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)
1937054301	LOT 6 DP 16885 & 1/3 SHARE IN LOT 5 DP 16885 BLK X WAIMEA SD	34 Wairoa Gorge Road	Brightwater	9.3920

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
$1660000	$860000	$800000	01/09/2023	$4959.97

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	1660000	3681.88
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	860000	115.24
2027	Stormwater: General Drainage	1660000	97.94

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	2419955	24/07/2020	34 Wairoa Gorge Brightwater
Withdrawn	2407914	08/06/2015	34 Wairoa Gorge 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 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
18/08/2021	211093	Reclad weatherboard sections of existing house	CCC Refused	01/10/2024
	EX210886	Partial re-clad. Removal of existing timber weatherboard and replaced with Hermpac direct fix board and batten cedar. New building wrap and insulation to be installed as required.	Refused to Grant	12/07/2021
08/08/2018	180892	Extend dwelling to construct an ensuite	Code Compliance Certificate Issued	27/11/2019
08/08/2018	180892P	Extend dwelling to construct an ensuite	PIM/TAN Issued	07/09/2018
12/06/2012	120558	Install Solar Hot Water System and new HWC	Code Compliance Certificate Issued	19/09/2012
07/09/2007	071259	New hay shed	Code Compliance Certificate Issued	21/02/2008
04/12/2006	061728	Wood Burner	Code Compliance Certificate Issued	18/04/2007
08/02/1996	960169	SHED FOR STORAGE OF HAY	Code Compliance Certificate Issued	24/01/1997

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
11/04/1988	F019317	Erect dwelling	

Swimming Pools

No Swimming Pool records have been found for this property.

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
27/08/2021	210793	Certificate of Compliance	Certificate of Compliance to establish, operate and maintain a new telecommunications facility at 34 Wairoa Gorge Road	Consent Effective	06/10/2021
29/06/2004	040767	District: Land Use Discretionary	build two tourist/holiday accomodation units	Lapsed Consent	18/11/2004
14/09/1993	930342	Land Use/Subdn: Non-complying	SUBDIVISION TO CREATE THREE ADDITIONAL TITLES	Section 224	09/12/1993
	P920184	PLANNING PERMIT - NOTIFIED	SUBDV	Consent Effective	

Planning Permits

No historical planning permits have been found for this property.

Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

Aerial Property View

Wednesday, 18 November 2026



Pipes and Rubbish Collection

Wednesday, 18 November 2026

