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

Friday, 27 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938022100	LOT 3 DP 20439 - SUBJ TO ROW	89 Stafford Drive	Ruby Bay	0.6325

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
$1390000	$630000	$760000	01/09/2023	$7033.33

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	1390000	3083.02
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	1390000	95.91
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	630000	84.42
2027	Stormwater UDA	1390000	778.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20752		20MC268006	174

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	2411306	08/06/2015	89 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
Rural Residential Serviced	The Rural Residential Zone provides for rural lifestyle living opportunities. Rules for development and subdivision generally seek to ensure that lifestyle living is enabled and that adequate servicing is provided, while maintaining rural character and amenity.

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
02/05/2024	145349A	B2 durability modification	Granted and Issued	02/05/2024
10/04/2018	180341	Relocate a cottage to site	CCC Refused	25/06/2020
10/04/2018	180341P	Relocate a cottage to site	RM Certificate Lifted	12/12/2018
03/07/2014	145349	Alterations/extensions to dwelling: New 3rd bedroom with ensuite and new woodburner	Formally Received	03/07/2014
03/07/2014	145349P	Alterations/extensions to dwelling: New 3rd bedroom with ensuite and new woodburner	PIM application formally received	03/07/2014
17/06/2009	090677	Metro Eco Xtreme Ped woodburner	Code Compliance Certificate Issued	03/07/2009
30/04/2007	070564	Relocation of St James church and alterations	Code Compliance Certificate Issued	04/07/2008

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
14/06/1967	C137015	Erect Addition to Existing Shed	
13/07/1965	B025531	Erect Caravan Shelter & Shed Addition	

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

Application Date	RC Number	Type	Proposal	Status	Decision Date
05/07/2018	180634	Land Use	To amend consent notice (5459543.2(1)relates to Lot 3 DP 20439 only.	Consent Effective	07/08/2018
05/07/2018	180635	Land Use	Land use consent (RM180635) to relocate a minor dwelling to the site which will become a second dwelling in the Rural Residential zone - Will be sited with a reduced setback from the toe of the slope at Ruby Bay Cliffs - will be located on a site which in within the Coastal Risk area. - for which a payment of a financial contribution is not required and to vary consent notice conditions (RM180634 to allow the building to be sited	Consent Effective	07/08/2018
27/04/2007	070318	Land Use Controlled	Relocate St James Church for Residential Purposes	Consent Effective	21/05/2007
03/11/1999	990522	Subdivision: Controlled	subdivide Lot 1 DP 19304 into three allotments	Sec 224 Issued	28/01/2000
05/01/1998	970517	Subdivision: Controlled	TWO LOT SUBDIVISION	Section 224	27/01/1998
08/06/1993	930201	Subdivision: Controlled	COMPLYING BOUNDARY ADJUSTMENT	Section 224	28/06/1993

Planning Permits

Prior to the Resource Consent system, these Planning Permits and notes were registered against the property.

Date	Planning Number	Subject	Notes
	T2/9/1/994	PROPOSED SUBDIVISION	J S MARSHALL, RUBY BAY

Environmental Health and Licences

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

Aerial Property View

Friday, 27 November 2026



Pipes and Rubbish Collection

Friday, 27 November 2026

