

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)
1938022403	LOT 1 DP 528043	38 Stafford Drive	Ruby Bay	4.4604

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
\$1640000	\$1070000	\$570000	01/09/2023	\$6523.54

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	1640000	3637.52
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1640000	113.16
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	1070000	143.38
2027	Stormwater UDA	1640000	918.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20487		20MC273948	105

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	2408740	08/06/2015	38 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.

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
21/05/2025	CA250364	Connect sleepout plumbing to wastewater system	Granted and Issued	
03/05/2022	220544	Construct new garage	Code Compliance Certificate Issued	12/04/2023
	EX220268	Construct a storage building	Withdrawn	
29/05/2018	180600	Ground floor bathroom renovation	Withdrawn	
22/11/1996	962014	NEW DWELLING GARAGE AND LOG BURNER	2nd Code Compliance Cert	25/02/2002
13/03/1995	950294	TO BUILD TRACTOR AND IMPLEMENT SHED	Code Compliance Certificate Issued	17/07/1996
14/10/1993	931662	TO PURCHASE LAND AND BUILD HOUSE	PIM/TAN Issued	

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
06/06/2025	250361	Land Use	Land use consent for a second dwelling in the Rural 1 Zone.	Further Information Requested	
19/05/2022	220401	Land Use - Bore	Construct a new bore for household supply	Lapsed Consent	30/05/2022
25/03/2022	220231	Land Use	Land use consent to construct a non-habitable building in the	Consent Effective	29/06/2022

Application Date	RC Number	Type	Proposal	Status	Decision Date
			Coastal Environment Area		
16/07/1996	960307	Land Use: Non Notified Non-complying	ERECT DWELLING EXCEEDING THE ALLOWABLE MAXIMUM BUILDING HEIGHT REQUIREMENT-P ROPOSED HEIGHT 8.8M	Consent Effective	02/09/1996

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.



