

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
- 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 Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1943012100	LOT 2 DP 12120	57 Ranzau Road	Richmond	1.0693

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
\$1920000	\$660000	\$1260000	01/09/2023	\$5657.67

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	1920000	4258.56
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1920000	132.48
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	Regional River Works - Area Z	660000	88.44
2027	Stormwater: General Drainage	1920000	113.28

Water Meter Information

No Information available

Services

No Services are available for this property

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2421254	13/07/2022	57 Ranzau Road Hope Richmond
Withdrawn		08/06/2015	57 Ranzau Road, Richmond

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.

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
	EX260076	Construct shed	Granted and Issued	
28/07/2023	230720	Construct new freestanding garage	Lapsed Application	
19/10/2018	161350A	Remove carport, extend deck and layout changes to laundry and main bathroom	Amendment Issued	
15/12/2016	161350P	Construct new 3 bedroom dwelling with attached carport	PIM application formally received	
15/12/2016	161350	Construct new 3 bedroom dwelling with attached carport & swimming pool	Formally Received	16/05/2019
06/04/2000	000490	Install toilet basin and shower	Code Compliance Certificate Issued	21/12/2015
24/01/2002	020091	To build tunnel house	Code Compliance Certificate Issued	21/12/2015
23/08/1996	961520	Shed and Propagating Area	Code Compliance Certificate Issued	24/07/1997

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
09/06/1986	D062580	Erect glasshouse on old site	
28/07/1981	K064130	Orchid shade house	
12/05/1977	H109432	Alter and add to office building to provide amenity block	
08/02/1977	H064653	Erect glasshouse	
08/09/1971	C074138	Alter dwelling	
31/07/1969	A019398	Alter glasshouse	
18/10/1967	A019661	Erect glasshouse	
29/09/1965	B025717	Alter Dwelling	
29/09/1965	B025721	Erect glasshouse	

Date	Permit Number	Subject	Notes
27/11/1964	A106394	Erect glasshouse	
02/06/1961	114103	Alter Dwelling	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	11/12/2024
Registration form rec'd in relation to BC161350	27/01/2017

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
22/03/2023	230154	Land Use	Land use consent to construct a new detached double garage and the removal of two greenhouses in the Zone.	Consent Effective	15/05/2023
19/02/2016	160197	Water Take - Underground	To take & use groundwater for irrigation Water Management Zone: Lower Confined Aquifer (Affiliated)	Transferred	08/11/2019
19/02/2016	160197T1	Water Take - Underground	To take & use groundwater for irrigation Water Management Zone: Lower Confined Aquifer (Affiliated)	Consent Effective	08/11/2019
23/08/2016	160775	Land Use	Land use consent to construct a second dwelling that does not comply with access standards within the Rural 1 Zone.	Consent Effective	18/10/2016
10/01/2001	NN010011	Water Take - Underground	Take groundwater for irrigation of flowers Water Management Zone: Waimea Lower Confined Aquifer	Expired Regional Consent	11/05/2001
10/05/1991	NN910171	Water Take - Underground	To take groundwater for trickle irrigation Water Management Zone: Waimea	Expired Regional Consent	17/09/1991

Application Date	RC Number	Type	Proposal	Status	Decision Date
			Lower Confined Aquifer		

Planning Permits

No historical planning permits have been found for this property.

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Swimming Pool or Spa	Lisa Grange & Jason Wright	Pool Compliant	11/12/2027



