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

Tuesday, 20 October

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1943025801	PT LOT 38 DP 4046 BLK VI WAIMEA SD	23 Main Road Hope	Hope	0.2633

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
$1200000	$520000	$680000	01/09/2023	$7397.34

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	1200000	2661.60
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	1	960.37
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1200000	82.80
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	520000	69.68
2027	Stormwater UDA	1200000	672.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W30377		17MC237635	198

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
Invoice 240	2419670	16/04/2021	23a Main Road Hope, Richmond
Single 240	2407397	08/06/2015	23 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
04/07/2014	145352	Install Metro Xtreme Rad f/s wood burner	Code Compliance Certificate Issued	26/04/2016
26/09/2012	120982	New in-built Metro Smart insert woodburner	Code Compliance Certificate Issued	11/10/2012
14/04/1997	970533	NEW DWELLING	Code Compliance Certificate Issued	01/10/1997

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
03/04/1990	021279	Burner permit	
19/12/1989	062959	Addition to existing dwelling	
09/06/1989	058389	Install Bosca logfire	
27/03/1972	B074410	Erect a Garage	
15/12/1967	A019077	Erect Dwelling	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
INSPECTION DATE 28/11/00 NO FURTHER INSPECTION NEEDED.	
Pool Removed	04/08/2021
SWIMMING POOL: PARA (PARTLY IN GROUND) 30000L YES 5/05/92 GW	

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
29/01/2009	090056	Land Use	Allow granny flat to remain on property as permanent second	Consent Effective	27/02/2009

Application Date	RC Number	Type	Proposal	Status	Decision Date
29/01/2009	090056	Land Use	Allow granny flat to remain on property as permanent second dwelling	Consent Effective	27/02/2009
22/06/2006	060504	Subdivision: Controlled	undertake a subdivision to create five allotments (two at 23 Main Road Hope and three at 21 Main Road Hope)	Consent Effective	04/04/2007
22/06/2006	060511	District: Land Use Discretionary	dispense with rule 17.4.4(f)(ii). It is requected that on proposed lots 1,2 and 3 setbacks for new buildings as for sites in residential zones	Withdrawn	
10/02/1997	970047	Land Use: Non Notifed Non-complying	BUILD RELOCATABLE GRANNY FLAT	Consent Effective	28/02/1997

Planning Permits

No historical planning permits have been found for this property.

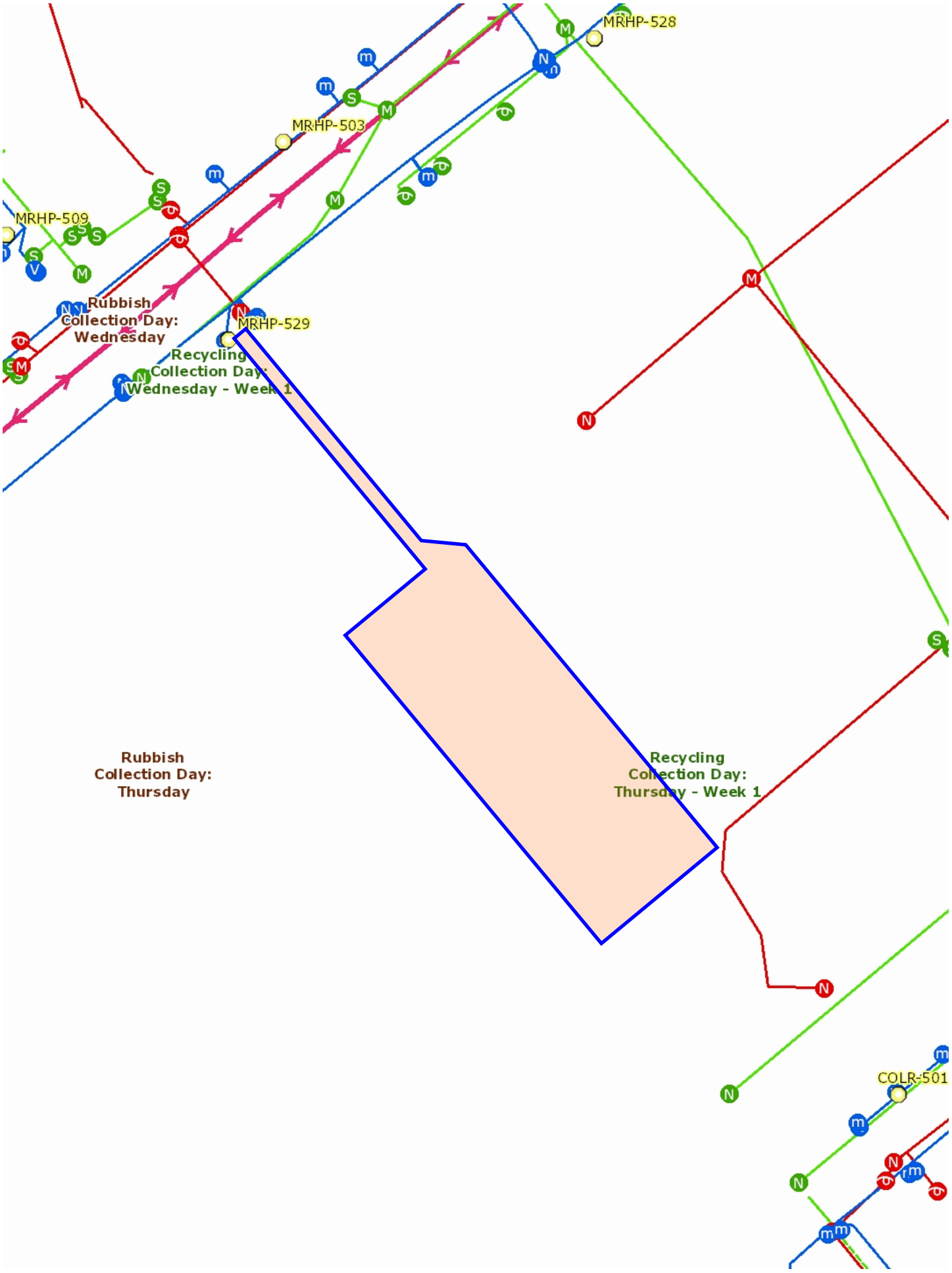
Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Swimming Pool or Spa	J Fris & J Chaddock	Pool Removed	

Aerial Property View

Tuesday, 20 October 2026

Pipes and Rubbish Collection

Tuesday, 20 October 2026