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)
1938011000	PART LOT 3 D P 3354 BLK II MOUTERE SD	170 Stafford Drive	Ruby Bay	0.4532

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
$2160000	$1330000	$830000	01/09/2023	$14726.65

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	2160000	4790.88
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	5	4801.85
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	2160000	149.04
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	1330000	178.22
2027	Stormwater UDA	2160000	1209.60

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20249		18MC247074	136
W20786		18MC249932	186

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater

Scheme or Supply	Service Provided
Tasman Waste Water	Wastewater
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
Invoice 240	0008055	16/10/2026	170 Stafford Drive, Ruby Bay
Invoice 240	2420786	16/09/2021	172 Stafford Drive Mapua
Single 240	2410327	08/06/2015	170 Stafford Drive, 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
Residential Closed	The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment. Residential Closed is a subset of this zone and applies where further subdivision is prevented and particular land use rules apply in order to protect special values or manage risk from coastal hazards.
Commercial	The Commercial Zone is one of the primary zones for the provision of retail and office space and support services (for example, professional, health and social services). The Commercial Zone is generally characterised by more open space than the Central Business Zone and includes on-site parking.

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
14/04/2023	230341	Install specified systems	Code Compliance Certificate Issued	08/12/2023
11/01/2023	CA230003	Addition of a cinema facility and construct ablution block	Granted and Issued	10/07/2023
06/11/2003	032168	Extend deck	Further Information Requested	07/11/2014
12/10/2000	001598	Shops and flats	Further Information Requested	09/09/2010
23/12/2009	091462	Alterations to store: replace damaged verandah	Code Compliance Certificate Issued	27/07/2010
29/09/2003	031898	External Deck for gallery and cafe`	Cancelled	22/06/2004

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0847	170 Stafford Drive, Ruby Bay	WOF received	08/12/2026

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
13/10/1992	K018546	Alter shop	
04/06/1987	E060114	Erect garage	
12/11/1980	J012033	Erect dwelling and two heaters	
03/07/1980	J085677	Install chip heater	
16/08/1972	E060191	Alter dwelling	
29/10/1968	B004039	Alterations	
29/10/1964	B061144	Tea rooms	
17/11/1961	I014399	Alter shop premises	

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
19/11/2003	031221	District: Land Use Discretionary	extension to deck closer than 20m to open space zone and closer than 25m to coastal hazard area	Consent Effective	01/12/2003
16/10/2000	000594	District: Land Use Discretionary	erect a shop with a flat above	Consent Effective	18/10/2000

Planning Permits

Prior to the Resource Consent system, these Planning Permits and notes were registered against the property.

Date	Planning Number	Subject	Notes
23/05/1980	T2/9/1/448	Erect Second Dwelling	M F & R D GARDNER RUBY BAY
16/07/1969	T2/9/1/27	OPERATE A STORE, WITH TAKEAWAYS	M J TAYLOR MAPUA
30/06/1969	T2/9/1/27	OPERATE STORE, WITH TAKEAWAYS	M J TAYLOR RUBY BAY
	T2/9/1/308	Erect Dwelling	M F & R D GARDNER RUBY BAY

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
On-licence	Lasagna Limited	Licence Issued	13/11/2027
Food Premises	Stringridge Contracting Limited	Food Act 2014 - Registered	31/10/2027
Food Premises	Lasagna Limited	Food Act 2014 - Registered	30/09/2027
On-licence	Ruby Bay Store Limited	Invoice Processed	08/12/2027

Aerial Property View

Wednesday, 18 November 2026



Pipes and Rubbish Collection

Wednesday, 18 November 2026

