

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)
1938014900	LOT 10 DP 7583 BLK II MOUTERE SD	21 Broadsea Avenue	Ruby Bay	0.0840

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
\$1240000	\$550000	\$690000	01/09/2023	\$7555.93

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	1240000	2750.32
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	1	960.37
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1240000	85.56
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	550000	73.70
2027	Stormwater UDA	1240000	694.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20634		21MC287300	219

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	2408139	08/06/2015	21 Broadsea Avenue, 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.

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
	EX185085	To replace 6m x 3m Single Garage	Granted and Issued	
	ND0048	Flooding Event 1 February 2018 - Garage ONLY	Sec 124 Lifted	
17/05/2013	130551	Construct a new deck with glass balustrade	Code Compliance Certificate Issued	22/05/2014
02/08/2006	CA0062	Convert internal garage to bedroom and removal of walls in living area.	Certificate of Acceptance Issued	23/08/2006
21/03/2005	050388	Alterations to house	Cancelled	
29/05/2000	000832	To install free standing metro chameleon	Code Compliance Certificate Issued	07/06/2000
23/11/1999	991519	Double car garage	Code Compliance Certificate Issued	10/01/2000

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
19/09/1991	K43584	Domestic garage	
07/03/1975	C31993	Carport	
05/08/1974	C31583	Carport	
18/07/1973	F54109	Dwelling	

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
18/04/2013	130318	Land Use	Construct a timber deck at first floor level and obtain	Consent Effective	03/05/2013

Application Date	RC Number	Type	Proposal	Status	Decision Date
18/04/2013	130318	Land Use	Construct a timber deck at first floor level and obtain retrospective consent for a side yard setback and daylight angle intrusion within the Residential Closed Zone, Coastal Risk Area and Coastal Environment Area	Consent Effective	03/05/2013
14/12/2012	120953	Land Use	To construct a timber deck at first floor level & obtain retrospective consent for a side yard setback & daylight angle intrusion within the Residential Closed Zone, Coastal Risk Area & Coastal Environment Area	Consent Effective	07/03/2013
15/10/1999	990389	Land Use Controlled	erect a double car garage in the coastal environment area requiring boundary dispensations	Consent Effective	05/11/1999

Planning Permits

No historical planning permits have been found for this property.

Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.



