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)
1937046100	LOT 4 DP 398072	355 Main Road Spring Grove	Brightwater-Wakefield	0.6000

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
$1500000	$550000	$950000	01/09/2023	$6928.99

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	1500000	3327.00
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	Water supp-Rural Ext-Wakefield	2	2374.88
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	550000	73.70
2027	Stormwater: General Drainage	1500000	88.50

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRWFD0080	5m to RHS from RH Bdy	RESTRICTOR	0

Services

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

Scheme or Supply	Service Provided
Water supp-Rural Ext-Wakefield	Water Supply

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2415273	08/06/2015	355 Main Road Spring

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Single 240	2415273	08/06/2015	355 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 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
18/09/2019	191175	Extension to existing lounge	Code Compliance Certificate Issued	22/03/2024
	EX210751	Construct a Pole Shed	Granted and Issued	13/08/2021
13/12/2011	111249	New 2 bay pole shed	Code Compliance Certificate Issued	25/07/2014
07/08/2008	080961	Install fibreglass swimming pool and spa pool & new fence	Code Compliance Certificate Issued	28/05/2010
03/03/2008	080218	Woodburner F/S Masport Grandview	Code Compliance Certificate Issued	06/05/2008
23/04/1998	980532	Installation of inbuilt log burner	Code Compliance Certificate Issued	30/04/1998
17/01/1996	960052	Extend dwelling: kitchen, laundry and bedroom	Code Compliance Certificate Issued	24/03/1998

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
20/04/1985	0030278	Alter dwelling and garage	
24/08/1984	B109124	Erect extension to kitchen	
04/07/1978	I016981	Addition to House	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Received inground swimming pool and spa pool registration with building consent 25/05/10: Swimming pool now complies.	08/08/2008
Pool Compliant	25/10/2023

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
10/06/2021	PB210021	Deemed Permitted Boundary Activity	Deemed Permitted Boundary Activity to construct a pool shed	Withdrawn	
24/05/2001	NN010205	Water Take - Underground	Take groundwater for irrigation Water Management Zone: Wai-iti	Expired Regional Consent	19/07/2001
28/06/2011	110465	Land Use	Construct a farm pole shed 3m from existing boundary on existing concrete pad	Consent Effective	19/07/2011
22/06/2007	070632	Subdivision: Discretionary	make boundary adjustment between three titles	Sec 224 Issued	10/08/2007
	NN662840	Water Take - Underground	IRRIGATION Water Management Zone: Wai-iti	Expired Regional Consent	08/05/1969

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	Mitchell Wood & Loren Bowden	Pool Compliant	25/10/2026

Aerial Property View

Tuesday, 17 November 2026



Pipes and Rubbish Collection

Tuesday, 17 November 2026

