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

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1943013622	Lot 5 DP 8489Lot 2-3 DP606867 and Part Lot 1 DP 2362 and Lot 1 DP 304060 and Lot 2 DP 521411 and Lot 2 DP 561079Lot 2 DP 610606 Lot 2 DP 13076 Lot 2 DP 571649 Lot 9 DP 8489 Lot 1 DP 444522 Lot 2 DP 515352	83 Edens Road	Hope	57.3707

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
$10390000	$8010000	$2380000	01/09/2023	$27118.67

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	10390000	23045.02
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	10390000	716.91
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	Urban Wat.Supply- Serv Chge	1	605.48
2027	Regional River Works - Area Z	8010000	1073.34
2027	Stormwater: General Drainage	10390000	613.01

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W30467		I23LU162678	118

Services

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

Scheme or Supply	Service Provided
Urban Water Supply	Water Supply

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2420357	22/05/2023	512 Main Road Hope
Single 240	2407195	08/06/2015	83 Edens 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.

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
10/10/2002	021758	To erect new winery	Code Compliance Certificate Issued	23/06/2026
05/03/2026	260143	Construct office building	Granted and Issued	13/05/2026
12/01/2026	021758A	B2 Durability Modification	CCC Granted	12/05/2026
	EX250325	Construct a shed	Granted and Issued	22/07/2025
	EX240630	Constructed Greenhouse	Granted and Issued	04/10/2024
	EX230589	Construct shed	Granted and Issued	01/11/2023
29/09/2020	201192	Construct Farm Storage Building	CCC Refused	20/10/2022
12/07/2017	170765	New dwelling with internal access garaging and inbuilt wood burner	CCC Refused	21/11/2019
	170765A	Change to design of wastewater system	Amendment Issued	17/09/2019
19/11/2015	151169	Erect farm implement shed	Code Compliance Certificate Issued	02/08/2017
12/07/2017	170765P	New dwelling with internal access garaging and inbuilt wood burner	PIM application formally received	12/07/2017
19/11/2015	151169P	Erect storage shed.	PIM/TAN Issued	03/12/2015
08/06/2006	060769	Removal and relocation of coolstore	Code Compliance Certificate Issued	01/09/2009
18/03/2005	050392	To build Tunnel House	Recommended to Grant	21/04/2005
28/07/2004	041410	Extension to shed	Recommended to Grant	13/08/2004
12/07/2002	021171	To erect Horticultural Shelter	Code Compliance Certificate Issued	19/05/2004
04/07/2002	021109	Erect plastic tunnel house	Recommended to Grant	22/07/2002
18/07/2000	001140	To build shed	Code Compliance Certificate Issued	26/02/2001
15/07/1999	991027	Extension to garage	Code Compliance Certificate Issued	26/02/2001
20/09/2000	001475	Alterations & garage	Code Compliance Certificate Issued	28/11/2000
24/01/2000	000066	To build shade shed for fruit	Code Compliance Certificate Issued	21/06/2000
18/08/1999	991218	Install smoko room	Code Compliance	09/03/2000

Application Date	BC Number	Proposal	Status	Issue Date
		and toilets	Certificate Issued	
29/10/1998	981556	To build swimming pool	Code Compliance Certificate Issued	11/03/1999
18/09/1998	981364	To build chiller room for cooling vegetables	Code Compliance Certificate Issued	25/11/1998
07/05/1996	960762	Porch over back door & cover Ext on Pump House	Code Compliance Certificate Issued	22/08/1997
16/06/1995	950867	To build proprogation shed add to existing	Code Compliance Certificate Issued	18/07/1995
02/12/1994	941888	Erect seedling house and relocate seedling house	Code Compliance Certificate Issued	18/01/1995
06/07/1994	941128	To build tunnel house	Code Compliance Certificate Issued	03/08/1994
18/01/1993	930029	Outbuilding	Code Compliance Certificate Issued	29/03/1993

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0839	512 Main Road Hope, Hope	Letter Sent	08/05/2027

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
07/12/1992	J057662	Sleepout games room	
17/02/1992	K044232	Burner permit	
25/09/1989	044650	To erect roof between dwelling and garage	
14/07/1989	G024519	Erect tunnel house	
29/08/1988	G057611	Erect pole implement shed	
23/06/1988	G057442	Resite implement shed	
08/09/1986	E012084	Resite granny flat	
25/03/1986	D028875	Erect greenhouse for propagating plants	
10/02/1986	D028764	Erect garage (resite Skyline)	
25/11/1985	D028625	Erect garage	
05/02/1985	C030061	Erect implement shed	
22/11/1982	A065250	Erect a dwelling	
30/06/1981	J012606	Erect propagation shed	
12/08/1980	J011795	Erect Implement/Store Shed	
07/03/1975	G031992	Erect hayshed	
13/02/1974	F054462	Erect Dwelling	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	06/07/2026

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
09/12/2025	250823	Land Use	Land use consent for a rural industrial activity, to establish a building location area for an unrestricted number of buildings associated with the rural industrial activity, and to breach the building height and building coverage and setback conditions in the Rural 1 Zone	Consent Effective	24/04/2026
10/04/2025	250204	Land Use	Land use consent for a machinery and equipment shed which breaches permitted building coverage in the Rural 1 Zone.	Consent Effective	09/06/2025
20/02/2017	170203	Water Take - Underground	To take and use groundwater for irrigation Water Management Zone: Appleby Gravel (Affiliated Post Dam)	Consent Varied	11/10/2019
09/08/2024	170203V1	Water Take - Underground	To take and use groundwater for irrigation. Change of conditions of RM170203 to update legal descriptions due to subdivision Water Management Zone: Appleby Gravel (Affiliated Post Dam)	Consent Effective	26/08/2024
04/04/2024	240230	Land Use	Land use consent for breaches of future horticultural planting and shelterbelts to	Consent Effective	14/05/2024

Application Date	RC Number	Type	Proposal	Status	Decision Date
			reduce loss of HPL as part of subdivision RM230718		
04/08/2023	230472	Land Use	Land use consent to construct a machinery and equipment shed in the Rural 1 Zone.	Consent Effective	19/10/2023
29/09/2000	000564	District: Land Use Discretionary	build a carport within 0.5m of boundary	Consent Effective	09/10/2000

Planning Permits

No historical planning permits have been found for this property.

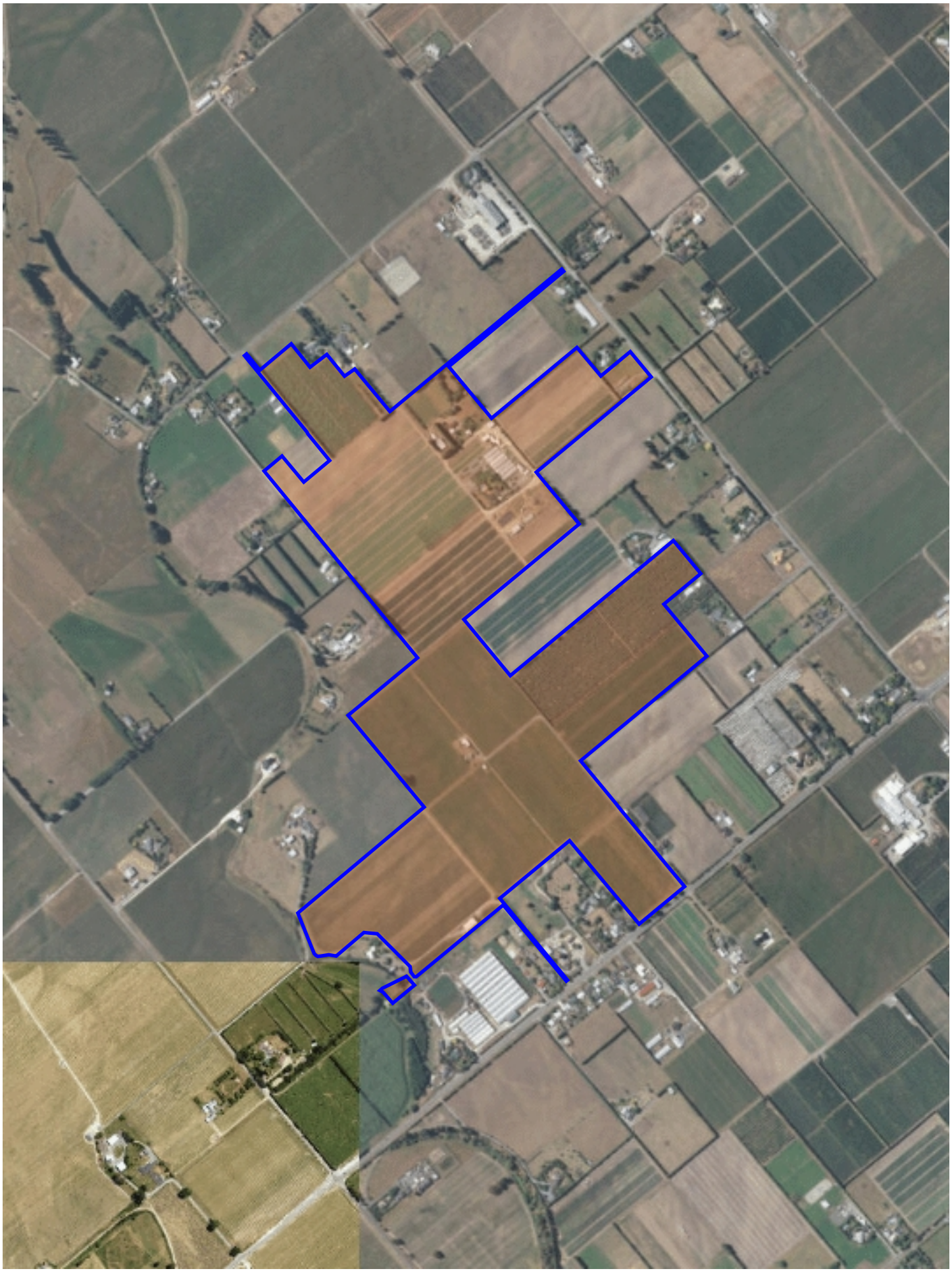
Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Managers Certificate	Jessica Maennicke	Licence Issued	27/11/2027
NES - Freshwater Farm Plans	Robert Conning	NES RECORD	
NES - Freshwater Farm Plans	Conning Cheryl Lee	NES RECORD	
Swimming Pool or Spa	Robert & Cheryl Conning	Pool Compliant	18/02/2029

Aerial Property View

Thursday, 26 November 2026



Pipes and Rubbish Collection

Thursday, 26 November 2026

