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)
1960093100	LOT 2 D P 5270	13 Edward Street	Richmond	0.1222

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
$710000	$620000	$90000	01/09/2023	$5055.34

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	710000	1574.78
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	710000	48.99
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	620000	83.08
2027	Stormwater UDA	710000	397.60

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W40905		14MC191789	175

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	2410339	08/06/2015	13 Edward Street, 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
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
18/08/2010	100972	Install new F/S Metro Eco Wee Ped woodburner	Code Compliance Certificate Issued	16/09/2010
05/01/2001	010007	To install swimming pool	Code Compliance Certificate Issued	21/09/2001

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
21/09/1989	044617	Demolish existing garage & carport and erect new garage	
04/02/1987	D033287	Extend lounge and add bedroom	
17/04/1986	D033041	Kent tile fire	
18/06/1985	B098426	Erect glasshouse and carport	
08/06/1983	A47254	Garage	
27/05/1982	A18635	Install Burner	
10/03/1968	03	Erect garage	
20/10/1955	3A	Dwelling	
21/12/1948		Open Verandah	
23/12/1947		Porch to Back Entrance	
12/05/1945		New Residence	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
PARA POOL INGROUND APPLIED	
Pool Compliant	12/08/2026
Pool fence inspection -fence now complies, letter on file.	27/03/2015
Pool inspection - Non-compliance found, letter on file	15/01/2015
Pool inspection - Spa pool non-compliance found, to be re-checked by 12/06/15 - Rory M - letter on file.	27/03/2015
Spa pool now fenced – Swimming pool & Spa pool both compliant – Register updated – Rory M.	30/06/2015
SW0170 Re-Inspection Due 28/10/2023	

Resource Consents

No Resource Consent records are on record for this property.

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	Wayne & Sharon Bateman	Pool Compliant	29/06/2029

Aerial Property View

Thursday, 26 November 2026



Pipes and Rubbish Collection

Thursday, 26 November 2026

