

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 Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1939020200	LOT 1 D P 5393 BLK VI WAIMEA S D	230 Pugh Road	Hope	0.5496

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
\$1230000	\$580000	\$650000	01/09/2023	\$6403.09

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	1230000	2728.14
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1230000	84.87
2027	Water Supp-RuralExt- Richmond	2	2374.88
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	580000	77.72
2027	Stormwater: General Drainage	1230000	72.57

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
WRRCD1590	21.6M FRM RH BDY 0.7M LHS GPST	RESTRICTOR	0

Services

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

Scheme or Supply	Service Provided
Water Supp-RuralExt- Richmond	Water Supply

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2406966	08/06/2015	230 Pugh Road, Hope

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.

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
16/03/2023	230217	Replace existing woodburner with a Metro freestanding woodburner	Code Compliance Certificate Issued	08/05/2023
18/04/2011	110374	Construct a new skyline garage workshop	Code Compliance Certificate Issued	01/08/2011
30/10/2009	091245	Alterations to dwelling - demolish i/a garage and construct new living & kitchen, reclad house, convert outdoor food processing building to sleepout with kitchen. New wastewater	Code Compliance Certificate Issued	17/03/2011
16/11/2007	071564	New Swimming Pool - In-ground liner	Code Compliance Certificate Issued	15/12/2008
31/03/2005	055025	To build bathroom	Code Compliance Certificate Issued	18/08/2006
17/03/2004	040462	To install Jayline Spitfire F/S L/B	Code Compliance Certificate Issued	01/04/2004
18/12/1998	981813	Construction of versatile processing building	Code Compliance Certificate Issued	27/09/1999

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
12/11/1992	K18674	Lift roof area of kitchen, dining area etc	
02/10/1981	K064024	Erect a lounge	
05/07/1979	I050322	Erect double bedroom onto house	
09/01/1979	I049832	Erect, alter carport & toilet. Plumb & Drain Permit 3179	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	21/08/2025
SW0545 Pool Compliant 17/07/19 - Reinspection due by 17/07/22	

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
03/12/1998	980425	District: Land Use Discretionary	establish new premises to process emu oil and provide a Food Technology consultancy service	Surrendered	16/12/1998
12/10/2009	090654	Land Use	To undertake alterations and additions to the existing buildings	Consent Effective	19/10/2009
03/12/1998	NN980384	Discharge - Land	discharge water containing cleaning solutions and fats	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
Swimming Pool or Spa	John & Georgina Gray	Pool Compliant	21/08/2028



