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, 2 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1939042202	LOT 3 DP 16547 BLK IX WAIMEA SD - INT IN & SUBJ TO R/W	45 Bryant Road	Brightwater	1.4077

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
$1200000	$680000	$520000	01/09/2023	$5473.19

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	1200000	2661.60
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1200000	82.80
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	1200000	386.40
2027	Stormwater UDA	1200000	672.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W30908		14MC190281	233

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater
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	2415579	08/06/2015	45 Bryant 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
19/12/2024	241041	Install freestanding wood burner	Code Compliance Certificate Issued	13/03/2025
16/05/2012	120456	Internal bathroom alterations	Code Compliance Certificate Issued	22/05/2013
28/02/2005	050264	Extensions and alterations to dwelling, move fire	Code Compliance Certificate Issued	15/08/2005
22/11/2001	011812	Stables for horses	Code Compliance Certificate Issued	15/01/2002
03/09/1999	991284	To build garage workshop	Code Compliance Certificate Issued	05/04/2000
15/07/1996	961273	Addition to existing dwelling	Code Compliance Certificate Issued	10/05/1999
22/08/1994	941366	Stables and Hay Shed	Code Compliance Certificate Issued	21/10/1994
15/04/1994	940579	Convert existing shed into house	Code Compliance Certificate Issued	21/09/1994

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
09/10/1979	J094988	Resite & alter house as a shed with loading bay	

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
15/02/2017	170167	Water Take - Underground	To take and use groundwater for irrigation Water Management	Consent Effective	12/08/2019

Application Date	RC Number	Type	Proposal	Status	Decision Date
15/02/2017	170167	Water Take - Underground	To take and use groundwater for irrigation Water Management Zone: Reservoir (Unaffiliated)	Consent Effective	12/08/2019
30/04/2002	NN020177	Water Take - Underground	To take groundwater for irrigation Water Management Zone: Waimea Reservoir	Expired Regional Consent	07/10/2002
29/03/2005	050248	District: Land Use Discretionary	undertake extensions to dwelling including deck the nearest point of which is 2m from the internal boundary	Consent Effective	27/04/2005
27/08/1993	NN930303	Water Take - Underground	To take from groundwater for irrigation. Water Management Zone: Waimea Reservoir	Expired Regional Consent	17/11/1993
16/02/1995	NN950049	Land Use - Bore	To take groundwater for domestic and stockwater	Expired Regional Consent	27/02/1995

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

Monday, 2 November 2026



Pipes and Rubbish Collection

Monday, 2 November 2026

