

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)
1938018500	LOT 19 DP 7583 BLK II MOUTERE SD	20 Broadsea Avenue	Ruby Bay	0.0809

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
\$1070000	\$450000	\$620000	01/09/2023	\$7058.54

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	1070000	2373.26
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	1070000	73.83
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	450000	60.30
2027	Stormwater UDA	1070000	599.20

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20791		21MC287302	171

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	2409046	08/06/2015	20 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
23/05/2022	CA220663	Internal alterations to convert garage to a bedroom with bathroom, new beam to living room and alterations to main bathroom	Granted and Issued	
06/04/2016	160331	Construct Double Garage	Code Compliance Certificate Issued	14/09/2017
17/10/2016	160331A	Alter location, size & layout of garage	Amendment Issued	
06/04/2016	160331P	Construct Double Garage	PIM/TAN Issued	
04/12/2008	081435	Alterations/additions to existion dwelling. Create new entry, add balustrades to existing deck, verandah and stairs.	Code Compliance Certificate Issued	08/07/2010
15/11/2006	061612	Alterations to basement. Installation of heat pump to upstairs living room.	Code Compliance Certificate Issued	13/11/2007
18/06/1999	990881	Closing of deck and downstairs area	Code Compliance Certificate Issued	17/09/1999
30/09/1996	961704	DECK	Code Compliance Certificate Issued	13/06/1997

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
13/10/1981	K064061	Erect Carport	
10/07/1979	I050341	Pot Belly Stove	
01/02/1974	F054448	Erect 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
02/09/2016	160850	Land Use	Land Use Consent for construction of a non-habitable garage in the Coastal Environment Area that does not meet the setback from mean high water springs, and in the Coastal Risk Area where the garage is not classed as a relocatable building, and which increases overall site coverage to 35.7% in the Residential Zone at Ruby Bay	Consent Effective	28/09/2016
17/08/2016	160346V1	Land Use	Change of conditions to RM160346 - location of bulding on the site has change - Construction of a garage in the coastal Environmental area that does not meet the setback from mean high water springs and in the Coastal Risk Area where the garage is not classed as a relocatable building	Withdrawn	
23/03/2016	160346	Land Use	Construction of a garage in the coastal Environmental area that does not meet the setback from mean high water springs and in the Coastal Risk Area where the garage is not classed as a relocatable building	Consent Effective	07/04/2016
22/12/2008	081132	Land Use: Restricted Discretionary	Alterations to existing house that breach the side boundary setback	Consent Effective	12/01/2009

Application Date	RC Number	Type	Proposal	Status	Decision Date
29/10/1996	960555	District: Land Use Discretionary	TO BUILD A FRONT DECK IN THE COASTAL ENVIRONMENT AREA 4.5M FROM FRONT BOUNDARY ONTO AN EXISTING HOUSE	Consent Effective	31/10/1996

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.



