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)
1943024000	PT LOT 20 DP 4082 BLK VI WAIMEA SD	2 Collins Road	Hope	0.1386

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
$1020000	$480000	$540000	01/09/2023	$5919.15

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	1020000	2262.36
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	1020000	70.38
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	480000	64.32
2027	Stormwater UDA	1020000	571.20

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W44312		17MC223401	207

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	2406845	08/06/2015	2 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
12/02/2016	160110	Install New F/S Lady Kitchener Wood Burner with Wetback	Code Compliance Certificate Issued	29/04/2016
	160110A	Changing Hot Water Cylinder (with wet back) from Low Pressure to Mains Pressure	Amendment Issued	11/04/2016
07/11/2007	071526	alterations and extensions to dwelling	Code Compliance Certificate Issued	10/12/2008
28/10/2005	056319	Extend residence and deck, modify existing garage for re-roofing	Code Compliance Certificate Issued	31/08/2006
31/01/2003	030132	Alteration and addition to dwelling	Code Compliance Certificate Issued	30/07/2003

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
24/11/1990	059114	Alteration to dwelling	
26/05/1988	G057344	Install log fire	
02/04/1987	E012599	Erect bedroom (4th) into existing garage	
22/05/1980	J095537	Install Little Dorritt fire	
30/01/1974	F54446	Alter kitchen, dining room, erect 2 new buildings	
21/06/1972	E60115	Erect garage	
26/06/1968	A019339	Alterations	
13/01/1960	2116	Extension to two bedrooms	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	18/11/2024

Notes	Issue Date
SWIMMING POOL: YES CORRECTLY FENCED UNDER ACT	

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
28/10/2005	050922	District: Land Use Discretionary	undertake additions to existing house	Consent Effective	18/11/2005
31/01/2003	030066	District: Land Use Discretionary	building additions outside setbacks	Consent Effective	14/02/2003

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	Brendan & Marion Hughes	Pool Compliant	18/11/2027

Aerial Property View

Monday, 16 November 2026



Pipes and Rubbish Collection

Monday, 16 November 2026

