Property Report

- **This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.**
- 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

Wednesday, 4 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1862015500	SECS 101-103 106-120 126 127 205 207-209 215 217 219 298-300 302 303 PT SECS212 214 COLLINGWOOD SUBN BLKS XIV XV PAKAWAU SD BLK IV AORERE SD	10 Plain Road	Rockville	270.0053

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
$4950000	$4380000	$570000	01/09/2023	$12944.87

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	4950000	10979.10
2027	Uniform Annual General Charge	1	429.00
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	Regional River Works - Area Z	4380000	586.92
2027	Stormwater: General Drainage	4950000	292.05

Water Meter Information

No Information available

Services

No Services are available for this property

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2411042	08/06/2015	10 Plain 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 2	The Rural 2 Zone covers land areas which have varying productive value and less versatile soils. The land in Rural 2 is more extensively farmed and zone subdivision and development rules primarily protect this capacity 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
02/05/2001	010603	Extension to shed	Code Compliance Certificate Issued	21/03/2025
21/03/2025	010603A	B2 Durability Modification	Granted and Issued	21/03/2025
27/10/2006	061528	Covered sheep yards	Code Compliance Certificate Issued	21/03/2025
21/03/2025	061528A	B2 Durability Modification	Granted and Issued	21/03/2025
31/03/1993	930433	Extend kitchen & lounge	Code Compliance Certificate Issued	18/03/2025
18/03/2025	930433A	B2 Durability Modification	Granted and Issued	18/03/2025
26/04/2022	220401	Install new Metro freestanding wood burner	Code Compliance Certificate Issued	29/05/2023
19/09/2003	031830	To build a domestic garage	Code Compliance Certificate Issued	16/03/2004
25/05/1999	990724	Milan Tuscany free-standing with wetback	Code Compliance Certificate Issued	03/06/1999
	961460	Shed	Cancelled	15/10/1998

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
14/04/1989	G004923	Extension to shed	
19/09/1986	D003927	Garage/storeshed	
11/06/1984	B062107	Transfer shed to section at Rakopi	
27/04/1984	B062060	Woodshed & porch over side entrance	
18/11/1983	B061927	Porch.	Hard copy destroyed
18/11/1980	K011624	Erect Dwelling	
18/04/1980	J049875	Dwelling.	Hard copy destroyed
11/12/1979	J049776	Garage.	Hard copy destroyed

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
16/06/2026	260331	Subdivision	Boundary adjustment subdivision of four Rural 2 farm titles (NL66/162, NL9A/593, NL2B/351, and NL3B/288), to create four new titles consisting of the following: - Lot 1 (61.05ha) - containing an existing woolshed; - Lot 2 (23.73ha) - containing an existing haybarn; Balance of NL9A/593 (71ha) - containing an existing dwelling and Lot 3 (28.84ha), Lot 4 (40.51ha), and NL2B/351 (10.12ha). (all vacant farm blocks), amalgamated with NL3B/288 (107.24ha) to form one title of 187ha.	Consent Effective	22/07/2026
11/02/2000	000058	Land Use Controlled	To erect a sign on Win`s property SH60 Collingwood	Withdrawn	
07/12/1995	950469	Land Use Controlled	Erect an advertising sign	Withdrawn	

Planning Permits

No historical planning permits have been found for this property.

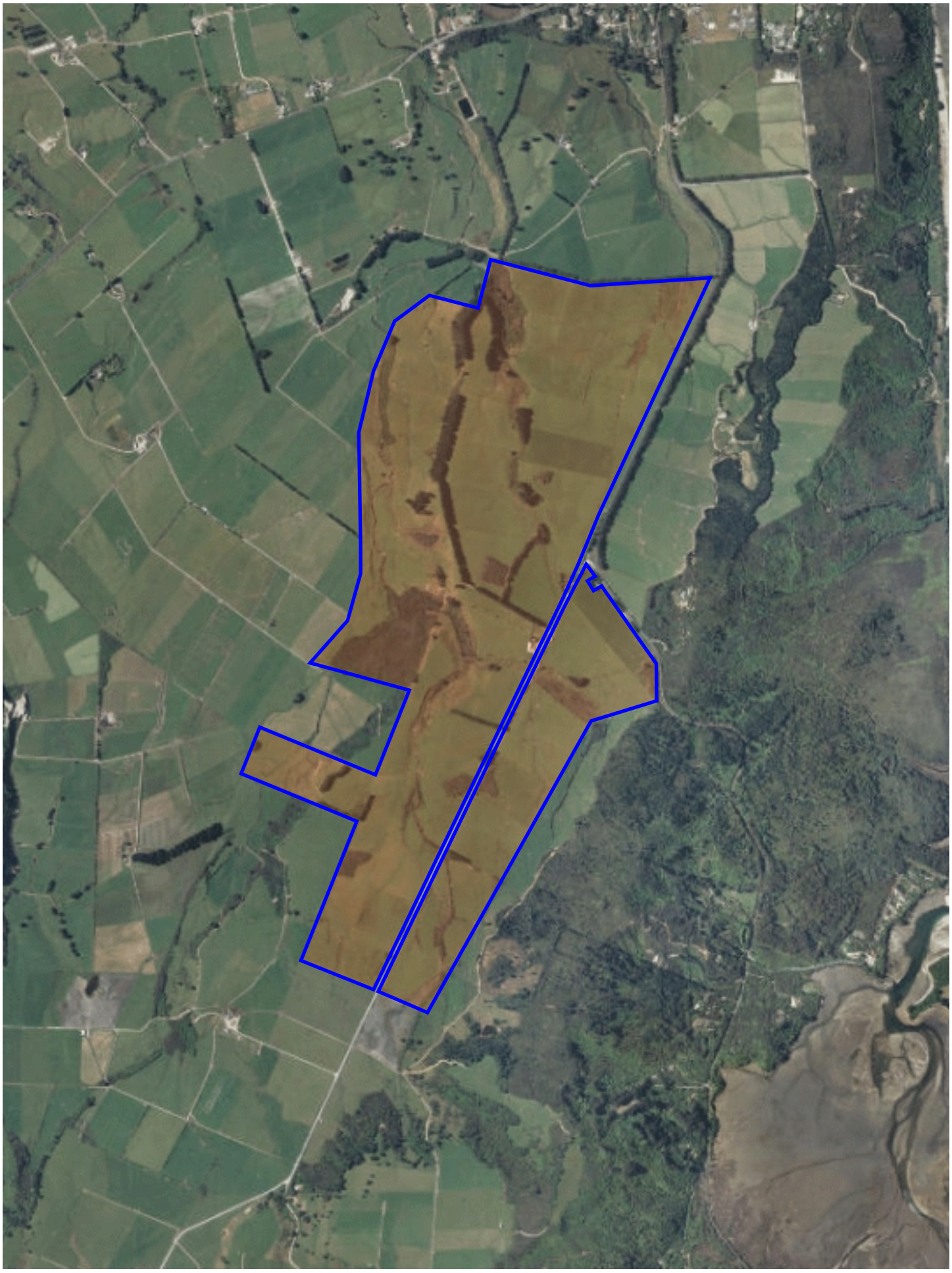
Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
NES - Freshwater Farm Plans	Win Fields Limited	NES RECORD	

Aerial Property View

Wednesday, 4 November 2026



Pipes and Rubbish Collection

Wednesday, 4 November 2026

