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)
1939038902	LOT 4 DP 16182 BLK IX WAIMEA SD - SUBJ TO & INT IN R/W	41C Ellis Street	Brightwater	0.2306

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
$1260000	$580000	$680000	01/09/2023	$7904.20

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	1260000	2794.68
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	1	960.37
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1260000	86.94
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	Urban Wat.Supply- Serv Chge	1	605.48
2027	Regional River Works- Area Y	1260000	405.72
2027	Stormwater UDA	1260000	705.60

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W31035		14MC190104	287

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater

Scheme or Supply	Service Provided
Tasman Waste Water	Wastewater
Urban Water Supply	Water Supply

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2418363	07/06/2018	41C Ellis Street, Brightwater
Withdrawn		08/06/2015	41C Ellis Street, 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
Residential	The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment

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
05/03/2001	010263	New dwelling with garage	Code Compliance Certificate Issued	10/12/2003
29/10/2001	011657	To install Para swimming pool	Code Compliance Certificate Issued	29/04/2002
19/10/1993	931685	Erect garage store and games room	Code Compliance Certificate Issued	26/04/2001
08/09/2000	001424	To convert building to a separate flat	Code Compliance Certificate Issued	27/03/2001

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Inground Pool registration received. All complies.	09/10/2008
Pool Compliant	30/10/2024
Pool inspected. Fence/Gate still being built, everything else okay, will return to finish inspection.	30/01/2004
Site inspected. Large immediate pool area - will need determination. Could not ascertain whether interior doors have top bolts. Will need to re-inspect to determine compliance.	25/08/2004

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
19/02/2001	010072	District: Land Use Discretionary	change part of an existing garage workshop to a flat and erect second dwelling less than 25m from boundary	Consent Effective	07/03/2001
08/03/1994	940082	Subdivision: Non Notified Non Complying	To subdivide Lot 5 DP 16182 to create three lots	Section 224	25/08/1994

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	Brent & Rossana Rogers	Pool Compliant	30/10/2027

Aerial Property View

Tuesday, 24 November 2026



Pipes and Rubbish Collection

Tuesday, 24 November 2026

