

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1943013601	LOT 1 DP 8489 BLK VI WAIMEA SD	355 Pugh Road	Hope	4.0721

Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Please note: If this property is a contiguous property, its rates will change if sold separately.

Annual Rates	Current Instalment
\$3834.58	\$958.65

Rates Breakdown

The Annual Rates in the table above are broken down for the current financial year as follows:

Description	Rate	Units	Amount
General Rate	0.2118c/\$CV	1360000	2880.48
Uniform Annual General Charge	\$290.00/propert	1	290.00
WaimeaComDam-Env&ComBen-Distri	\$45.94/property	1	45.94
WaimeaComDam-Enviro&ComBen-ZOB	0.0051c/\$CV	1360000	69.36
Refuse/Recycling Rate	\$149.59/propert	1	149.59
Shared Facilities Rate	\$64.46/property	1	64.46
Mapua Rehabilitation Rate	\$5.13/property	1	5.13
Museums Facilities Rate	\$64.35/property	1	64.35
District Facilities Rate	\$110.09/propert	1	110.09
Regional River Works - Area Z	0.0117c/\$LV	780000	91.26
Stormwater: General Drainage	0.0047c/\$CV	1360000	63.92

Warm Tasman Rate

Warm Tasman Home Insulation Rate does not apply for this property.

Rating Valuation

Tasman District Council uses a capital value rating system. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Capital Value	Land Value	Improvements	Valuation Date
\$1360000	\$780000	\$580000	01/10/2020

New Rating Valuation

Rating values are reviewed triennially. If the valuation of this property is going to change in the next rating year, it will show below as the New Capital Value. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

New Capital Value	New Land Value	New Improvements Value	New Valuation Date
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New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$1360000	\$780000	\$580000	01/10/2020

Water Meter Information

No Water Meter information is available for this property

Services

No Services are available for this property

Protected Trees

No protected trees have been found for this property.

Heritage Buildings

There are no heritage buildings on this property.

Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2406971	08/06/2015	355 Pugh Road, Hope

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.

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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	CCC Issue Date
22/04/2016	160422	Install second hand f/s Lady Kitchener firenzo wood burner	Code Compliance Certificate Issued	22/07/2016

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
05/02/1985	C030057	Erect a garage	
09/08/1980	K096160	Erect implement shed	
13/12/1977	H157838	Dwelling plans	19/12/77 Plumbing and Drainage Permit 2970 Discretionary Exemption EX316 for 6x6 1 bay pole shed received 13/03/2018. Refused 29/01/2019. No response received to Request for further information dated 18/04/2018.

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	Proposal	Status	Decision Date
14/07/2021	210644	Subdivision by way of boundary adjustment of NL4A/439(Lot 1 DP 8489)of 4.07ha in the Rural 1 Zone to create -Lot 1 of 1.22 ha containing existing dwelling and sheds - Lot 2 of 2.84ha containing existing horticultural plantings	Sec 223 Approval	28/09/2021

Application Date	RC Number	Proposal	Status	Decision Date
		to be amalgamated with RT 557621 (Lot 2 DP 401121 and Lot 2 DP 13076) for a total area 8.86ha.		
14/09/2021	210877	Land Use consent to plant horticultural plantings where pesticides may be discharged within 30 metres of a dwelling in the Rural 1 Zone on Lot 2 of subdivision RM210644	Consent Effective	28/09/2021
	NN811350	tak water for irrigation Joined W.E.I.S.	Relinquished	

Planning Permits

No historical planning permits have been found for this property.

Works and Land Entry Agreements

No Works and land Entry Agreement has been found for this property.

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Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

Air Shed

This property does not sit within a controlled Air Shed.

Hazardous Activities and Industries List (HAIL)

No verified HAIL site has been found for this property. However, if the site or any adjacent site has been used for industrial, horticultural or agricultural purposes in the past, we suggest you make further enquiries.

Wetlands

Council has no record of wetlands on this property.

Pest Inspection History

The Tasman-Nelson region has a Regional Pest Management Strategy for the control of declared pest plants, animals and organisms. The responsibility for the control of pests lies with the land occupier or owner. No pests have been recorded on this property.

Significant Native Habitats

Council has been compiling biodiversity reports (also called Ecological Property Reports or reports on Significant Native Habitats) for the past eight years and where these exist they are available. However, no report has been lodged on this property.



AZ Address Labels

~ Road Boundaries

AZ Road Labels

~ Property Boundaries



Aerial Photo Map

The information displayed is schematic only and serves as a guide. It has been compiled from Tasman District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

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Scale 1:2500

Tuesday, 28 March 2023

Original Sheet Size 210x297mm