

Property Report

- **This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.**
- 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)
1943018200	LOT 1 DP 343453	70 Main Road Hope	Hope	0.2119

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
\$590000	\$420000	\$170000	01/09/2023	\$3406.40

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	590000	1308.62
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	590000	40.71
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	420000	56.28
2027	Stormwater UDA	590000	330.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W31118		I23LU181439	23

Services

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

Scheme or Supply	Service Provided
Stormwater UDA- Richmond	Stormwater
Stormwater UDA	Stormwater
Urban Water Supply	Water Supply

Wheelie Bins

No wheelie bin has been issued to this property.

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
27/02/2012	120154	Remove forecourt surface, upgrade underground pipework, install new drainage system	Code Compliance Certificate Issued	26/09/2012
10/05/2001	010658	Diesel stop	Code Compliance Certificate Issued	28/05/2002
17/11/1994	941796	TO REMOVE MODULAR SIGN AND ERCT 9M FLAG SIGN	Code Compliance Certificate Issued	24/01/1995

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

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
28/06/2021	210574	Land Use	Land use to operate an existing service station between hours of 12.00am and 6.00am as a commercial activity in the Rural 1 Zone	Consent Effective	29/09/2021
28/02/2012	120164	Land Use - Disturbance	Undertake earthworks in association with the removal of the existing petroleum pipework and additional stormwater services	Consent Effective	19/03/2012
03/02/2006	060075	Land Use - Hazardous Facilities	Storage of Hazardous substances	Consent Effective	16/10/2007

Application Date	RC Number	Type	Proposal	Status	Decision Date
28/01/2004	040016	Subdivision: Discretionary	undertake a subdivision to create one extra lot	Sec 224 Issued	02/04/2004
18/07/2002	020413	District: Land Use Discretionary	set up a storage facility using new containers	Consent Effective	30/09/2002
18/05/2001	010273	District: Land Use Discretionary	redevelop Caltex Service Station	Consent Effective	13/07/2001
31/07/1998	980258	District: Land Use Discretionary	redevelop Caltex Hope service Station	Lapsed Consent	14/09/1998
31/07/1998	NN980253	Discharge - Water	discharge stormwater generated on service station site to an existing TDC open drain	Consent Effective	22/12/1998
29/09/1997	NN970257	Land Use - Bore	To construct a monitoring bore for Caltex Service Station Oakleys Garagae at Hope	Expired Regional Consent	20/07/1998
16/06/1998	NN980216	Discharge - Water	discharge stormwater generated on Service Station site to ground via soakway	Withdrawn	
21/12/1994	NN940424	Discharge - Land	To discharge oil onto private driveway to reduce dust.	Expired Regional Consent	22/12/1994

Planning Permits

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

Date	Planning Number	Subject	Notes
22/07/1977	T2/9/1/307	Erect Garage for Sales & Servicing	HOPE MOTORS LIMITED MAIN ROAD HOPE
12/02/1974	T2/9/1/158	Extend Workshop	HOPE MOTORS LIMITED M R JARRETT
21/07/1971	T2/9/1/80	Extend Existing Building	HOPE MOTORS LTD MAIN ROAD HOPE

Environmental Health and Licences

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



