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

Friday, 27 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938013100	Pt Sec 7 Moutere Hills Dist - All DP 1091	114 Stafford Drive	Ruby Bay	0.4047

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
$2490000	$790000	$1700000	01/09/2023	$10186.47

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	2490000	5522.82
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	2490000	171.81
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	790000	105.86
2027	Stormwater UDA	2490000	1394.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20297		21M002857	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	2408755	08/06/2015	114 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
05/09/2016	160979	Install new swimming pool	Code Compliance Certificate Issued	18/10/2017
05/09/2016	160979P	Install new swimming pool	RM Certificate Lifted	09/11/2016
23/05/2003	030941	To build fence	Superseded	01/08/2012
02/05/2002	020680	New Dwelling to Replace Existing Dwelling	Code Compliance Certificate Issued	09/06/2004
03/12/2002	022118	To erect car garage	Code Compliance Certificate Issued	14/11/2003

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
17/05/1985	C030362	Install woodsman spaceheater	
01/05/1980	J095479	Erect closed in cover to protect caravan & boat	
28/10/1979	J095036	Erect Garage workshop	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	08/02/2024

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
25/08/2016	160778	Land Use	Land use consent to install a swimming pool sited within the Coastal Environment Area.	Consent Effective	09/11/2016
21/05/2003	030468	Land Use	To build fence	Withdrawn	

Application Date	RC Number	Type	Proposal	Status	Decision Date
		Controlled	over height		
09/12/2002	020778	Land Use Controlled	erect a domestic garage on previous dwelling site	Consent Effective	09/12/2002
19/07/2002	020411	District: Land Use Discretionary	To alter RM020197 to go closer tan 5m to Northern boundary	Consent Effective	02/08/2002
13/06/2002	020197	District: Land Use Discretionary	construct a dwelling	Consent Effective	21/06/2002

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	Trevor & Suzanne Marshall	Pool Compliant	08/02/2027

Aerial Property View

Friday, 27 November 2026



Pipes and Rubbish Collection

