

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)
1943013700	LOT 3 DP 304060 LOT 1 DP 8727 LOT 1 DP 6699	530 Main Road Hope	Hope	0.6702

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
\$1030000	\$600000	\$430000	01/09/2023	\$6408.04

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	1030000	2284.54
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	1	960.37
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1030000	71.07
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	600000	80.40
2027	Stormwater: General Drainage	1030000	60.77

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W30468		18MC250786	369

Services

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

Scheme or Supply	Service Provided
Tasman Waste Water	Wastewater
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	2403896	08/06/2015	530 Main Road Hope, 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
02/03/2009	090178	Additions and alterations to existing dwelling - new bedroom and ensuite.	Code Compliance Certificate Issued	23/03/2015
20/04/1998	980459	To build granny flat for dependant relative	Code Compliance Certificate Issued	19/11/1999
07/04/1998	980444	Install masport le7000 freestanding log fire	Code Compliance Certificate Issued	05/10/1998

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
28/08/1985	I017150	New aviary	
12/07/1983	B002391	Erect proposed garage	
30/04/1982	A04178	Erect garage as farm store shed	
17/03/1982	K096199	Kent log fire	
27/10/1977	H157714	Re-erect aviaries	
17/07/1974	C31538	Addition	
04/01/1974	F54401	Aviaries	
26/09/1973	F54249	Erect temporary aviaries	
02/09/1969	A019599	Convert dwelling	
04/07/1964	B004433	Storage Shed	
17/01/1964	A106143	Dwelling	

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
24/03/2009	090183	Land Use	To build an extension to an	Consent Effective	30/03/2009

Application Date	RC Number	Type	Proposal	Status	Decision Date
24/03/2009	090183	Land Use	To build an extension to an existing bedroom.	Consent Effective	30/03/2009
06/04/1998	980122	District: Land Use Discretionary	erect a dwelling for dependent relative to be used as a studio when no longer required for relative.	Consent Effective	17/04/1998

Planning Permits

Prior to the Resource Consent system, these Planning Permits and notes were registered against the property.

Date	Planning Number	Subject	Notes
04/12/1973	T2/9/1/148	Proposed Subdivision & Aviculture	E G HEATHERBELL MAIN ROAD

Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.



