

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)
1938060807	LOT 2 DP 495239 LOTS 2-3 DP 404110 LOT 2 DP 7990	15 Dominion Road	Mahana	21.5740

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
\$4330000	\$2620000	\$1710000	01/09/2023	\$11275.40

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	4330000	9603.94
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
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	2620000	351.08
2027	Stormwater: General Drainage	4330000	255.47

Water Meter Information

No Information available

Services

No Services are available for this property

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2408503	08/06/2015	15 Dominion 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 3	The Rural 3 Zone covers a specific part of the Coastal Tasman Area. This area contains some land of high productive value, generally the more coastal areas, as well as land of lesser productive value, generally the more inland areas. The Rural 3 Zone rules have been developed to accommodate a level of rural residential development while still protecting the most productive land.

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
26/04/2017	170415	Install new Masport McKenzie R10000 wood burner	Code Compliance Certificate Issued	02/07/2018
23/06/2008	080762	New two storey dwelling with garage	Code Compliance Certificate Issued	07/02/2011
30/06/2004	041241	Install Jayline freestanding with wetback logburner	Code Compliance Certificate Issued	22/06/2006
12/01/1999	990019	Addition to apple packhouse	Recommended to Grant	
13/01/1998	971794	COOLSTORE	Code Compliance Certificate Issued	13/07/1998
26/11/1997	971866	SHIFTING WORKERS ACCOMODATION BACH	Code Compliance Certificate Issued	02/07/1998
09/11/1995	951680	EXTEND PACKING SHED	Code Compliance Certificate Issued	03/04/1996
13/12/1994	941945	SHED ADDITION FOR PACKING APPLES	Code Compliance Certificate Issued	23/12/1994

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
26/09/1992	K018453	Retaining wall	
16/11/1990	H059083	Storage of fruit	
28/01/1988	F019142	Erect shed	
24/11/1983	B052376	Alter packing shed on orchard	
02/12/1982	A065279	Erect packing shed	
12/05/1981	J012444	Lean to shed	
19/09/1966	B076604	Bedroom for workers accommodation	
26/12/1963	A091988	Implement shed	
10/05/1963	H052074	Seasonal workers accommodation	

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
31/03/2023	230187	Discharge - Land	Discharge secondary treated wastewater to land within the Wastewater Management Area (Replacement consent for RM080565)	Consent Effective	03/10/2024
09/07/2008	080565	Discharge - Land	Discharge treated domestic wastewater to land	Expired Regional Consent	16/07/2008
06/11/2015	150912	Subdivision	To subdivide CFR 598494 into two allotments, and to adjust the boundary of proposed Lot 1 by adding 3700m3 from CFR414165	Sec 224 Issued	24/12/2015
21/12/2015	151067	Water Take - Underground	To take ground water for irrigation, storage and orchard related-use Water Management Zone: Moutere Southern Groundwater	Consent Effective	18/01/2016
10/08/2015	150681	Land Use - Bore	To construct a new bore for irrigation use	Consent Effective	07/09/2015
17/01/2013	130030	Water Take - Underground	Take of groundwater for irrigation , storage and orchard related use Water Management Zone: Moutere Southern Groundwater	Consent Effective	31/05/2013
19/08/2008	080724	Land Use Controlled	To build a new two storey dwelling and garage.	Consent Effective	16/09/2008
10/11/1997	970483	District: Land Use Discretionary	ERECT COOLSTORE AND OPERATE PACKHOUSE	Consent Effective	09/12/1997

Application Date	RC Number	Type	Proposal	Status	Decision Date
07/02/1996	960018	Subdivision: Controlled	BOUNDARY RELOCATION	Section 224	02/02/1996

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
NES - Freshwater Farm Plans	Fenwick Brian Michael	NES RECORD	



