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)
1938022300	LOT 1 DP 8020 BLK II MOUTERE SD	44 Stafford Drive	Ruby Bay	4.0469

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
$6330000	$920000	$5410000	01/09/2023	$20461.35

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	6330000	14039.94
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	6330000	436.77
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	2	1210.96
2027	Regional River Works - Area Z	920000	123.28
2027	Stormwater UDA	6330000	3544.80

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20255		20MC273509	152
W20429		20MC273506	609

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	2408742	08/06/2015	44 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 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.

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
26/02/2026	260121	Internal alterations to dwelling	Granted and Issued	29/04/2026
08/09/2020	200640A	Addition of soakage pit and sanitary waste pump	Amendment Issued	30/09/2020
18/06/2020	200640	Construct swimming pool and pool house	Formally Received	18/06/2020
13/04/2018	180377	Construct new vehicle and machinery garage with toilet	Code Compliance Certificate Issued	25/02/2019
13/04/2018	180377P	Construct new vehicle and machinery garage with toilet	PIM/TAN Issued	24/05/2018
27/05/2014	131083	Demolish existing dwelling and construct new.	Code Compliance Certificate Issued	05/04/2016

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
02/04/1984	B052715	Erect farm shed	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	02/05/2025

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
29/04/2020	200363	Land Use	Land use consent to construct a pool and non habitable pool house in the	Consent Effective	05/06/2020

Application Date	RC Number	Type	Proposal	Status	Decision Date
29/04/2020	200363	Land Use	Land use consent to construct a pool and non habitable pool house in the Coastal Risk Area and Rural 1 Coastal Zone.	Consent Effective	05/06/2020
29/04/2020	200364	Land Use - Disturbance	Land disturbance associated with the construction of a pool and pool house in the Rural 1 Coastal Risk Zone	Consent Effective	05/06/2020
05/03/2018	180204	Land Use	Land use consent to construct a new building in the Coastal Risk Area.	Consent Effective	23/03/2018
15/09/2017	171028	Land Use - Bore	Construct a new bore (for domestic water supply).	Consent Effective	05/10/2017
25/07/2012	120572	Land Use - Disturbance	Earthworks in Coastal Risk Area, Land Disturbance Area 1 to raise building platform to 4.25 metres	Expired Regional Consent	15/08/2012
24/07/2012	120570	Land Use	Construct a new dwelling to replace the existing one in the coastal risk and rural 1 areas	Consent Effective	14/08/2012
	080106	Subdivision: Discretionary	undertake a 15 lot subdivision	Withdrawn	
	080107	District: Land Use Discretionary	construct a dwelling on proposed Lots 1-15 and apply Rural Residential Zone rules to dwellings and access	Withdrawn	

Planning Permits

No historical planning permits have been found for this property.

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Swimming Pool or Spa	Andrew & Susan Talijancich	Pool Compliant	02/05/2028

Aerial Property View

Friday, 27 November 2026



Pipes and Rubbish Collection

Friday, 27 November 2026

