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)
1937041710	LOT 5 DP 14294 LOTS 3 6 DP 12767 LOT 11 DP 550701	340 Main Road Spring Grove	Brightwater-Wakefield	123.0042

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
$1900000	$990000	$910000	01/09/2023	$5548.56

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	1900000	4214.20
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
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	Reg. River Works -Part Area Y	85000	27.37
2027	Reg. River Works - Part Area Z	970000	129.98
2027	Stormwater: General Drainage	1900000	112.10

Water Meter Information

No Information available

Services

No Services are available for this property

Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2415169	08/06/2015	340 Main Road Spring Grove, Brightwater-Wakefield

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 2	The Rural 2 Zone covers land areas which have varying productive value and less versatile soils. The land in Rural 2 is more extensively farmed and zone subdivision and development rules primarily protect this capacity on a long-term basis.
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.

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
26/04/2022	220524	Install new waste water system	CCC Refused	06/01/2025
19/10/2021	211312	Internal alterations with in built wood burner	CCC Refused	07/11/2023
21/04/2022	CA220504	Addition of a sink inside the workshop and building extension for toilet and basin addition	Granted and Issued	13/06/2023
29/06/2020	200701	Construct dwelling with Woodsman freestanding wetback wood burner and detached shed	Code Compliance Certificate Issued	04/10/2021
23/04/2021	210375	Install a wastewater system	Withdrawn	11/06/2021
08/11/1999	991657	To install para pool	2nd Code Compliance Cert	09/02/2000

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
26/09/1990	H058739	Erect 5 bay shed	
31/08/1990	058657	New dwelling with garage attached	
27/06/1990	H021663	Addition to farm shed	
03/11/1989	G044802	Erect implement shed	
11/05/1983	B002165	Erect implement & storage shed	
21/04/1981	J012384	Install Chimney	
06/04/1976	H25414	New pump house	
01/04/1976	Z025412	Erect Hayshed	
29/01/1969	B004205	Implement Shed	
	1961		Plumbing and Drainage Permit

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	16/09/2025

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
16/07/2020	200578	Land Use	To construct a second (minor) dwelling within the Rural 2 Zone	Consent Effective	04/09/2020

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
NES - Freshwater Farm Plans	Higgins Michael John	NES RECORD	
Swimming Pool or Spa	John & Jan Higgins	Pool Compliant	16/09/2028

Aerial Property View

Friday, 27 November 2026



Pipes and Rubbish Collection

Friday, 27 November 2026

