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

Friday, 20 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1870014400	Lot 1 DP 415924	92 McCallum Road	Kotinga	4.9956

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
$830000	$500000	$330000	01/09/2023	$2903.42

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	830000	1840.94
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	Regional River Works - Area Z	500000	67.00
2027	Stormwater: General Drainage	830000	48.97

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 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
18/06/2021	210772	Install on site wastewater system for existing workshop	Code Compliance Certificate Issued	23/05/2023
22/05/2019	CA190571	enclosing of open yard on dairy shed	Granted and Issued	30/07/2021
15/06/2010	100696	Install freestanding Metro Wee Rad woodburner with wetback	Code Compliance Certificate Issued	08/11/2010
11/05/1999	990487	Relocate building & extension	Recommended to Grant	14/05/1999

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
24/01/1992	K43783	Extension to dwelling	
25/10/1988	G004893	Kent fire place heat protection board	
29/09/1987	E060743	Loofing barn-dairy goats	
15/07/1982	A36528	Implement shed	HARD COPY DESTROYED
15/07/1982	A36540	Dairy goat milking shed	HARD COPY DESTROYED
09/02/1982	K69673	Dairy shed alterations	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
15/11/2018	140701V1	Land Use	Land use consent to establish a rural industrial activity (distillery) in the Rural 1 Zone.	Consent Effective	04/12/2018
05/09/2014	140701	Land Use	To establish a	Consent Effective	09/12/2014

Application Date	RC Number	Type	Proposal	Status	Decision Date
			rural industrial activity (distillery) in the Rural 1 Zone.		
19/11/2014	140924	Discharge - Land	Disposal to land of waste from a distillery	Consent Effective	09/12/2014
02/12/2008	081089	Subdivision: Discretionary	Undertake a boundary adjustment	Sec 224 Issued	19/12/2008
15/07/1993	930270	Subdivision: Controlled	RETIREMENT SUBDIVISION	Section 224	19/08/1993
03/02/1994	NN940047	Land Use - Gravel Extraction	To take gravel for the formation and surfacing of a new road.	Expired Regional Consent	10/02/1994

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
Food Premises	Headwaters Distillery Limited	Food Act 2014 - Registered	31/01/2028
Off-licence	Headwaters Distillery Limited	Renewal Application Received	13/11/2026

Aerial Property View

Friday, 20 November 2026



Pipes and Rubbish Collection

Friday, 20 November 2026

