

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)
1943043803	LOT 2 DP 401139	125 Haycock Road	Hope	0.7205

## 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
\$4916.03	\$1229.01

## 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	0.2366c/\$CV	890000	2105.74
Uniform Annual General Charge	\$290.00/propert	1	290.00
WaimeaComDam-Env&ComBen-Distri	\$65.45/property	1	65.45
WaimeaComDam-Enviro&ComBen-ZOB	0.0071c/\$CV	890000	63.19
Water Supp-RuralExt- Richmond	\$922.86/1m3/day	2	1845.72
Refuse/Recycling Rate	\$159.30/propert	1	159.30
Shared Facilities Rate	\$60.21/property	1	60.21
Mapua Rehabilitation Rate	\$5.09/property	1	5.09
Museums Facilities Rate	\$70.68/property	1	70.68
District Facilities Rate	\$133.08/propert	1	133.08
Regional River Works - Area Z	0.0128c/\$LV	550000	70.40
Stormwater: General Drainage	0.0053c/\$CV	890000	47.17

## 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
\$890000	\$550000	\$340000	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
\$890000	\$550000	\$340000	01/10/2020

## Water Meter Information

Reticulated water: Water usage is charged in addition to rates payable. You should check that the vendor has the water meter read at possession time by requesting a special meter reading.

Water ID	Meter Reader Note	Meter Id	Read Date	Year to date	Last year units
WRHBW2370	1.1m LH Bdy	RESTRICTOR		0	0

## Services

This property is serviced under the following water, sewerage, and stormwater schemes.

Scheme or Supply	Service Provided
Water Supp-RuralExt- Richmond	Water Supply

## 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	2407125	08/06/2015	125 Haycock 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 Residential	The Rural Residential Zone provides for rural lifestyle living opportunities. Rules for development and subdivision generally seek to ensure that lifestyle living is enabled and that adequate servicing is provided, while maintaining rural character and amenity.

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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
25/06/2010	100750	Reinstate effluent disposal trench.	Code Compliance Certificate Issued	26/09/2012
30/07/2004	041433	Additions and alterations to dwelling	Cancelled	
09/10/2003	031969	Extension to existing deck	Code Compliance Certificate Issued	01/04/2004
03/03/1994	940291	CONNECTION FEE	Code Compliance Certificate Issued	10/05/1994
17/11/1993	931833	TO ERECT SHED WORK SHOP	Code Compliance Certificate Issued	21/04/1994
22/03/1994	940416	INSTALLATION OF 2 KENT LOG BURNERS WORKSHOP AND HOUSE	Code Compliance Certificate Issued	21/04/1994

## 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
13/03/1989	G058078	Erect haybarn and looseboxes	
08/03/1989	G058077	Erect general purpose shed	
14/11/1988	G057823	Extend dwelling	
28/06/1988	G057448	Erect dwelling	

## Swimming Pools

No Swimming Pool records have been found for this property.

## Resource Consents

No Resource Consent records are on record for this property.

## 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, 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 1:1500

Friday, 3 November 2023

Original Sheet Size 210x297mm