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)
1928083500	LOTS 90-92 DP 426 BLKS VII XII MOTUEKA SD & BLK I MOUTERE SD	21 Dee Road	Kina Peninsula	5.9842

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
$2950000	$910000	$2040000	01/09/2023	$7904.00

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	2950000	6543.10
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	Regional River Works - Area Z	910000	121.94
2027	Stormwater: General Drainage	2950000	174.05

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	7846	30/09/2026	21 Dee Road, Kina Peninsula
Single 240	2409233	08/06/2015	21 Dee Road, Kina Peninsula

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
	COU0002	Change of Use - Commercial to residential	COU Accepted	
	EX250930	Construct shed	Granted and Issued	
10/10/2019	191225	Construct new 2 storey dwelling with wine tasting and retail	Code Compliance Certificate Issued	31/03/2021
15/06/2016	160674	Alteration and upgrade to existing wastewater management system	Code Compliance Certificate Issued	05/04/2017
15/06/2016	160674P	Alteration and upgrade to existing wastewater management system	PIM/TAN Issued	
10/02/2014	140075	Install new in-built Tropicair Tawa woodburner	Code Compliance Certificate Issued	04/04/2014
06/04/2006	060423	Relocated Cottage and new Clearwater waste system	Code Compliance Certificate Issued	20/02/2009
14/09/1999	991380	Relocate building & alterations	Code Compliance Certificate Issued	27/11/2000
18/09/1998	981360	Alterations to existing dwelling/&new shed	Code Compliance Certificate Issued	09/03/1999
27/03/1998	980385	To install in built kent heater	Code Compliance Certificate Issued	17/07/1998

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0756	21 Dee Road, Kina Peninsula	Cancelled	24/03/2025

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
29/03/1989	G058121	Alter dwelling	
10/11/1988	G057805	Alter dwelling (toilet & shower)	
08/02/1988	G057880	Erect workers accommodation	

Date	Permit Number	Subject	Notes
22/05/1980	J095535	Erect a Double Garage	
27/01/1971	C026423	Erect 16x8 Laundry and shower unit	

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
21/09/2018	180868	Land Use	Land use consent to construct a replacement dwelling within the internal boundary setback and to incorporate the wine tasting and sales business approved under RM161160 in the Rural 1 Zone.	Consent Effective	14/11/2018
12/12/2016	161160	Land Use	Land use consent to operate the cellar door/wine tastings part of an existing cellar door/wine sales/wine tastings business from a shed on a Rural 1 zoned property.	Consent Effective	20/02/2017
11/02/1998	NN980045	Water Take - Underground	take groundwater for irrigation of orchard Water Management Zone: Moutere Coastal Groundwater	Expired Regional Consent	21/10/1998
31/01/2013	130080	Water Take - Underground	To take groundwater for irrigation Water Management Zone: Moutere Coastal Groundwater	Consent Effective	31/05/2013
05/10/2005	050849	District: Land Use Discretionary	either relocate or construct a cottage to be used for a dependent relative. When no longer required for that purpose, to be used for wine tasting and sales	Consent Effective	14/11/2005

Application Date	RC Number	Type	Proposal	Status	Decision Date
			including associated signage		
29/10/2004	041250	District: Land Use Discretionary	undertake direct mail sales of wine	Consent Effective	11/11/2004
03/09/1991	NN900079	Water Take - Surface	take water form storage for irrigation Water Management Zone: Moutere Surface Water	Expired Regional Consent	19/02/1991
19/07/1999	990245	Land Use: Non Notifed Non-complying	relocate Redwood Valley School building onto site for use as a self-contained vineyard cottage/homestay/ BB	Consent Effective	13/08/1999
20/01/1998	980025	Subdivision: Controlled	create a right of way over Lots 90 & 98 DP 426	Section 223	05/03/1998

Planning Permits

No historical planning permits have been found for this property.

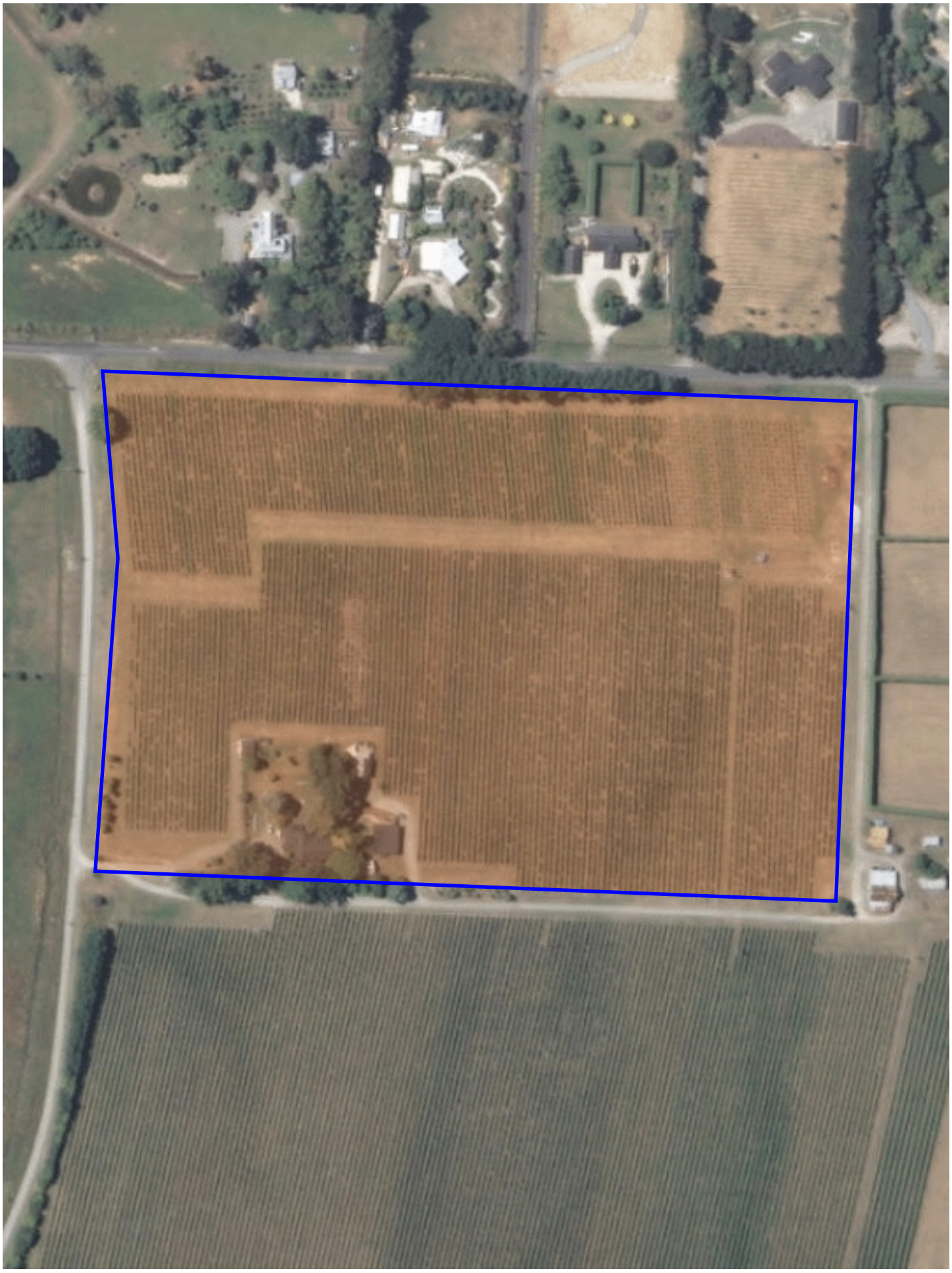
Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
NES - Freshwater Farm Plans	Kina Beach Enterprises Limited	NES RECORD	

Aerial Property View

Monday, 2 November 2026



Pipes and Rubbish Collection

Monday, 2 November 2026

