

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)
1943017923	LOT 1 DP 623095 LOT 1 DP 17169 PT LOT 3 DP 962	128 Main Road Hope	Hope	6.0351

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
\$3170000	\$1310000	\$1860000	01/09/2023	\$10870.92

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	3170000	7031.06
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	3170000	218.73
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	1310000	175.54
2027	Stormwater UDA	3170000	1775.20

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W30351		17MC242097	458

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater
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	2421699	17/01/2024	128 Main Road Hope, Hope

Air Shed

This property sits within a controlled Air Shed.

Air Shed	Air Shed Regulations
Richmond Air Shed	After a house in Richmond changes ownership, an existing non-compliant wood burner cannot be used. It may be replaced with either a clean heat system or an approved clean air wood burner. New houses, or existing houses without an existing wood burner or open fire, can only install clean heat systems - no wood burners at all.

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
08/06/2026	250805A	Change to sewer line	Granted and Issued	
16/09/2025	250805	Install additional sewer line off existing	Granted and Issued	
31/10/2012	121122	Alterations to dwelling: Enlarge ensuite	Code Compliance Certificate Issued	22/04/2013
05/05/1998	980582	To build large workshop	Code Compliance Certificate Issued	21/07/1998
04/08/1995	951159	AMENITY BLOCK	Code Compliance Certificate Issued	26/01/1996
29/08/1995	951292	TO BUILD FRUIT SHADE SHED	Code Compliance Certificate Issued	20/10/1995
13/06/1995	950842	TO BUILD DRY GOODS SHED	Code Compliance Certificate Issued	31/08/1995
01/11/1994	941716	ADDITION TO PACK HOUSE FOR GRADE 2 FRUIT	Code Compliance Certificate Issued	23/12/1994
01/10/1993	931601	ADDITION OF CONSERVATORY TO EXISTING HOME	Code Compliance Certificate Issued	07/12/1993

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
22/09/1992	K018456	Erect fruit loading canopy	
01/07/1991	J038215	Addition to packing shed	
10/06/1991	038104	Erect a fruit storage coolstore	
06/05/1991	H059772	Erect coolstore slab	
29/11/1989	G044892	Ablution block/fruit shade	
02/12/1986	E012316	Erect shade shed	
27/01/1981	J012175	Implement shed	
13/08/1976	H025741	Packing shed	
02/08/1971	H025707	3 Pig stys	
30/11/1970	C026350	Wayside stall	
08/05/1970	B061466	Fruit packing and sprayer shed	

Date	Permit Number	Subject	Notes
11/08/1968	A019423	Fruit packing shed	
19/07/1961	14141	Mobile pighouse	
25/05/1961	114024	Extend pighouse	
05/05/1961	0051995	Extend pighouse	
06/08/1958	A019455	House	

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
12/06/2019	190724	Land Use	Land use consent to operate an industrial activity, with an over-height stack, being the washing of produce crates in the Rural 1 zone	Consent Effective	08/11/2019
12/06/2019	190725	Discharge - Land	Discharge consent to discharge water containing contaminants to land	Consent Effective	08/11/2019

Planning Permits

No historical planning permits have been found for this property.

Environmental Health and Licences

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



