

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)
1943036600	PT SEC 118 WAIMEA EAST DIST BLK VI WAIMEA SD	129 Ranzau Road	Richmond	4.9860

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
\$1700000	\$980000	\$720000	01/09/2023	\$5789.91

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	1700000	3770.60
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1700000	117.30
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	Urban Wat.Supply- Serv Chge	1	605.48
2027	Regional River Works - Area Z	980000	131.32
2027	Stormwater: General Drainage	1700000	100.30

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W30011		19MC258974	1357

Services

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

Scheme or Supply	Service Provided
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	2407128	08/06/2015	129 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
30/07/2021	211015	Install new freestanding Metro wood burner connecting to existing wetback	Code Compliance Certificate Issued	12/10/2021
07/11/2002	021964	Shed with bunded pad for chemical storage	Code Compliance Certificate Issued	02/09/2016
04/12/2007	071624	Install Solar heating panel	Code Compliance Certificate Issued	12/08/2008

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
11/12/1991	K044037	Domestic storage shed and workshop	
03/12/1991	K044005	Construction of swimming pool and fence	
09/10/1987	F018941	Erect Dwelling	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool does not comply. Areas of concern height, fence materials, gates and doors.	05/12/2001
Pool now complies.	26/01/2004
YES 17/03/92 GW	

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
10/03/2006	060157	Discharge - Land	apply processed waste oil on private road for dust suppression	Expired Regional Consent	21/03/2006

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10/03/2006	060157	Discharge - Land	apply processed waste oil on private road for dust suppression	Expired Regional Consent	21/03/2006
07/02/2005	050094	Discharge - Land	discharge of oil to an internal orchard road for the purposes of dust suppression	Expired Regional Consent	22/02/2005

Planning Permits

Prior to the Resource Consent system, these Planning Permits and notes were registered against the property.

Date	Planning Number	Subject	Notes
24/09/1971	T2/9/1/82	Erect Dwelling, Car Painting Facilities	D T SCHRODER RANZAU RD WEST

Environmental Health and Licences

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



