Property Report

- **This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.**
- 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 Summary

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1943017406	LOT 1 DP 572986	Sabine Drive	Richmond	3.4744

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
$4160000	$4160000	$0	01/09/2023	$13465.87

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	4160000	9226.88
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	4160000	287.04
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	4160000	557.44
2027	Stormwater UDA	4160000	2329.60

Water Meter Information

No Information available

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater

Wheelie Bins

No wheelie bin has been issued to this property.

Air Shed

This property sits within a controlled Air Shed.

Air Shed	Air Shed Regulations

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

Consents, Permits and Licences

Building Consents

No Building Consent records are available for this property

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	Type	Proposal	Status	Decision Date
19/06/2024	240374	Discharge - Land	Discharge consent for stormwater to land associated with subdivision RM240371	Consent Effective	09/07/2026
19/06/2024	240375	Water - Divert	To divert water associated with subdivision RM240371	Consent Effective	09/07/2026
19/06/2024	240371	Subdivision	Subdivision of Lot 1 DP 572986 (RT 1042011) in the Residential Zone to create: Lots 1 to 44 - standard density residential allotments Lots 45, 55 & 56 - reserve (recreation) to vest Lots 46 to 49 - road to vest Lots 51 to 53 - future access lots to be amalgamated with Lot 50 Lot 54 - reserve (utility) to vest Lot 50 - balance lot resulting from minor boundary adjustment with adjacent property Lot 1 DP 431455.	Consent Effective	09/07/2026
19/06/2024	240372	Land Use	Land use consent to construct	Consent Effective	09/07/2026

Application Date	RC Number	Type	Proposal	Status	Decision Date
			dwellings on Lots 42 to 44 of subdivision RM240371 that breach permitted activity rules relating to building coverage, daylight admission, internal boundary setbacks and river setbacks, and to construct generic dwellings on Lots 32 and 39 to 41 of subdivision consent RM240371 that breach permitted river setbacks in the Residential Zone and Richmond South Development Area		
19/06/2024	240373	Land Use - Disturbance	Land Disturbance consent for earthworks associated with development of subdivision RM240371 - NESCS soil contaminants	Consent Effective	09/07/2026
19/06/2024	260306	Land Use - Disturbance	Land Disturbance consent for disturbance of the bed from widening and recontouring of an unnamed watercourse	Consent Effective	09/07/2026
17/09/2021	210897	Water - Divert	To divert more than 5m3 per day of surface water when widening the open drainage channel on the Field property	Consent Effective	14/06/2022

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.

Aerial Property View

Tuesday, 17 November 2026



Pipes and Rubbish Collection

Tuesday, 17 November 2026

