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)
1961028000	LOT 17 DP 361354	78 Hill Street	Richmond	0.3388

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
$2010000	$880000	$1130000	01/09/2023	$8791.28

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	2010000	4458.18
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	2010000	138.69
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	880000	117.92
2027	Stormwater UDA	2010000	1125.60

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W40123		17MC223683	285

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	2403658	08/06/2015	78 Hill 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
17/11/2015	151153	Install inground fibreglass swimming pool.	Code Compliance Certificate Issued	04/01/2017
17/11/2015	151153P	Install inground fibreglass swimming pool.	PIM/TAN Issued	04/12/2015
26/05/2006	060695	Alterations and extensions to dwelling	Code Compliance Certificate Issued	14/12/2009
27/03/2006	060346	Alterations and extensions to dwelling	PIM/TAN Issued	03/05/2006
04/05/1999	990580	Installing windows and doors	Code Compliance Certificate Issued	26/07/2001
02/09/1998	981275	Connection to sewer	2nd Code Compliance Cert	17/09/1998

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
10/03/1992	K00831	Alterations to dwelling - create family room & ensuite	
28/02/1985	B098710	Kent tile fire	
28/02/1983	A47141	Add to existing dwelling	
12/08/1977	H33497	Alter & repair existing house, repair existing sheds	
16/12/1976	H120910	Extend garage	
23/07/1952	229	Dwelling	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
COMPLIANCE ACHIEVE 4/12/17 - REINSPECTION DUE 4/12/20	
Pool Compliant	04/09/2026
SW0064 Re-Inspection Due 04/12/2023	

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
30/07/2004	040840	Discharge - Air	a one off burning of removed macracarpa hedge	Expired Regional Consent	22/07/2004
27/04/2005	050327	Land Use Controlled	erect second dwelling on title in the residential zone	Consent Effective	05/05/2005
02/09/1997	960354	Subdivision: Discretionary	SEVEN LOW DENSITY RESIDENTIAL ALLOTMENTS AND TO USE EACH OF THE ALLOTMENTS FOR RESIDENTAIL PURPOSES-STAGE 11	Section 224	16/10/1997
10/10/1996	NN960404	Discharge - Water	discharge untreated stormwater form a rural-residential subdivision, comprising of 7 existing lots & 8 proposed lots	Consent Effective	18/02/1998
26/08/1994	940398	Subdivision: Controlled	SUBDIVISION OF SEVEN LOTS	Section 224	10/10/1994

Planning Permits

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

Date	Planning Number	Subject	Notes
19/12/1986	8/86/27	PROPOSED SUBDIVISION	C R & E M CLENSHAW
	8/88/8	PROPOSED SUBDIVISION	C R & E M CLENSHAW

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Swimming Pool or Spa	Richard & Sarah Inglis	Pool Compliant	08/08/2029

Aerial Property View

Monday, 23 November 2026



Pipes and Rubbish Collection

Monday, 23 November 2026

