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

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1943033500	LOT 2 DP 405132 SEC 231 WAIMEA EAST DISTRICT BLK VI WAIMEA SD	301 Main Road Hope	Hope	0.6700

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
$1310000	$590000	$720000	01/09/2023	$6759.52

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	1310000	2905.58
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	1310000	90.39
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	590000	79.06
2027	Stormwater UDA	1310000	733.60

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W30414		21MC283803	194

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	2405835	08/06/2015	301 Main Road Hope, 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.

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
26/03/2018	180296	Garage addition and house internal alterations	CCC Refused	15/06/2020
26/03/2018	180296P	Garage addition and house internal alterations	PIM/TAN Issued	
12/08/2013	130973	Install a new inground swimming pool with changing/pump shed	CCC Refused	
22/10/2009	091214	Alterations to dwelling - new kitchen design, move HWC & fire, move exterior door	Code Compliance Certificate Issued	15/05/2012
20/05/2005	055080	Install freestanding wood burner	Code Compliance Certificate Issued	03/07/2007

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
23/07/1984	109035	Erect addition to dwelling (games room)	
02/12/1980	J012083	Erect dwelling	
30/07/1980	J011751	Erect packing shed for tomatoes	
19/04/1977	H64830	Erect glasshouse	
24/10/1969	B061134	Demolish poultry house	
20/07/1959	1826	Erect extension to shed for raising chickens	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	02/08/2024

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
14/05/2008	080413	Subdivision: Discretionary	Undertake a boundary relocation	Sec 224 Issued	11/06/2008

Planning Permits

Prior to the Resource Consent system, these Planning Permits and notes were registered against the property.

Date	Planning Number	Subject	Notes
24/02/1976	T2/9/1/256	Erect Dwelling	S G PAGE 301 MAIN ROAD HOPE

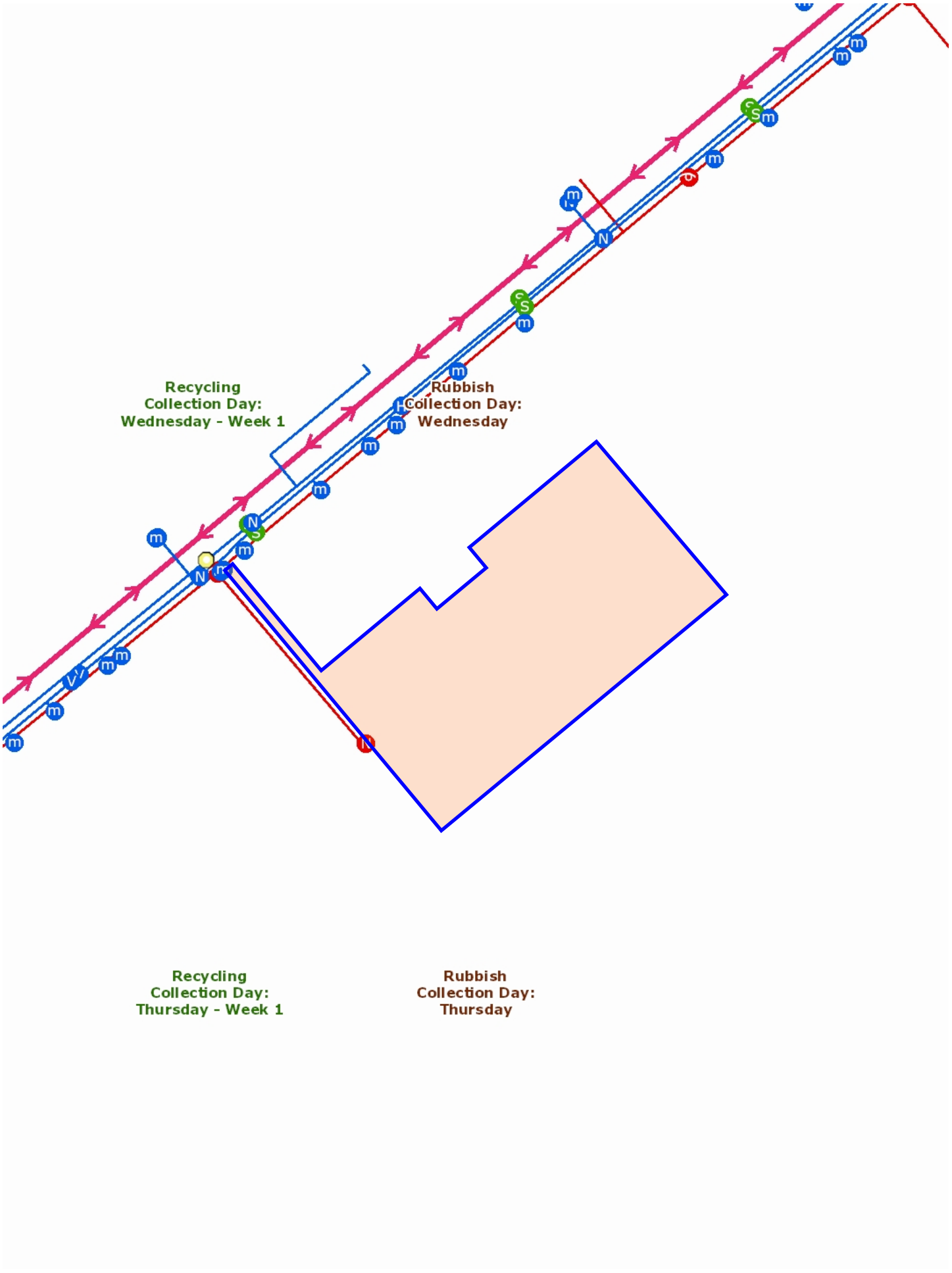
Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Swimming Pool or Spa	Brent & Karen Dunlea	Pool Compliant	02/08/2027

Aerial Property View

Wednesday, 21 October 2026

Pipes and Rubbish Collection

Wednesday, 21 October 2026