

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 Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1943027101	LOT 19 DP 4656 BLK VI WAIMEA SD	54 White Road	Hope	0.3455

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
\$940000	\$550000	\$390000	01/09/2023	\$5700.77

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	940000	2084.92
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	940000	64.86
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	940000	526.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W30781		17MC230622	235

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	2415951	08/06/2015	54 White Road, Hope

Air Shed

This property does not sit within a controlled Air Shed.

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
26/03/2018	180294	Extend bedroom and fit ensuite	Code Compliance Certificate Issued	21/02/2019
26/03/2018	180294P	Extend bedroom and fit ensuite	PIM/TAN Issued	
18/11/2004	042051	Install Tropicair Rimu Mk11 log burner	Code Compliance Cert	05/04/2005

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
17/03/1986	D028844	Extend games room	
10/12/1979	J095161	Alter Dwelling	
17/04/1978	H158087	Add further bedroom to house	
17/02/1977	H064691	Alter Lounge	
12/09/1967	A019689	Alter Dwelling	
12/12/1966	B076659	Erect Storage Shed	
18/08/1963	A047486	Erect Green House	
13/09/1961	B025662	Erect New Dwelling	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Compliance Achieved 01/02/19 - Re-inspection due 01/02/22	21/02/2019
Pool Compliant	29/07/2025

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
13/03/2018	PB180006	Deemed Permitted Boundary Activity	To construct an addition to the existing house being 4.38 metres	Deemed Permitted Boundary Activity Notice Issued	19/03/2018

Application Date	RC Number	Type	Proposal	Status	Decision Date
13/03/2018	PB180006	Deemed Permitted Boundary Activity	To construct an addition to the existing house being 4.38 metres from the western boundary adjoining 171 Main Road Hope (Part Section 15 Waimea East District)	Deemed Permitted Boundary Activity Notice Issued	19/03/2018

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	Kerryn & Ioan Baker	Pool Compliant	29/07/2028



