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)
1938013000	LOT 2 D P 5971 BLK II MOUTERE S D	118 Stafford Drive	Ruby Bay	0.2711

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
$1340000	$680000	$660000	01/09/2023	$6897.68

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	1340000	2972.12
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	1340000	92.46
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	680000	91.12
2027	Stormwater UDA	1340000	750.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20180		21MC278457	143

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
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	2408756	08/06/2015	118 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
17/10/2024	220811	Install swimming pool	Code Compliance Certificate Issued	28/01/2026
17/10/2024	220811A	Changes to pool fence design	Granted and Issued	07/01/2025
29/05/2024	230834A	Change building wrap to Rab board, change FFL level, remove rafter roof and add parapet wing walls	Granted and Issued	13/06/2024
05/09/2023	230834	Internal and external alterations to dwelling	Formally Received	05/09/2023
11/02/2015	150096	Form bathroom within existing garage incl new shower (toilet existing)	Code Compliance Certificate Issued	15/12/2015
11/02/2015	150096P	Form bathroom within existing garage incl new shower (toilet existing)	PIM/TAN Issued	28/02/2015
26/05/2014	CA0400	Install shower and toilet in bathroom and toilet in garage.	Certificate of Acceptance Issued	18/06/2014
29/03/2001	010387	Addition to lounge/ upgrade conservatory	Code Compliance Certificate Issued	16/12/2013
14/01/2003	030047	Bathroom for sleepout	Withdrawn	05/12/2013
25/05/1995	950710	Install Kent freestanding with wet back	Code Compliance Certificate Issued	18/07/1996
01/02/1994	940106	To build domestic garage	Code Compliance Certificate Issued	18/05/1994
14/02/1994	940167	To connect caravan to main sewer	Code Compliance Certificate Issued	17/03/1994
19/05/1993	930810	Installation of Stanley Superstar woodburner	Code Compliance Certificate Issued	07/07/1993

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
24/06/1982	A040536	Install new wonder wood heating unit	
30/01/1968	A047413	Erect Shed	
12/06/1967	C137004	Alter Garage adding Woodshed	
01/02/1962	W142194	Erect Dwelling and Garage	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	28/01/2026

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
25/09/2023	230596	Land Use	Land use consent for extensions to a dwelling within the Residential Closed Zone, Coastal Environment Area and Coastal Risk Area.	Consent Effective	31/10/2023
18/08/2022	220689	Land Use	Land use consent to construct an in-ground swimming pool in the Coastal Environment Area.	Consent Effective	26/10/2022
02/04/2001	010177	District: Land Use Discretionary	undertake additions to dwelling within 25m setback from coastal hazard area	Consent Effective	11/04/2001

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	Julie & Jeremy Dash	Pool Compliant	28/01/2029

Aerial Property View

Friday, 27 November 2026



Pipes and Rubbish Collection

Friday, 27 November 2026

