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)
1943024800	ALL DP 4726 LOTS 5 6 DP 3663 BLK VI WAIMEA SD	1 Main Road Hope	Hope	0.4416

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
$2540000	$1500000	$1040000	01/09/2023	$12304.01

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	2540000	5633.72
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	2	1920.74
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	2540000	175.26
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	1500000	201.00
2027	Stormwater UDA	2540000	1422.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W30367		09A000027	315

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

Scheme or Supply	Service Provided
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	2406132	08/06/2015	1 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
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
15/08/2012	120824	Internal partition alts, new external doors, raise roof on bay 2, small extensions to bay 2	Code Compliance Certificate Issued	16/12/2019
18/04/2000	000563	To build industrial machinery wash	Code Compliance Certificate Issued	25/07/2000

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0440	1 Main Road Hope, Hope	WOF letter sent	16/12/2026
CS0017	1 Main Road Hope, Hope	Cancelled	

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
14/12/1984	C030001	Erect compressor cover	
17/07/1980	J0111717	Erect small shed	
27/01/1971	C026428	Erect additional workshop space & ablution block	
27/07/1970	C026124	Erect workshop & mezzanine floor amenities block	

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
27/08/2012	120649	Land Use	To undertake minor building extensions to existing industrial premises in residential zone & enable site to	Consent Effective	06/03/2013

Application Date	RC Number	Type	Proposal	Status	Decision Date
27/08/2012	120649	Land Use	To undertake minor building extensions to existing industrial premises in residential zone & enable site to continue to be utilise for industrial service activities	Consent Effective	06/03/2013
23/06/2005	050520	Discharge - Water	discharge wash water and material from machinery, free of oil grease and solid matter, via grease trap	Withdrawn	
10/05/1995	NN950163	Discharge - Water	Wash water and material from machinery discharged free of oil grease and solid matter, discharged via grease trap.	Expired Regional Consent	14/07/1995
11/01/2000	000004	District: Land Use Non-complying	relocate on the site, a machinery washdown area and to erect a 2 metere high concrete block screen structure	Consent Effective	01/02/2000

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.

Aerial Property View

Friday, 27 November 2026



Pipes and Rubbish Collection

