

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)
1938010500	LOT 70 DP 728 BLK II MOUTERE SD	32 Korepo Road	Ruby Bay	0.6045

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
\$2500000	\$1440000	\$1060000	01/09/2023	\$10907.52

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	2500000	5545.00
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	2500000	172.50
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	Urban Wat.Supply- Serv Chge	2	1210.96
2027	Regional River Works - Area Z	1440000	192.96
2027	Stormwater UDA	2500000	1400.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20293		21MC283809	18
W20886		21MC286879	54

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater
Tasman Waste Water	Wastewater

Scheme or Supply	Service Provided
Urban Water Supply	Water Supply

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2408263	08/06/2015	32 Korepo 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 Residential Serviced	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
07/02/2025	250074	Extension and internal alterations	Code Compliance Certificate Issued	17/10/2025
17/11/2015	151150	Additional bedroom, ensuite and wardrobe built onto existing house.	Code Compliance Certificate Issued	27/03/2017
17/11/2015	151150P	Additional bedroom, ensuite and wardrobe built onto existing house.	PIM/TAN Issued	
27/01/2003	030103	To alter House	Code Compliance Certificate Issued	22/08/2006

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
05/11/1985	D028578	Install Swimming Pool	
25/09/1984	B109198	Alter Dwelling	
21/06/1984	B108945	Resite Store Shed	
01/04/1982	K096239	Erect Skyline Garage	
20/03/1979	I050002	Games Room	
15/01/1979	I049850	Extend Lounge and Erect Car Port	
13/03/1973	E060494	Erect WaterTank	
16/11/1970	C026318	Alterations	
22/09/1966	B076505	Erect Garage	
	A053103	Erect House	built sometime in the 1960`s

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Removed	15/07/2024
SWIMMING POOL: IN GROUND 55000L YES 29/06/88 KC	

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
01/03/2004	040188	Land Use/Subdn: Discretionary	create a two lot subdivision	Lapsed Consent	22/06/2004

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	Vitezslava Otrubova & Robert Struthers	Pool Removed	



