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)
1937048300	PT SECS 53 WAIMEA STH DIST BLK IX WAIMEA SD	145 Higgins Road	Spring Grove	20.9487

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
$1890000	$980000	$910000	01/09/2023	$5499.76

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	1890000	4192.02
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	980000	131.32
2027	Stormwater: General Drainage	1890000	111.51

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	2409606	08/06/2015	145 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.
Conservation	The Conservation Zone covers public conservation land administered by the Department of Conservation.

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
	NF0466	Swimming pool	Notice to Fix now Complies	28/04/2023
15/06/1999	990845	To install f/s woodsman diesel fire	Code Compliance Certificate Issued	26/01/2000
17/12/1998	981808	Outdoor decking and install spa	Code Compliance Certificate Issued	24/03/1999
11/10/1993	931653	CONSTRUCT NEW DWELLING	Code Compliance Certificate Issued	03/07/1997
14/10/1993	931665	DEMOLISH EXISTING OLD DWELLING	Code Compliance Certificate Issued	20/12/1993
25/03/1993	930393	EXTENSION OF DEER & HAY SHEDS	Code Compliance Certificate Issued	06/08/1993

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
11/08/1992	K018292	Erect granny flat within existing bldg	
01/05/1991	H059751	Erect shed	
17/10/1990	H058973	Alterations to bldg	
15/05/1990	H021470	Alterations to farm shed	
05/06/1986	D062563	Extend dwelling (dining room)	
	2964		Plumbing & Drainage Permit
	2965		Plumbing & Drainage Permit
	2965		Plumbing & Drainage Permit

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Decommissioned	14/07/2026

Resource Consents

No Resource Consent records are on record for this property.

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	Lester & Erica Hannah	Pool Decommissioned	14/07/2027

Aerial Property View

Wednesday, 18 November 2026



Pipes and Rubbish Collection

Wednesday, 18 November 2026

