lean-to Shed to Existing Building	
06/04/1979	I050075	Addition to Existing Dwelling	
11/05/1964	A106059	Erect Dwelling	

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
29/04/2024	240229	Land Use	Land use consent for extensions to a dwelling in the Coastal Environment Area that breaches the 30 metre setback to mean high water springs.	Consent Effective	21/05/2024

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.

Aerial Property View

Monday, 2 November 2026



Pipes and Rubbish Collection

Monday, 2 November 2026

