

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)
1938059708	LOT 7 DP 509488	131 Seaton Valley Road	Mapua	1.4765

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
\$1920000	\$650000	\$1270000	01/09/2023	\$6658.94

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	1920000	4258.56
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1920000	132.48
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	Regional River Works - Area Z	650000	87.10
2027	Stormwater UDA	1920000	1075.20

Water Meter Information

No Information available

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater

Wheelie Bins

No wheelie bin has been issued to this property.

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
Rural Residential	The Rural Residential Zone provides for rural lifestyle living opportunities. Rules for development and subdivision generally seek to ensure that lifestyle living is enabled and that adequate servicing is provided, while maintaining rural character and amenity.

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
24/08/2020	191163A	Addition of Pergola and change to bracing and roof	Amendment Issued	
18/09/2019	191163	Extension to existing dwelling to create second dwelling	Formally Received	24/02/2021
	EX185362	Construct a versatile farm building	Granted and Issued	
12/08/1996	961470	CONSTRUCTION OF A DWELLING	Recommended to Grant	

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
10/01/1990	H021004	Erect garage	
19/10/1979	J095030	Addition to existing house	

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
22/11/2019	191284	Land Use	Land use consent to construct a new second dwelling and change of use on a HAIL site and soil disturbance under the NES	Consent Effective	05/02/2020
22/11/2019	191285	Land Use	Variation to Consent Notice 1081605.2 to remove clause (l)	Consent Effective	05/02/2020

Application Date	RC Number	Type	Proposal	Status	Decision Date
23/01/2019	190057	s221(3) RMA Consent Notice Variation	Variation to consent notice 10801605.2 which relates to Lot 7 DP509488 to allow a 10.8 metre by 6.95 metre farm shed to be sited outside the building location area: and (L)-Retaining existing cottage in conjunction with a new dwelling.	Consent Effective	04/06/2019
07/02/2014	140164	Discharge - Land	Discharge of Wastewater from Proposed Lot 7 of Subdivision RM120664 (New dwelling)	Consent Effective	16/09/2014
05/10/2012	120768	Discharge - Land	Discharge of stormwater to land on proposed Lot 7 of subdivision RM120664	Consent Effective	16/09/2014
07/02/2014	140165	Discharge - Land	Discharge of Stormwater from proposed lot 7 of subdivision	Withdrawn	
02/08/1996	960358	District: Land Use Discretionary	TO CONSTRUCT A DWELLING ON RURAL 1 ZONED LAND	Consent Effective	06/08/1996

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.



