# 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



## Property Location

| Valuation | Legal Description | Address | Suburb | Area (ha) |
|---|---|---|---|---|
| 1862017800 | LOTS 1-4 DP 363083 LOT 1 DP 5856 PT SEC 1 2 5 97 AORERE DIST SEC 12 BLKS XIV XV PAKAWAU SD | 240 Collingwood-Bainham Main Road | Collingwood-Bainham | 165.1586 |

## 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 |
|---|---|---|---|---|
| $3620000 | $2760000 | $860000 | 01/09/2023 | $9924.43 |

## 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 | 3620000 | 8029.16 |
| 2027 | Uniform Annual General Charge | 1 | 429.00 |
| 2027 | WaimeaComDam-Env&ComBen-Distri | 1 | 76.69 |
| 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 | Reg. River Works -Part Area Y | 1892000 | 609.22 |
| 2027 | Reg. River Works - Part Area Z | 940000 | 125.96 |
| 2027 | Stormwater: General Drainage | 3620000 | 213.58 |

## Water Meter Information

No Information available

## Services

No Services are available for this property

## Wheelie Bins

No wheelie bin has been issued to this property.

## 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. |
| 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 |
|---|---|---|---|---|
| 21/04/2016 | 160415 | Construct a 4 bay farm shed | CCC Refused | 09/05/2018 |
| 21/04/2016 | 160415P | Construct a 4 bay farm shed | PIM/TAN Issued | 30/06/2016 |
| 08/03/2000 | 000268 | Alterations to dwelling, & relocate burner | CCC Application Received | 23/07/2013 |
| 09/05/2008 | 080544 | 4-bay shed | Code Compliance Certificate Issued | 24/06/2010 |
| 08/08/2003 | 031531 | New Dwelling | Code Compliance Certificate Issued | 21/03/2005 |
| 16/07/2003 | 031374 | Garage / shed | Recommended to Grant | 29/07/2003 |
| 26/01/1993 | 930062 | Concrete bin | Recommended to Grant | 02/02/1993 |

## 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

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 |
|---|---|---|---|---|---|
| 04/05/2017 | 170598 | Land Use | Land use consent to construct a pole shed within the road setback in the Rural 1 Zone. | Consent Effective | 18/05/2017 |
| 28/11/2011 | 120425 | Bed - Other Activities | Disturbance to the bed of unnamed watercourse | Consent Effective | 05/06/2012 |
| 28/11/2011 | 120426 | Water - Divert | To take & divert surface water associated with the realignment of the water course | Consent Effective | 05/06/2012 |
| 28/11/2011 | 120427 | Water - Divert | Discharge of water | Consent Effective | 05/06/2012 |

| Application Date | RC Number | Type | Proposal | Status | Decision Date |
|---|---|---|---|---|---|
| | | | from the diverted unnamed watercourse to water | | |
| 28/11/2011 | 120428 | Bed - Reclaim & Drain | Reclamation of the bed of the unnamed watercourse | Consent Effective | 06/06/2012 |
| 28/11/2011 | 110903 | Bed - Other Activities | To align 270 metres of an unamed agricultural stream tributary of the Aorere River into a new contracted channel | Consent Effective | 05/06/2012 |
| 12/07/2007 | 070687 | Discharge - Land | Discharge of dairy effluent onto farm then into waterway | Surrendered | 09/06/2009 |
| 25/07/2005 | 050612 | Subdivision: Discretionary | Subdivide two rural titles into four allotments and create a ROW | Sec 224 Issued | 17/08/2005 |

## 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 | Brendan Richards | NES RECORD | |
| NES - Synthetic Nitrogen | Richards Enterprises Limited | NES RECORD | |

# Aerial Property View

Tuesday, 17 November 2026



# Pipes and Rubbish Collection

Tuesday, 17 November 2026

