

# 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](http://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](http://www.tasman.govt.nz).

## Property Location

| Valuation  | Legal Description                | Address            | Suburb   | Area (ha) |
|------------|----------------------------------|--------------------|----------|-----------|
| 1938015500 | LOT 3 DP 16467 BLK II MOUTERE SD | 38 Broadsea Avenue | Ruby Bay | 6.4392    |

## 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 |
|---------------|------------|--------------|----------------|--------------|
| \$2370000     | \$1480000  | \$890000     | 01/09/2023     | \$8656.79    |

## 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                     | 2370000 | 5256.66    |
| 2027           | Uniform Annual General Charge    | 1       | 429.00     |
| 2027           | WaimeaComDam-Env&ComBen-Distri   | 1       | 76.69      |
| 2027           | WaimeaComDam-Enviro&ComBen-ZOB   | 2370000 | 163.53     |
| 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    | 1480000 | 198.32     |
| 2027           | Stormwater UDA                   | 2370000 | 1327.20    |

## Water Meter Information

| Water ID | Meter Reader Note | Meter Id   | Last year units |
|----------|-------------------|------------|-----------------|
| W20491   |                   | 21MC287303 | 33              |

## Services

This property is serviced under the following water, sewerage, and stormwater schemes.

| Scheme or Supply   | Service Provided |
|--------------------|------------------|
| Stormwater UDA     | Stormwater       |
| 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 | 2409055       | 08/06/2015   | 38 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. |
| Rural 1 Coastal    | The Rural 1 Zone generally seeks to protect productive land value on a long-term basis. Rural 1 Coastal is a subset of this zone and applies to specific areas where further subdivision is prevented and special land use rules apply to 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 |
|------------------|-----------|-----------------------------------------------------------------------|------------------------------------|------------|
|                  | EX250299  | Construct shed                                                        | Granted and Issued                 |            |
| 10/09/2020       | 201082    | Internal alterations and install Pyroclassic freestanding wood burner | Code Compliance Certificate Issued | 18/10/2021 |
| 24/11/2017       | 171220    | Installation of a Rayburn Heatranger Wood Burning Cooker              | Code Compliance Certificate Issued | 09/04/2018 |
| 24/01/2011       | 110035    | Add two new decks & basement toilet                                   | Code Compliance Certificate Issued | 06/09/2011 |
| 02/05/1994       | 940689    | RELOCATE HOUSE WITH PORCH ADDITION AND FREESTANDING LOG FIRE          | Code Compliance Certificate Issued | 05/03/2010 |
| 03/04/2002       | 020468    | To install freestanding logfire                                       | Code Compliance Certificate Issued | 10/04/2002 |
| 18/08/1998       | 981196    | Farm shed for storing of implements and cars                          | Code Compliance Certificate Issued | 03/03/1999 |
| 21/06/1995       | 950902    | INSTALLATION OF WOODCOOK STOVE WITH WETBACK                           | Code Compliance Certificate Issued | 05/09/1995 |

## Compliance Schedule

No Compliance Schedule records are available for this property.

## Building Permits

No historical building permits have been found for this property.

## 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 |
|------------------|-----------|----------|----------------------------------------------------------------------------------------------|-------------------|---------------|
| 10/06/2025       | 250370    | Land Use | Land use consent to construct an addition to a shed which contravenes height requirements in | Consent Effective | 08/07/2025    |

| Application Date | RC Number | Type                 | Proposal                                                                                                                                                                                        | Status                   | Decision Date |
|------------------|-----------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------|
| 10/06/2025       | 250370    | Land Use             | Land use consent to construct an addition to a shed which contravenes height requirements in the Coastal Environment Area and is not relocatable in the Coastal Risk Area and the Rural 1 Zone. | Consent Effective        | 08/07/2025    |
| 26/02/1998       | NN980080  | Water Take - Surface | take from seepage hole for irrigation Water Management Zone: Moutere Gravel (Shallow/Rig) - Moutere                                                                                             | Surrendered              | 26/08/1999    |
| 05/08/1998       | 980267    | Land Use Controlled  | erect a shed within the coastal zone                                                                                                                                                            | Consent Effective        | 12/08/1998    |
| 11/08/1995       | NN950304  | Water Take - Surface | To take surface water from seepage pond for irrigation of grape vines. Water Management Zone: Moutere Gravel (Shallow/Rig) - Moutere                                                            | Expired Regional Consent | 30/10/1995    |

## 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.



