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

Friday, 6 November 2026

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1937047502	LOT 1 DP 15720	271 Higgins Road	Spring Grove	0.7184

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
$1380000	$560000	$820000	01/09/2023	$6657.09

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	1380000	3060.84
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	560000	75.04
2027	Stormwater: General Drainage	1380000	81.42

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRWFD0490	IN METER BOX 0.2M LHS GATEWAY	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	2420025	18/09/2020	271 Higgins Road, Spring

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2420025	18/09/2020	271 Higgins Road, Spring Grove
Withdrawn	2408466	08/06/2015	271 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 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.

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
08/09/2020	201073	Construct second dwelling with attached carport	Code Compliance Certificate Issued	01/08/2022
12/09/2019	191136	Install a new swimming pool	Code Compliance Certificate Issued	05/02/2021
07/10/2015	151025	Convert existing garage & utility area	Code Compliance Certificate Issued	20/12/2017
	151025P	Convert existing garage & utility area	Withdrawn	07/10/2015
15/02/2012	120109	New lounge extension	Code Compliance Certificate Issued	02/04/2014
31/10/2005	056334	Alterations and extension to dwelling and install log burner	Application Returned	21/01/2010
11/04/2006	060448	Install Metro Rad freestanding log burner	Code Compliance Certificate Issued	08/05/2006
11/05/1993	930742	TO BUILD DOMESTIC DOUBLE GARRAGE	Code Compliance Certificate Issued	29/06/1993

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
15/07/1982	040628	Install Kent logfire	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	20/10/2026

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
03/07/2020	200536	Land Use	Land use consent to construct a second dwelling within 30 metres from internal boundaries in the Rural 2 Zone.	Consent Effective	28/08/2020

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
Swimming Pool or Spa	Nigel & Leanne Hutchinson	Pool Compliant	20/10/2029

Aerial Property View

Friday, 6 November 2026



Pipes and Rubbish Collection

Friday, 6 November 2026

