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 Summary

Friday, 20 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1943022300	LOT 9 DP 17250 BLK VI WAIMEA SD	19 Collins Road	Hope	0.2077

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
$980000	$550000	$430000	01/09/2023	$5814.65

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	980000	2173.64
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	980000	67.62
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	550000	73.70
2027	Stormwater UDA	980000	548.80

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W44291		17MC223449	159

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater
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	2400159	08/06/2015	19 Collins Road, 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
Residential	The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment

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
02/05/2023	230436	Alteration and addition to existing dwelling and install Woodsman freestanding wood burner	CCC Refused	23/06/2025
24/03/2025	230436B	Changes to guest bedroom and rumpus rooms	Granted and Issued	10/04/2025
13/08/2024	230436A	Change to cladding, floor layout and joinery height, add rigid air barrier and skylight, reduce overhang and delete posts to Alfresco and sub-floor wall	Granted and Issued	04/09/2024
20/06/2018	180698	Construct inground swimming pool	Code Compliance Certificate Issued	05/03/2020
20/06/2018	180698P	Construct inground swimming pool	PIM/TAN Issued	11/07/2018
29/07/2014	145443	Construct new garage	Code Compliance Certificate Issued	18/07/2016
15/03/2016	145443B	Add laundry tub in garage	Amendment Issued	07/04/2016
	145443A	Reduce garage and attach carport. Reposition on site.	Amendment Issued	04/09/2015
29/07/2014	145443P	Construct new garage	PIM/TAN Issued	12/08/2014
15/11/2013	131328P	New garage	PIM/TAN Issued	17/12/2013
02/08/2010	100913	Alterations to dwelling: upgrade lounge, new gas fire, extend roof over patio	Code Compliance Certificate Issued	13/04/2012
18/06/2004	041134	Install Metro Wee Rad freestanding log burner	Code Compliance Certificate Issued	18/06/2004
13/07/2001	011034	To install Spectrum Log burner	Code Compliance Certificate Issued	13/07/2001
22/01/1999	990058	Garage and shed	Code Compliance Certificate Issued	03/06/1999

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
09/10/1978	I017257	Heating Stove	
01/02/1977	H065025	Alter dwelling	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	14/10/2026

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
15/06/2015	150544	Land Use	To construct a new garage and attached carport which do not meet maximum height, minimum building setback or daylight admission requirements in the Residential Zone.	Consent Effective	29/06/2015
15/06/2015	140452V1	Land Use	Variation to height and location for garage	Withdrawn	
06/06/2014	140452	Land Use	Construct a garage that exceeds the permitted height, setback and daylight admission line requirements in the Residential Zone	Consent Effective	27/06/2014
16/03/1995	NN950110	Discharge - Water	To divert stormwater from existing substandard open drain from residential and horticultural land.	Expired Regional Consent	26/09/1995
26/02/1993	930055	Land Use/Subdn: Non-complying	SUBDV. YO CREATE 3 ADDITIONAL LOTS	Section 224	22/03/1994
30/11/1994	940580	District: Land Use Non-complying	TO ERECT DWELLINGS ON PROPOSED LOTS 1 2 3 4 6 7 AND 8 WHICH ARE A	Consent Effective	06/12/1994

Application Date	RC Number	Type	Proposal	Status	Decision Date
			SUBDIVISION OF LOT 15 DP4082 AND LOT 16 DP4082		
14/07/1993	NN930231	Discharge - Water	TO DISCHARGE UNTREATED STORMWATER	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	Mark & Robyn Cessford	Pool Compliant	06/10/2029

Aerial Property View

Friday, 20 November 2026



Pipes and Rubbish Collection

Friday, 20 November 2026

