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

Wednesday, 18

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1937046400	LOT 3 DP 4549 BLK IX WAIMEA SD	399 Main Road Spring Grove	Brightwater-Wakefield	0.0802

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
$760000	$360000	$400000	01/09/2023	$3449.15

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	760000	1685.68
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	Urban Wat.Supply- Serv Chge	1	605.48
2027	Regional River Works - Area Z	360000	48.24
2027	Stormwater: General Drainage	760000	44.84

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W70212		17MC239957	285

Services

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

Scheme or Supply	Service Provided
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	2414743	08/06/2015	399 Main Road Spring

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2414743	08/06/2015	399 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
04/05/2016	160472	Install New F/S Jayline Spitfire Wood Burner	Code Compliance Certificate Issued	29/09/2016
26/07/2002	021268	To build Garage	Code Compliance Certificate Issued	01/10/2002
10/08/1995	951185	DEMOLISH EX OFFICE AND ALTER TO SLEEPOUT	2nd Code Compliance Cert	27/03/2002

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
02/09/1991	J038498	Addition of shower room, verandah and ramp	
10/10/1984	B109244	Extend dwelling	
31/10/1983	B052305	Alter dwelling - add conservatory	
08/09/1982	A040797	Install Kent Logfire	
01/04/1966	Z02623	Erect dwelling	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Removed	17/02/2025
SWIMMING POOL APPLICATION RECEIVED ,BUILDING INSPECTOR CHECKED , REQUIRES FENCE AND ONCE DONE BUILDING INSPECTOR	

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
30/07/2002	020447	District: Land Use Discretionary	construct a garage with firewall 0.150 off side boundary	Consent Effective	06/08/2002

Application Date	RC Number	Type	Proposal	Status	Decision Date
08/03/2002	020115	District: Land Use Non-complying	erect a skyline sleepout to be used as an extra room	Consent Effective	20/03/2002

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	Stacey Inwood & Shane Ham	Pool Removed	

Aerial Property View

Wednesday, 18 November 2026



Pipes and Rubbish Collection

Wednesday, 18 November 2026

