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, 6 November 2026

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1937047510	LOT 2 DP 602909	263 Higgins Road	Spring Grove	18.1447

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
$2020000	$1010000	$1010000	01/09/2023	$5799.79

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	2020000	4480.36
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	1010000	135.34
2027	Stormwater: General Drainage	2020000	119.18

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	2422611	18/12/2024	265 Higgins Road, Spring Grove
Invoice 240	2418440	20/09/2018	265 Higgins Road, Wakefield
Single 240- Withdrawn	2408467	08/06/2015	263 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.
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
07/04/2005	055063	Erect conservatory	Code Compliance Certificate Issued	14/06/2005
22/12/2003	032454	Dwelling with Garage	Code Compliance Certificate Issued	01/10/2004
24/04/2003	030715	Dwelling Int garage l/ fire and sep garage	Code Compliance Certificate Issued	02/06/2004
18/09/1998	981355	Extension to implement shed	Code Compliance Certificate Issued	23/10/1998
14/03/1995	950298	BUILD 3 BAY GOLDPINE SHED AND TOILET	Code Compliance Certificate Issued	07/06/1995

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
20/11/1989	0044847	Extension to implement storage shed	
20/11/1989	G044841	Extension to implement storage shed	
19/06/1981	J012579	Woolshed	
26/08/1976	H025769	Alterations to Cowshed	
16/12/1965	B025845	Hay Barn	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	19/11/2024

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
11/07/2014	031269V1	Land Use	To vary the consent and covenant to enable	Consent Effective	18/07/2014

Application Date	RC Number	Type	Proposal	Status	Decision Date
11/07/2014	031269V1	Land Use	To vary the consent and covenant to enable a permanent second dwelling for family members	Consent Effective	18/07/2014
03/12/2003	031269	Land Use	erect second dwelling on title for elderly parents	Consent Effective	22/12/2003

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	Norman & Vikki Johnston	Pool Compliant	19/11/2027

Aerial Property View

Friday, 6 November 2026



Pipes and Rubbish Collection

Friday, 6 November 2026

