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

Tuesday, 3 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938054339	LOT 46 DP 18328	21 Langford Drive	Mapua	0.1456

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
$2250000	$1040000	$1210000	01/09/2023	$9536.69

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	2250000	4990.50
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	2250000	155.25
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	1040000	139.36
2027	Stormwater UDA	2250000	1260.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20696		21MC289211	182

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	2411019	08/06/2015	21 Langford Drive, 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	The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment

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
05/07/2024	240560	Install freestanding wood burner	Code Compliance Certificate Issued	09/08/2024
	NF0365	Breach of Building Act Section 162C - Residential pools must have means of restricting access.	Lodged	
01/10/1997	971585	ERECT DWELLING/LOGBURNER/INT. GARAGE	Code Compliance Certificate Issued	25/09/2002
12/12/2000	001872	Additions to existing House	Code Compliance Certificate Issued	25/09/2002
05/10/2000	001573	Studio,Pavillion, Library and bedroom	Cancelled	

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Application for the registration of an inground pool received.	29/01/2014
Inground swimming pool registered and complies.	12/02/2014
Pool Compliant	21/01/2025

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
15/09/2000	000537	District: Land Use Discretionary	undertake additions to existing structure. Install a swimming pool and build a separate structure	Consent Effective	04/10/2000
08/10/1997	970401	Land Use: Non Notifed	ERECT DWELLING THAT	Consent Effective	10/10/1997

Application Date	RC Number	Type	Proposal	Status	Decision Date
		Non-complying	EXCEEDS THE 4.5M HEIGHT RESTRICTION		

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	Michael Ashby & Franceska Banga	Pool Compliant	21/01/2028

Aerial Property View

Tuesday, 3 November 2026



Pipes and Rubbish Collection

Tuesday, 3 November 2026

