

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)
1943043808	LOT 5 DP 18012 SEC 2 SO 15435	143 Haycock Road	Hope	1.2478

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
\$5108.71	\$1277.18

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	0.1971c/\$CV	1410000	2779.11
Uniform Annual General Charge	\$290.00/propert	1	290.00
WaimeaComDam-Env&ComBen-Distri	\$28.78/property	1	28.78
WaimeaComDam-Enviro&ComBen-ZOB	0.0033c/\$CV	1410000	46.53
Water Supp-RuralExt- Richmond	\$714.88/1m3/day	2	1429.76
Refuse/Recycling Rate	\$135.51/propert	1	135.51
Shared Facilities Rate	\$67.15/property	1	67.15
Mapua Rehabilitation Rate	\$5.39/property	1	5.39
Museums Facilities Rate	\$61.89/property	1	61.89
District Facilities Rate	\$104.75/propert	1	104.75
Regional River Works - Area Z	0.0128c/\$LV	720000	92.16
Stormwater: General Drainage	0.00480c/\$CV	1410000	67.68

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
\$1410000	\$720000	\$690000	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
\$1410000	\$720000	\$690000	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
WRHBW1220	TOP OF ROW 1M FRM 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	2404659	08/06/2015	143 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.
Rural 2	The Rural 2 Zone covers land areas which have varying productive value and less versatile soils. The land in Rural 2 is more extensively farmed and zone subdivision and development rules primarily protect this capacity 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
14/12/2020	201490	Construct new double double garage	Code Compliance Certificate Issued	03/03/2021
27/09/2006	061383	Alterations and extensions to house and garage	Application Returned	
14/08/2007	071137	New Fence	Withdrawn	
08/12/1998	981765	To build house garage and 2 log burners	2nd Code Compliance Cert	12/09/2006
04/08/2005	055922	Relocate HWC and install toilet	Cancelled	
15/09/2004	041701	Install freestanding Metro Aspire Ped log burner	Code Compliance Certificate Issued	01/10/2004
28/05/1997	970659	NEW DWELLING ENSUITE IN/GARAGE 2 FIREPLACES	Cancelled	

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

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
22/12/2020	PB200060	Deemed Permitted Boundary Activity to construct a garage which breaches the 5 metre internal boundary setback in the Rural Residential Zone, ie. reducing the south eastern boundary to 2 metres	Consent Effective	13/01/2021
24/10/1990	900308		Section 224	

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. If you intend purchasing a property within Tasman District, Council recommends you seek advice from the vendor about Pest Management Notices that may have been served. This property has a record of the following pest inspections. For further information, please contact Council's Biosecurity team.

X Location	Y Location	Pest	Date	Status at time of inspection
1611858	5418433	WhiteEdged Nightshade	18/06/2009	Active
1611858	5418433	WhiteEdged Nightshade	21/06/2010	Active
1611858	5418433	WhiteEdged Nightshade	09/09/2011	Active
1611858	5418433	WhiteEdged Nightshade	03/07/2014	Monitoring
1611858	5418433	WhiteEdged Nightshade	27/06/2016	Monitoring
1611858	5418433	WhiteEdged Nightshade	27/08/2018	Monitoring
1611858	5418433	WhiteEdged Nightshade	23/01/2020	Active
1611894	5418398	Broom Gall Mite BCA	27/08/2018	New

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
 AZ Road Labels

∩ Road Boundaries
 ∩ 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, 11 January 2022

Original Sheet Size 210x297mm