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)
1862012902	LOT 2 DP 12085 BLK XV PAKAWAU SD	21 Gibbs Road	Collingwood	0.2930

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
$910000	$430000	$480000	01/09/2023	$5558.38

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	910000	2018.38
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
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	Golden Bay Community Board	1	16.48
2027	TakakaFirefighting CapitalWard	1	5.41
2027	Urban Wat.Supply- Serv Chge	1	605.48
2027	Regional River Works - Area Z	430000	57.62
2027	Stormwater UDA	910000	509.60

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W17121		15MC203428	54

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater
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	2402905	08/06/2015	21 Gibbs Road, Collingwood

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 Residential Serviced	The Rural Residential Zone provides for rural lifestyle living opportunities. Rules for development and subdivision generally seek to ensure that lifestyle living is enabled and that adequate servicing is provided, while maintaining rural character and amenity.

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
07/09/2022	221121	Construct retaining wall	Code Compliance Certificate Issued	13/02/2023
04/06/2019	190681	Alterations and partial recladding of existing dwelling, addition of new deck	CCC Refused	28/10/2022
14/09/2022	190681B	Change to window joinery	Granted and Issued	10/10/2022
	EX220374	Construct a pole shed	Granted and Issued	24/08/2022
14/04/2022	190681A	Change to bracing and alteration to layout	Amendment Issued	05/05/2022
24/03/2009	090279	addition to existing dwelling, and to legitimize existing deck extension	Code Compliance Certificate Issued	12/09/2017
18/04/2005	055140	install a metro rad wee burner	Code Compliance Certificate Issued	17/05/2005

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
18/10/1989	G005108	Garage & extension to laundry	

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
24/05/2019	190661	Land Use	Land use consent to carry out construction works on a site in the Coastal Environment Area	Consent Effective	28/06/2019

Application Date	RC Number	Type	Proposal	Status	Decision Date
24/05/2019	190661	Land Use	Land use consent to carry out construction works on a site in the Coastal Environment Area (CEA) which includes the extension of a dwelling with decking and veranda as well as a new garage and a covered deck which will be sited within the 5 metre setbacks from the internal boundaries within the Rural-Residential Zone.	Consent Effective	28/06/2019
28/04/2009	090256	Land Use Controlled	Extend exisitng dwelling	Consent Effective	13/05/2009

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

Thursday, 19 November 2026



Pipes and Rubbish Collection

