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

Monday, 16 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1957019506	LOT 3 DP 433970	90 Headingly Lane	Richmond	4.6951

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
$8360000	$490000	$7870000	01/09/2023	$17712.35

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	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	9	8643.33
2027	Wastewater - 11 + Pans	11	7042.75
2027	Refuse/Recycling Rate	1	140.29
2027	Urban Wat.Supply- Serv Chge	1	605.48

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W41339		18N731886	348

Services

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

Scheme or Supply	Service Provided
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- School	2419644, 2419126	20/03/2020	90 Headingly Lane, Richmond (School)
Single 240- School	2402772	08/06/2015	90 Headingly Lane, Richmond

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
Open Space	The primary purpose of the Open Space Zone is to provide for low-key, informal recreational opportunities.

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
02/09/2026	250856A	Amendment 1: Changes to canopy, remove windows, add stairs from landing to stage and add fire rating under existing stairs and Type 4 Alarm added to the Senior Learning centre	OK - Awaiting Payment	29/10/2026
16/07/2025	250611	Extension and alterations to Junior Learning Block - OneSchool Global Nelson Campus	Certificate of Public Use Issued	20/07/2026
05/02/2025	241007	Extension to warehouse at OneSchool Global Campus	Lapsed Application	27/03/2026
01/10/2025	250856	Alterations to the gym including a new stage - OneSchool Global	Granted and Issued	16/02/2026
18/11/2024	240948	Internal alteration of admin block and senior Block One School Global	Code Compliance Certificate Issued	17/07/2025
03/12/2024	CA240977	Installation of Access Control on final exit doors and external gates at OneSchool Global	Granted and Issued	12/02/2025
	240836P	PIM only - Extension to existing warehouse	PIM/TAN Issued	29/10/2024
13/11/2018	185203	Erecting a temporary marquee 30mx12m on hard courts.	Withdrawn	04/12/2018
17/11/2015	151154	Construct MLE Teaching space addition to existing senior teaching block	Code Compliance Certificate Issued	28/07/2016
17/11/2015	151154P	Construct MLE Teaching space addition to existing senior teachinhg blcok	PIM/TAN Issued	02/12/2015
08/08/2014	145477	New storage shed on concrete floor	Code Compliance Certificate Issued	25/08/2015

Application Date	BC Number	Proposal	Status	Issue Date
06/08/2014	145477P	New storage shed on concrete floor	PIM/TAN Issued	25/09/2014
01/05/2014	145113P	Construct storage shed on concrete floor	PIM/TAN Issued	19/06/2014
21/01/2011	110029	Convert wastewater holding tank to a pump chamber	Code Compliance Certificate Issued	11/12/2013
21/03/2011	110240	New administration block replacing existing on-site temporary premises	Code Compliance Certificate Issued	06/06/2012
14/02/2006	060130	Fitout of gymnasium /toilets	Code Compliance Certificate Issued	23/12/2010
22/06/2005	055548	Construction of school	Code Compliance Certificate Issued	20/10/2010
14/11/2005	056421	Construction of structure and concrete floor for gymnasium/hall and toilet block	Code Compliance Certificate Issued	20/09/2010
01/12/2006	061723	Alteration - add further toilets to existing toilet block	Withdrawn	20/09/2010
18/08/2008	081001	Construct new classroom block at Westmount School	Code Compliance Certificate Issued	20/09/2010
11/12/2009	091419	Construct new domestic wastewater	Application Returned	04/05/2010
21/04/2008	080453	Erect 3 marquees for 5 days	Code Compliance Certificate Issued	29/04/2008
09/04/2002	020516	To erect Farm Building	Code Compliance Certificate Issued	11/07/2002

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0354	90 Headingly Lane, Richmond	Status Report	20/10/2027
CS0354A	90 Headingly Lane, Richmond	Cancelled	
CS0354B	90 Headingly Lane, Richmond	Cancelled	20/10/2018
CS0354C	90 Headingly Lane, Richmond	Cancelled	20/10/2018

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

Date	Permit Number	Subject	Notes
24/11/1992	J057611	Construct granny flat and car port	
02/03/1992	K000786	Erect a dwelling	

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
12/11/2024	140491V2	Land Use	Variation to RM140491 - Land use consent for extensions to an existing community activity building in the Coastal Environment Area and the Open Space Zone.	Consent Effective	08/04/2025
12/11/2024	170329V1	Land Use	Land use consent to operate a commercial activity (retail sales for school fundraising) at Westmount School. Proposed changes: Changes to conditions 1 and 3 of RM170329 to authorise the expansion of an existing commercial activity within the Open Space Zone at Westmount School.	Consent Effective	08/04/2025
13/11/2024	240788	Land Use	Land use consent for extensions to an existing community activity (insert use) building in the Coastal Environment Area and the Open Space Zone.	Withdrawn	
10/03/2017	170329	Land Use	Land use consent to operate a commercial activity (retail sales for school fundraising)at Westmount School.	Consent Effective	05/05/2017
18/05/2015	150481	Land Use	To construct minor	Consent Effective	05/08/2015

Application Date	RC Number	Type	Proposal	Status	Decision Date
			building extensions to an existing building in the CEA overlay		
23/04/2015	150410	Land Use - Disturbance	Part retrospective recontouring of a site that involves Land Disturbance exceeding 1000 square meters in a 12 month period within 200 metres of the Coastal Environment Area	Consent Effective	22/05/2015
23/06/2014	140491	Land Use	Construct a new building for storage purposes for the school within the Coastal Environment Area and Open Space Zone	Consent Effective	11/07/2014

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
Food Premises	Tasman Education Trust	Invoice Processed	30/04/2027

Aerial Property View

Monday, 16 November 2026



Pipes and Rubbish Collection

Monday, 16 November 2026

