Property Report

- **This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.**
- 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)
1938060152	LOT 39 DP 20020	78 Dawson Road	Mapua	1.3558

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
$2130000	$460000	$1670000	01/09/2023	$7351.66

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	2130000	4724.34
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	2130000	146.97
2027	WaterSup-RuralExt-MapuaRubyBay	1	1187.44
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	460000	61.64
2027	Stormwater: General Drainage	2130000	125.67

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRMRB0480	UP ROW 4.7M FRM LHS END	RESTRICTOR	0

Services

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

Scheme or Supply	Service Provided
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	2411009	08/06/2015	78 Dawson Road, 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
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
15/11/2024	230641	Stage 2: External and internal alterations	Code Compliance Certificate Issued	09/06/2026
15/07/2024	240509	Construct swim spa room, terrace and retaining walls	Code Compliance Certificate Issued	16/04/2026
15/11/2024	230641C	Change to shower	Granted and Issued	05/12/2024
21/06/2024	230641B	Changes to ground floor bathroom, louvre fixings and timber fins partially changed to glass balustrade	Granted and Issued	30/08/2024
07/11/2023	230641A	Remove 1st floor deck at main bedroom, new steel portal in kitchen/dining, new staircase design and additional waterproofing notes for kitchen	Amendment Issued	03/01/2024
09/02/2022	220079	Construct shed	Code Compliance Certificate Issued	31/08/2023
24/05/2023	230515	Stage 1: Partial demolition of an existing dwelling	Code Compliance Certificate Issued	30/08/2023
20/05/2021	210616	Upgrade downstairs bathroom and ensuite	Code Compliance Certificate Issued	30/09/2021
25/05/2006	060684	Alterations and additions	Code Compliance Certificate Issued	23/06/2009
13/03/2001	010301	House	Code Compliance Certificate Issued	16/11/2001

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
Pool Compliant	16/04/2026

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
21/08/2023	PB230027	Deemed Permitted Boundary Activity	Deemed Permitted Boundary Activity to install 2x pre formed 25000litre water tanks within 5metres of a boundary	Consent Effective	14/09/2023
03/08/2023	230465	s221(3) RMA Consent Notice Variation	Variation of Consent Notice 397298.8 condition 1(i) to allow the location of an existing shed outside the identified Building Location Area in the Rural Residential Zone.	Consent Effective	31/08/2023
03/08/2023	PB230021	Deemed Permitted Boundary Activity	Deemed Permitted Boundary Activity to authorise an existing shed which reduces a western internal boundary setback to 3.61 metres with Lot 40 DP 20020 in the Rural Residential Zone.	Consent Effective	29/08/2023
17/05/2022	220388	s221(3) RMA Consent Notice Variation	Variation of Consent Notice 397298.8 under Section 221 to change condition 1 (i) for Lot 39 DP 20020 to enable a shed to be constructed outside the Building Location Area (BLA).	Consent Effective	19/07/2022

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	Jonathan & Rebecca Gammon	Pool Compliant	16/04/2029

Aerial Property View

Thursday, 19 November 2026



Pipes and Rubbish Collection

Thursday, 19 November 2026

