

# 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](http://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](http://www.tasman.govt.nz).

## Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1961092800	LOT 2 DP 4700	313 Hill Street	Richmond	0.1012

## 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
\$960000	\$445000	\$515000	01/09/2023	\$5148.83

## 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
2026	General Rate	960000	2055.36
2026	Uniform Annual General Charge	1	413.00
2026	Wastewater - 1st Pan	1	1007.50
2026	WaimeaComDam-Env&ComBen-Distri	1	81.80
2026	WaimeaComDam-Enviro&ComBen-ZOB	960000	71.04
2026	Refuse/Recycling Rate	1	133.69
2026	Shared Facilities Rate	1	73.55
2026	Mapua Rehabilitation Rate	1	4.35
2026	Museums Facilities Rate	1	70.02
2026	District Facilities Rate	1	138.68
2026	Urban Wat.Supply- Serv Chge	1	542.60
2026	Regional River Works - Area Z	445000	67.64
2026	Stormwater UDA	960000	489.60

## Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W44008		17MC223585	156

## Services

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

Scheme or Supply	Service Provided
Stormwater UDA- Richmond	Stormwater
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	2412536	08/06/2015	313 Hill Street, Richmond

## Air Shed

This property sits within a controlled Air Shed.

Air Shed	Air Shed Regulations
Richmond Air Shed	After a house in Richmond changes ownership, an existing non-compliant wood burner cannot be used. It may be replaced with either a clean heat system or an approved clean air wood burner. New houses, or existing houses without an existing wood burner or open fire, can only install clean heat systems - no wood burners at all.

## 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
Residential	The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment

## 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
14/01/2014	140015	Install f/s Metro Eco Wee Ped wood burner	Code Compliance Certificate Issued	27/02/2014
03/05/2007	070590	Alterations & addition to existing dwelling	Code Compliance Certificate Issued	31/01/2008
22/11/1996	962015	New dwelling, garage, log burner	Code Compliance Certificate Issued	30/08/1999

## 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

No Resource Consent records are on record for this property.

## Planning Permits

No historical planning permits have been found for this property.

## Environmental Health and Licences

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



# Pipes and Rubbish Collection

