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)
1928086601	LOT 3 DP 390561	13 Aporo Road	Ruby Bay-Tasman	0.6412

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
$4890000	$1300000	$3590000	01/09/2023	$15085.93

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	4890000	10846.02
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	4890000	337.41
2027	WaterSup-RuralExt-MapuaRubyBay	2	2374.88
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	1300000	174.20
2027	Stormwater: General Drainage	4890000	288.51

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRMRB1913		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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2419062	10/07/2019	13 Aporo Road, Ruby Bay

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.

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
24/12/2018	185312	Install fibreglass swimming pool	Code Compliance Certificate Issued	31/08/2022
22/11/2018	170863B	Changes to roof cavity, insulation and soffits	Amendment Issued	13/12/2018
05/04/2018	170863A	Remove sinks and new ensuite layout	Amendment Issued	27/04/2018
04/08/2017	170863P	Construct new dwelling	RM Certificate Lifted	17/04/2018
04/08/2017	170863	Construct new dwelling	Formally Received	04/08/2017

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	08/08/2025

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
03/08/2017	170898	Land Use	Land use consent for construction of dwelling in the Coastal Environment Area and Rural 3 zone	Consent Effective	06/04/2018
03/08/2017	170903	Discharge - Land	Discharge secondary treated wastewater to land within the Wastewater Management Area	Consent Effective	06/04/2018
03/08/2017	170904	Discharge - Land	Discharge of stormwater	Withdrawn	

Application Date	RC Number	Type	Proposal	Status	Decision Date
26/01/2005	050051	Discharge - Land	discharge of secondary treated domestic wastewater to land by subsurface irrigation(Proposed Lot 3)	Lapsed Consent	18/03/2005

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	Lenny & Charise O`Connell	Pool Compliant	08/08/2028

Aerial Property View

Friday, 27 November 2026



Pipes and Rubbish Collection

Friday, 27 November 2026

