

# 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) |
|------------|-------------------|-------------------|----------|-----------|
| 1938022200 | LOT 3 DP 15452    | 49 Stafford Drive | Ruby Bay | 48.5879   |

## 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 |
|---------------|------------|--------------|----------------|--------------|
| \$99000000    | \$9850000  | \$50000      | 01/09/2023     | \$30610.80   |

## 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                     | 9900000 | 21958.20   |
| 2027           | Uniform Annual General Charge    | 1       | 429.00     |
| 2027           | WaimeaComDam-Env&ComBen-Distri   | 1       | 76.69      |
| 2027           | WaimeaComDam-Enviro&ComBen-ZOB   | 9900000 | 683.10     |
| 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           | Regional River Works - Area Z    | 9850000 | 1319.90    |
| 2027           | Stormwater UDA                   | 9900000 | 5544.00    |

## Water Meter Information

No Information available

## Services

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

| Scheme or Supply | Service Provided |
|------------------|------------------|
| Stormwater UDA   | Stormwater       |

## Wheelie Bins

No wheelie bin has been issued to this property.

## 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 1                                     | The Rural 1 Zone contains the small area of the District's land which has the highest productive value. In general, this land is suited to a wide range of uses including intensive soil-based production. Rules for subdivision and development primarily protect the productive land value on a long-term basis.       |
| Rural 1 deferred Rural Residential Serviced | Deferred zones are areas identified for future, more intensive activities once appropriate levels of servicing are available. The Rural Residential Deferred Zone will provide for future rural lifestyle living opportunities. Until the deferment is lifted, the underlying rural zone rules and standards will apply. |

## 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 |
|------------------|-----------|-------------------------------------------------|------------------------------------|------------|
| 21/06/2013       | 130744    | Demolish milking shed & construct new farm shed | Code Compliance Certificate Issued | 23/09/2013 |
| 11/08/1993       | 931323    | ERECT HAY SHED                                  | Code Compliance Certificate Issued | 10/09/1993 |

## 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                         |
|------|---------------|---------|-------------------------------|
|      | 044703        |         | Plumbing and drainage permit. |

## 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 |
|------------------|-----------|----------------------------|---------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------|
| 01/09/2010       | 100586    | Subdivision                | Undertake a three lot subdivision of Lot 3 DP 15452 & to cancel water permit NN980019 at issue of Section 224 certificate | Sec 125 Decision         | 03/02/2011    |
| 21/01/1998       | NN980019  | Water Take - from Storage  | take water from storage for irrigation                                                                                    | Surrendered              | 22/11/2000    |
| 09/07/2001       | 010403    | Subdivision: Controlled    | undertake a three lot subdivision                                                                                         | Withdrawn                |               |
| 23/03/2001       | 010145    | Subdivision: Discretionary | undertake a boundary relocation                                                                                           | Sec 224 Issued           | 12/09/2001    |
| 28/01/1992       | NN925024  | Water Take - Surface       | To take water to storage and from storage for                                                                             | Expired Regional Consent | 25/05/1993    |

| Application Date | RC Number | Type | Proposal                                                             | Status | Decision Date |
|------------------|-----------|------|----------------------------------------------------------------------|--------|---------------|
|                  |           |      | irrigation.<br>Water<br>Management<br>Zone: Moutere<br>Surface Water |        |               |

## Planning Permits

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

| Date | Planning Number | Subject              | Notes                      |
|------|-----------------|----------------------|----------------------------|
|      | T2/9/1/847      | PROPOSED SUBDIVISION | G E SENIOR, SH 60<br>MAPUA |

## Environmental Health and Licences

The following licences pertain to this property.

| Licence Type                   | Business             | Status     | Expiry Date |
|--------------------------------|----------------------|------------|-------------|
| NES - Freshwater Farm<br>Plans | Senior Gerald Edmund | NES RECORD |             |



