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)
1937049100	LOT 1 DP 314957	16 Jeffries Road	Brightwater	1.2878

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
$1400000	$590000	$810000	01/09/2023	$6706.65

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	1400000	3105.20
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WatSup-RuralExt-Brightwat/Hope	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	590000	79.06
2027	Stormwater: General Drainage	1400000	82.60

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRHBW2050	29.2M FRM LH BDY	RESTRICTOR	0

Services

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

Scheme or Supply	Service Provided
WatSup-RuralExt-Brightwat/Hope	Water Supply

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2408538	08/06/2015	16 Jeffries Road, Brightwater

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
05/10/2007	071373	New shed	Code Compliance Certificate Issued	08/02/2008
04/08/2005	055852	Alter exisitng toilet to include shower and vanity	Code Compliance Certificate Issued	31/07/2006
11/03/2004	040432	Office /Smoko Room storage	Code Compliance Certificate Issued	21/05/2005
24/06/1993	930379	EXTENSION TO BACK DOOR AREA AND CONSERVATORY	Code Compliance Certificate Issued	09/02/2004

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
07/09/1992	K018401	Construct farmshed	
05/07/1985	C068993	Erect garage	
11/11/1983	B052308	Erect domestic garage/workshop	
20/12/1982	A065320	Erect dwelling	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	02/10/2023
Received registration of swimming and spa pools	10/03/2004
Spa and swimming pool inspected, both comply with regulations.	12/03/2004

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
18/04/2001	NN010160	Water Take - Underground	take groundwater for irrigation of shrubs Water	Surrendered	19/09/2001

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18/04/2001	NN010160	Water Take - Underground	take groundwater for irrigation of shrubs Water Management Zone: Wai-iti	Surrendered	19/09/2001
15/05/2001	010268	Subdivision: Discretionary	undertake a two lot subdivision	Sec 224 Issued	26/03/2002
05/04/1991	NN910078	Water Take - Underground	To take groundwater for trickle irrigation at Jefferies Roa Water Management Zone: Wai-iti	Expired Regional Consent	17/09/1991

Planning Permits

Prior to the Resource Consent system, these Planning Permits and notes were registered against the property.

Date	Planning Number	Subject	Notes
07/12/1984	T2/9/1/735	ESTABLISH ROADSIDE STALL	H A DEN BOON, BOONS GARDENS, BRIGHTWATER

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Swimming Pool or Spa	Nicolas & Susan Ransom	Pool Compliant	02/10/2026

Aerial Property View

Wednesday, 4 November 2026



Pipes and Rubbish Collection

Wednesday, 4 November 2026

