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 Summary

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1957014453	Lot 48 DP 513553	4 Malone Crescent	Richmond	0.2019

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
$1080000	$640000	$440000	01/09/2023	$6716.89

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	1080000	2395.44
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1080000	74.52
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	2	1210.96
2027	Regional River Works - Area Z	640000	85.76
2027	Stormwater UDA	1080000	604.80

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W42127		15MC196771	147
W46179		16MC 217412	0

Services

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

Scheme or Supply	Service Provided
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	2404836	17/09/2023	4 Malone Crescent, 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
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

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
06/12/2017	171268	Interior alterations to foyer and dining room	Code Compliance Certificate Issued	15/07/2019
05/07/2017	170737	Install Woodsman Tarras MKIII woodburner with wetback	Code Compliance Certificate Issued	08/09/2017

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
22/10/1992	K018590	Erect a skyline office	
13/12/1988	E062671	Garage	
12/02/1985	B098684	Alter dwelling	
26/05/1981	K008514	Kent tile fire	
18/08/1980	J020399	Swimming pool	
18/07/1968	A052581	Dwelling	
10/12/1963	0000710	Implement shed	
21/10/1955	0000201	Fowl house/ store house	
	1900		Plumbing and Drainage Permit
	2322		Plumbing & Drainage Permit. Install small septic tank for temporary living.
	2370		
	2373		Plumbing & Drainage Permit

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	11/04/2024

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
14/06/2024	240344	Subdivision	Subdivision of RT 801225 (Lot 48 DP 513553) in the Residential Zone to create two fee simple allotments.	Consent Effective	23/07/2024

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	Tony Lindbom & Sheryl Lindbom	Pool Compliant	11/04/2027

Aerial Property View

Tuesday, 10 November 2026



Pipes and Rubbish Collection

Tuesday, 10 November 2026

