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

Friday, 27 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938011200	LOT 2 D P 3354 & LOT 1 D P 3635 BLK II MOUTERE S D	166 Stafford Drive	Ruby Bay	0.1520

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
$2800000	$590000	$2210000	01/09/2023	$11042.24

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	2800000	6210.40
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	2800000	193.20
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	1	605.48
2027	Regional River Works - Area Z	590000	79.06
2027	Stormwater UDA	2800000	1568.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20250		20MC273942	293

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	2410325	08/06/2015	166 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.

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
30/10/2018	170732B	Multiple external changes to dwelling	Amendment Issued	13/12/2018
09/05/2018	170732A	Multiple internal changes to original building consent	Amendment Issued	18/06/2018
04/07/2017	170732P	Demolition of existing dwelling and outbuildings and construction of new dwelling with attached garage and swimming pool.	PIM/TAN Issued	04/08/2017
04/07/2017	170732	Demolition of existing dwelling and outbuildings and construction of new dwelling with attached garage and swimming pool.	Formally Received	04/07/2017
06/03/2001	010269	Install free standing log burner	Code Compliance Certificate Issued	24/11/2010
13/09/2002	021572	Alteration to dwelling	Code Compliance Certificate Issued	18/10/2010

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
17/01/1991	H059234	Sleepout: (demolished for development)	The sleepout is an accessory building and has no dwelling status. Plumbing and drainage installation by qualified tradesmen.
28/06/1963	A053154	Erect Honey House (demolished for development)	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date

Notes	Issue Date
Pool Compliant	10/08/2026
SW0820 Reinspection due 27 August 2023	

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
26/09/2018	180881	Land Use - Disturbance	Installation of a coastal protection structure in the Coastal Risk Area at 166 and 168 Stafford Drive, Ruby Bay	Consent Effective	31/10/2018
07/06/2016	160545	Land Use	land Use consent to construct a replacement dwelling closer to Mean High Water Springs, and with road boundary setback and minor height infringements, within the coastal Environment area and Coastal Risk Area	Consent Effective	30/06/2016
17/09/2002	020548	District: Land Use Discretionary	extend dwelling to within 100mm of Lot 2 DP3354 and other dispensations	Consent Effective	25/09/2002

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	Peter & Tony Crapper	Pool Compliant	25/05/2029

Aerial Property View

Friday, 27 November 2026



Pipes and Rubbish Collection

Friday, 27 November 2026

