

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)
1938054410	LOT 47 DP 18328	48 Langford Drive	Mapua	0.3540

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
\$1990000	\$1000000	\$990000	01/09/2023	\$8791.11

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	1990000	4413.82
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	1990000	137.31
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	1990000	1114.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20677		15MC193173	591

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	2410721	08/06/2015	48 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

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
17/08/2015	150865	Alteration to bathroom	Code Compliance Certificate Issued	15/10/2015
05/05/2006	060572	Excavation and construction of swimming pool.	Code Compliance Certificate Issued	04/09/2009
27/05/1999	990742	Dwelling internal garage and log burner	Code Compliance Certificate Issued	15/12/1999

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
Received registration of swimming pool with Building Consent for the pool. 04/09/2009: Swimming pool complies.	05/05/2006
ASAP Passed 24/11/2020 Re-Inspection Due 24/11/2023	
Pool Compliant	07/09/2023
Pool inspection - Fence complies, letter on file.	16/12/2014
SW0823 Re-Inspection Due 22/01/2024	

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
05/05/2006	060341	Land Use: Restricted Discretionary	construct a new swimming pool, install a 5000L water tank and relocate garden sheds on site within the Coastal Environment Area	Consent Effective	29/05/2006
10/05/2006	060340	Land Use - Excavate	to excavate land for inbuilt Swimming Pool	Withdrawn	

Application Date	RC Number	Type	Proposal	Status	Decision Date
11/08/1999	990281	District: Land Use Discretionary	erect a five metre high dwelling in the coastal environment zone	Consent Effective	20/08/1999
06/04/1999	990083	Land Use: Non Notified Non-complying	erect a dwelling 3 metres from the boundary	Consent Effective	06/04/1999

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	Korere Hops Trustee Limited	Pool Compliant	07/09/2026



