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

Monday, 23 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1939030400	SEC 25 WAIMEA STH DIST BLOCK IX WAIMEA S D	75 Jeffries Road	Brightwater	20.2343

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
$1665000	$1180000	$485000	01/09/2023	$7389.12

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	1665000	3692.97
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	1180000	158.12
2027	Stormwater: General Drainage	1665000	98.24

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRHBW2020	10.2M RHS GTE 6M LHS PMPSHD	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	2418004	30/05/2017	75 Jeffries Rd, Brightwater
Single 240- Withdrawn	2408381	08/06/2015	75 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
28/11/2013	131365	Construct a lean to farm building	Code Compliance Certificate Issued	20/02/2014
27/11/2013	131365P	Construct a lean to farm building	TA Check Completed	11/12/2013
01/03/2012	120179	Install LTD Metro freestanding woodburner with wetback	Code Compliance Certificate Issued	21/05/2012
11/07/2007	070991	Alteration Kitchen and Bedroom	Code Compliance Certificate Issued	28/09/2009
18/02/2005	050202	Extension to dwelling	Code Compliance Certificate Issued	15/03/2005
17/06/2002	020994	To install Kent Quantum l/b with wet back	Code Compliance Certificate Issued	17/06/2002
13/09/1996	961640	Rebuild existing car shed.	Code Compliance Certificate Issued	21/11/1996
09/08/1995	941053	To build kitset glasshouse	Cancelled	09/08/1995

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
02/09/1991	J038499	Erect storage shed	
03/12/1990	H059121	Domestic kitchen extension	
01/05/1986	D028971	Alter woolshed	
04/07/1978	I016982	Alter 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

Application Date	RC Number	Type	Proposal	Status	Decision Date
23/07/2007	070693	Land Use: Restricted Discretionary	undertake extension to bedroom which encroaches the setback from road boundary	Consent Effective	02/08/2007

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

Monday, 23 November 2026



Pipes and Rubbish Collection

Monday, 23 November 2026

