Property Report

- **This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.**
- 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)
1937045600	ALL DP 2513 BLK IX WAIMEA SD	44 Higgins Road	Spring Grove	2.9241

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
$1450000	$660000	$790000	01/09/2023	$4455.00

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	1450000	3216.10
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	Regional River Works - Area Z	660000	88.44
2027	Stormwater: General Drainage	1450000	85.55

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	2408118	08/06/2015	44 Higgins Road, Spring Grove

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.

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
17/05/2019	190524	Relocate toilet & laundry	Code Compliance Certificate Issued	16/08/2019
14/03/2016	CA0455	Inground swimming pool	Certificate of Acceptance Issued	05/10/2016
19/07/2004	041366	To install Logair Hestia Free standing log burner	Code Compliance Certificate Issued	25/08/2004
15/02/1996	960211	TO BUILD GARDEN SHED	Code Compliance Certificate Issued	30/07/1996

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
04/09/1986	E012076	Alter dwelling	
16/01/1986	D028717	Reinstate existing shed	
30/05/1983	B002231	Install Warmaire Regal freestanding fireplace	
08/08/1969	B004482	Reinstate leanto	
20/11/1965	B025806	Porch to dwelling	
30/11/1962	142345	Garage and storage shed	
13/06/1962	141762	Erect a House	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	27/02/2024
SWIMMING POOL: PARAPOOL 12000L YES 11/11/88 GW\	

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
02/02/2016	160103	Water Take -	To take	Consent Effective	30/06/2016

Application Date	RC Number	Type	Proposal	Status	Decision Date
02/02/2016	160103	Water Take - Underground	To take groundwater for irrigation Water Management Zone: Wai-iti	Consent Effective	30/06/2016
13/12/2000	NN000576	Water Take - Underground	take groundwater for irrigation of crops Water Management Zone: Wai-iti	Expired Regional Consent	25/06/2001
28/03/1991	NN910062	Water Take - Underground	take groundwater for irrigation of crops Water Management Zone: Wai-iti	Expired Regional Consent	17/09/1991

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	Katrina Allred & Jason Allred	Pool Compliant	27/02/2027

Aerial Property View

Friday, 20 November 2026



Pipes and Rubbish Collection

Friday, 20 November 2026

