# 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

Tuesday, 17 November

## Property Location

| Valuation | Legal Description | Address | Suburb | Area (ha) |
|---|---|---|---|---|
| 1957019600 | LOT 1 D P 5752 | 78 Headingly Lane | Richmond | 2.0234 |

## 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 |
|---|---|---|---|---|
| $1610000 | $1460000 | $150000 | 01/09/2023 | $6449.70 |

## 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 | 1610000 | 3570.98 |
| 2027 | Uniform Annual General Charge | 1 | 429.00 |
| 2027 | WaimeaComDam-Env&ComBen-Distri | 1 | 76.69 |
| 2027 | WaimeaComDam-Enviro&ComBen-ZOB | 1610000 | 111.09 |
| 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 | 1460000 | 195.64 |
| 2027 | Stormwater UDA | 1610000 | 901.60 |

## Water Meter Information

| Water ID | Meter Reader Note | Meter Id | Last year units |
|---|---|---|---|
| W41340 | | 17MC232720 | 85 |

## Services

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

| Scheme or Supply | Service Provided |
|---|---|
| Stormwater UDA | Stormwater |
| 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 | 2402771 | 08/06/2015 | 78 Headingly Lane, Richmond |

## Air Shed

This property sits within a controlled Air Shed.

| 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 |
|---|---|
| Mixed Business | The Mixed Business Zone is one of the primary zones for the provision of retail and office space and support services (for example, professional, health and social services). The Mixed Business Zone is characterised by the predominance of vehicle orientated activities, generally requiring larger areas of on-site parking, and large format retail activity. |

# 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 |
|---|---|---|---|---|
| 07/02/2003 | 030156 | Alteration and extension to sleepout | Code Compliance Certificate Issued | 05/12/2024 |
| 03/12/2024 | 030156A | B2 Durability Modification | Granted and Issued | 03/12/2024 |

## 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 |
|---|---|---|---|
| 24/02/1972 | C019892 | Alterations | |
| 12/10/1959 | Z00272 | Erect Sleepout | |
| 14/12/1958 | | Garage | |
| 14/07/1958 | Z00126 | Dwelling | |
| 18/10/1957 | 00547 | Build Shed | |

## 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 |
|---|---|---|---|---|---|
| 19/02/1997 | 970055 | Land Use: Non Notifed Non-complying | TO CONVERT EXISTING SLEEPOUT INTO SELF CONTAINED UNIT FOR DEPENDANT RELATIVE | Lapsed Consent | 26/02/1997 |

## 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

