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

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938015000	LOT 11 DP 7583 BLK II MOUTERE SD	23 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
$950000	$510000	$440000	01/09/2023	$5764.57

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	950000	2107.10
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	950000	65.55
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	510000	68.34
2027	Stormwater UDA	950000	532.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20164		23M303776	119

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	2408138	08/06/2015	23 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.

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
07/10/2019	185230A	New window, revised bracing and change cladding southwest elevation	Amendment Issued	31/10/2019
19/11/2018	185230	Internal alterations to existing residence	Formally Received	19/11/2018
16/09/1999	991401	Construct toilet shower and basin	Code Compliance Certificate Issued	07/03/2008
15/06/1993	930939	NEW CARPORT	Code Compliance Certificate Issued	25/08/1993

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
28/11/1985	D028630	Extend dwelling	
26/01/1984	B052524	Install Kent log fire	
15/03/1977	H064741	Erect Car Shed	
19/11/1975	C091354	Alter Garage	
08/11/1974	C031783	Alter Dwelling	
22/02/1974	J54527	Erect House	
29/05/1970	B061491	Erect Garage	
20/05/1970	B061476	New 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
15/10/2018	180943	Land Use	Land use consent to construct a deck on an existing dwelling in the Coastal	Consent Effective	06/11/2018

Application Date	RC Number	Type	Proposal	Status	Decision Date
15/10/2018	180943	Land Use	Land use consent to construct a deck on an existing dwelling in the Coastal Environment Area that reduces the setback to Mean High Water Springs.	Consent Effective	06/11/2018

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.

Aerial Property View

Saturday, 28 November 2026



Pipes and Rubbish Collection

Saturday, 28 November 2026

