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

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938060112	LOT 2 DP 18814	36 Stagecoach Road	Mahana	0.7180

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
$1500000	$600000	$900000	01/09/2023	$7831.38

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	1500000	3327.00
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1500000	103.50
2027	WaterSup-RuralExt-MapuaRubyBay	2	2374.88
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	600000	80.40
2027	Stormwater UDA	1500000	840.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRMRB0740	~40M FRM RH BDY	RESTRICTOR	0

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater
WaterSup-RuralExt-MapuaRubyBay	Water Supply

Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2422254	12/08/2024	36 Stagecoach Road, Mahana
Single 240- Withdrawn	2410573	08/06/2015	36 Stagecoach Road, Mahana

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.

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
08/10/2002	021744	Extensions & alterations to dwelling	Code Compliance Certificate Issued	29/03/2022
17/03/2022	021744A	B2 durability modification	Amendment Issued	17/03/2022
13/11/2006	061606	New Swimming Pool	Code Compliance Certificate Issued	04/07/2007
20/11/2001	011801	To build new dwelling with garage	Code Compliance Certificate Issued	23/06/2006

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 for swimming pool, pool complies.	15/06/2007
Received registration of pool with building consent for same.	13/11/2006
Pool Compliant	30/04/2024
Pool inspection - Fence complies, letter on file.	07/01/2015

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
13/12/2006	061041	Land Use: Restricted Discretionary	build an inground swimming pool within 10m of a road boundary	Consent Effective	21/12/2006
	061038	Land Use - Excavate	Build Inground Swimming Pool	Cancelled	

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	Niek Ritzen & Louise Grebel	Pool Compliant	28/04/2027

Aerial Property View

Wednesday, 18 November 2026



Pipes and Rubbish Collection

