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

Tuesday, 17 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1939019002	LOT 3 DP 14440 - SUBJ TO R/W	104 Bryant Road	Brightwater	9.7646

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
$1235000	$880000	$355000	01/09/2023	$4219.61

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	1235000	2739.23
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1235000	85.22
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 Y	1235000	397.67
2027	Stormwater: General Drainage	1235000	72.87

Water Meter Information

No Information available

Services

No Services are available for this property

Wheelie Bins

No wheelie bin has been issued to this property.

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
	220517P	PIM only - Construct second dwelling with freestanding wood burner	PIM/TAN Issued	12/05/2022
15/02/1996	960210	Farm Shed	Code Compliance Certificate Issued	05/03/1996
16/10/1995	951532	Hay Shed	Code Compliance Certificate Issued	07/11/1995

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
07/09/1992	K018405	Erect addition to existing dwelling - garage	

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
02/09/2024	240584	Water Take - Underground	New affiliated water - To take and use groundwater for irrigation Water Management Zone: Appleby Gravel (Affiliated Post Dam)	Consent Effective	25/09/2024
23/02/2017	170241	Water Take - Underground	To take and use groundwater for irrigation Water Management Zone: Reservoir	Lapsed Consent	26/07/2019

Application Date	RC Number	Type	Proposal	Status	Decision Date
			(Unaffiliated)		
20/10/2021	211007	Land Use	Land use consent to construct a second dwelling in the Rural 1 Zone with access over Right of way with more than 6 users	Consent Effective	24/01/2022
02/05/2002	NN020180	Water Take - Underground	To take groundwater for irrigation Water Management Zone: Waimea Reservoir	Expired Regional Consent	08/10/2002
03/02/1995	NN910128	Water Take - Underground	To take groundwater for spray irrigation at Bryants Road. Water Management Zone: Waimea Reservoir	Expired Regional Consent	29/03/1995

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

Tuesday, 17 November 2026



Pipes and Rubbish Collection

Tuesday, 17 November 2026

