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

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938022900	SEC 1 SO 9999 PT SEC 4 MOUTERE HILLS DIST BEING DP 1233 LOTS 11 14 DP 336741	4 Stafford Drive	Ruby Bay	2.2253

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
$6040000	$1000000	$5040000	01/09/2023	$16397.08

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	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	9	8643.33
2027	Wastewater - 11 + Pans	8	5122.00
2027	Refuse/Recycling Rate	1	140.29
2027	Urban Wat.Supply- Serv Chge	2	1210.96

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W20138		22H761206	276
W20138.1		22M701180	1800
W20883		20MC271921	0

Services

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

Scheme or Supply	Service Provided
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	2409269	08/06/2015	4 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
31/07/2026	251001A	Changes to foundations, sub-floor ventilation and drainage for Classroom 5 (Block C) and Classroom 6 (Block D) modular walls replaced with new timber framing	Granted and Issued	28/08/2026
15/12/2025	251001	Alterations to block A, C, D and I - Mapua School	Certificate of Public Use Issued	13/08/2026
12/07/2024	240562	Construct an in-ground swimming pool and plant shed at Mapua School	Code Compliance Certificate Issued	05/11/2024
14/06/2022	210023A	Remove the opening between classrooms 11 and 12 from scope of work	Amendment Issued	20/06/2022
30/04/2021	210517	New shade structure canopy	Code Compliance Certificate Issued	24/08/2021
20/01/2021	210023	Alterations to buildings and contruct deck with access ramp	Formally Received	20/01/2021
17/07/2015	150756	Alterations/additions to Classrooms 8 & 9, and associated cloak rooms	Code Compliance Certificate Issued	24/03/2016
19/02/2016	150756A	Remove proposed additional subfloor bracing, reduce additional first floor bracing.	Amendment Issued	16/03/2016
17/07/2015	150756P	Alterations/additions to Classrooms 8 & 9, and associated cloak rooms	RM Certificate Lifted	14/10/2015
11/09/2013	131089	Upgrade of fire alarm system to Type 2/4	Code Compliance Certificate Issued	06/05/2014
03/10/2013	131177	Add 2 classrooms & breakout space	Code Compliance Certificate Issued	02/04/2014
05/12/2013	131389	Demolish existing unused old scout hall	Code Compliance Certificate Issued	19/02/2014
04/12/2013	131389P	Demolish existing unused old scout hall	Withdrawn	05/12/2013
09/08/2012	120810	Relocate dental clinic	Code Compliance	11/04/2013

Application Date	BC Number	Proposal	Status	Issue Date
		on site, new special care unit, new accessible ramps, new carport shelter	Certificate Issued	
21/03/2011	110241	Additional classrooms and upgrade classrooms 3 & 4	Code Compliance Certificate Issued	17/04/2012
08/12/1994	941920	STORM WATER FOR CARPARK	Code Compliance Certificate Issued	12/05/2011
24/07/2006	061046	Construct additional classroom	Code Compliance Certificate Issued	03/06/2010
29/06/2009	090727	Erect an additional classroom and alterations to existing veranda of classrooms 6 & 7.	Code Compliance Certificate Issued	01/03/2010
01/03/2004	040340	New classroom	2nd Code Compliance Cert	16/02/2010
11/02/2002	020134	Administration blocks for school	Code Compliance Certificate Issued	22/08/2002
29/11/2001	011836	To build school classroom	Code Compliance Certificate Issued	02/07/2002
18/12/1996	962173	ERECT PLAYGROUND	Code Compliance Certificate Issued	13/06/1997
14/10/1996	961780	NEW CLASSROOMS AND TOILET BLOCK	Code Compliance Certificate Issued	07/05/1997
05/12/1995	951822	SHADE STRUCTURE OVER POOL	Code Compliance Certificate Issued	30/01/1997
29/09/2005	056195	Covered deck to existing library	2nd Code Compliance Cert	20/10/1996
16/02/1995	950179	TO INSTALL FREE STANDING LOG BURNER	Code Compliance Certificate Issued	08/12/1995
23/11/1993	931867	TO REINSTATE PUMP SHED	Code Compliance Certificate Issued	17/03/1994

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0080	4 Stafford Drive, Ruby Bay	WOF received	08/06/2027

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
17/12/1991	K044072	Gazebo, Display and Shade	
22/08/1990	H058644	Changing sheds, wood and tool sheds	
28/11/1989	G044888	Extension of hall for toilets and	

Date	Permit Number	Subject	Notes
		kitchen	
17/01/1985	C030034	Alter Scout den	
02/03/1984	B052622	New Adminstration wing, alter classrooms, resite class	
20/12/1974	C031853	Additions and Remodelling	
27/11/1970	C026343	Erect Conveniences to Dental Clinic	
05/09/1969	B061033	New Boys Toilets	
18/12/1967	A019071	Scout Den	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Inspection 04/12/00, Complies.	
Pool inspection - Fence complies, letter on file	20/01/2015

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
17/12/2025	250845	Outline Plan	Outline Plan Waiver for alterations to Block A,C,D and I Mapua School - D73	Consent Effective	13/02/2026
10/07/2024	240462	Outline Plan	Outline Plan for construction of a swimming pool and pump shed in the same general location as its predecessor at Mapua School on a site subject to Designation D73 - Primary School - in the Rural 1 Coastal Zone at 4 Stafford Drive, Ruby Bay.	Consent Effective	06/08/2024
03/07/2023	230399	Outline Plan	Outline Plan Approval for new pool shed building and swimming pool within Mapua School in the Rural 1 Coastal Zone.	Consent Effective	24/08/2023
13/10/2021	210979	Outline Plan	Outline plan - for a new classroom block at the Mapua School at 4 Stafford Drive Mapua	Decision Notified	
26/03/2021	210258	Outline Plan	Outline Plan to	Consent Effective	07/05/2021

Application Date	RC Number	Type	Proposal	Status	Decision Date
			construct a new shade structure canopy at Mapua School		
05/05/2021	210383	Outline Plan	Outline Plan Waiver for new shade sale canopy 12.5m long x 12m wide located between classrooms 8-9 and 10-13 Mapua School	Withdrawn	
28/01/2021	210074	Outline Plan	Outline Plan Waiver for Upgrade of Learning Support centre building and upgrade to classroom 6 and 7	Consent Effective	02/02/2021
18/09/2013	130674	Outline Plan	Outline plan for two new classrooms at Mapua School	Consent Effective	24/09/2013
12/06/2013	130420	Land Use/Designation	Notice of Requirement for an alteration of designation that involves the inclusion of a parcel of land obtained through a subdivision by Ruby Bay Farms	Consent Effective	01/07/2013
06/07/2012	120517	Outline Plan	Outline plan for moving a building and replacing with a new building at Mapua School	Consent Effective	31/07/2012
29/03/2011	110280	Outline Plan	Construct a new classroom at Mapua School	Consent Effective	31/03/2011
30/06/2009	090374	Outline Plan	Outline Plan - To build new classroom and an extension to the existing verandah	Consent Effective	02/07/2009
10/12/2007	071188	Land Use/Designation	outline plan for a new playground at Mapua School	Consent Effective	12/12/2007
25/07/2006	060615	District: Land Use Discretionary	outline plan for Mapua School Roll Growth Classroom	Consent Effective	26/07/2006

Application Date	RC Number	Type	Proposal	Status	Decision Date
15/09/2005	050783	District: Land Use Discretionary	outline plan to upgrade decking at Mapua School	Consent Effective	21/09/2005
01/03/2004	040179	District: Land Use Discretionary	outline plan for relocatable class room	Consent Effective	09/03/2004
10/02/2002	020050	District: Land Use Discretionary	outline plan to construct a new administration building	Consent Effective	05/04/2002
30/11/2001	010747	District: Land Use Discretionary	outline plan for relocation of classroom within the school site - Designated site 73	Consent Effective	05/12/2001
	NN663820	Water Take - Underground	SCHOOL USE Water Management Zone: Moutere - Moutere	Relinquished	12/05/1969

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.

Aerial Property View

Tuesday, 17 November 2026



Pipes and Rubbish Collection

Tuesday, 17 November 2026

