Property Report

- **This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.**
- 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)
1961028400	LOT 1 DP 17047	60 Champion Road	Richmond	0.2000

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
$1600000	$780000	$820000	01/09/2023	$7610.61

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	1600000	3548.80
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	1600000	110.40
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	780000	104.52
2027	Stormwater UDA	1600000	896.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W43909		12M1540929	374

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
Withdrawn	2419814	31/01/2020	60 Champion Road, Richmond
Lost bin	2418383	26/09/2018	60 Champion Road Richmond
Single 240	2416183	08/06/2015	60 Champion Road, 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
23/02/2016	160141	Establish a new child care centre	Code Compliance Certificate Issued	30/05/2017
23/02/2016	160141P	Establish a new child care centre	RM Certificate Lifted	31/05/2016
10/12/2010	101432	Decommission septic tank	Code Compliance Certificate Issued	16/07/2014
20/06/1996	960913	CONSTRUCTION OF DOUBLE GARAGE	Code Compliance Certificate Issued	18/06/2002
16/03/1995	950318	TO INSTALL KENT INBUILT LOG FIRE	Code Compliance Certificate Issued	31/03/1995

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0613	60 Champion Road, Richmond	WOF received	30/05/2027

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
19/09/1989	G044606	Extension to existing dwelling	
16/10/1973	Z050724	Para swimming pool	
24/02/1971	Z010009	Erect garage	
12/02/1971	Z010008	Leanto garage	
18/02/1964	Z000747	Extend house - Laundry and shower	
14/09/1945	Z100459	Labatory & Cycle 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
25/01/2016	160083	Land Use	Land Use consent to operate a	Consent Effective	29/04/2016

Application Date	RC Number	Type	Proposal	Status	Decision Date
25/01/2016	160083	Land Use	Land Use consent to operate a childcare centre for up to 50 children in the residential zone	Consent Effective	29/04/2016
25/01/2016	150799	Land Use	To operate a childcare facility	Cancelled	
13/06/1996	960269	Land Use: Non Notifed Non-complying	TO CONSTRUCT A DOMESTIC GARAGE 2.5M OFF THE REAR BOUNDARY	Consent Effective	18/06/1996

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

Monday, 30 November 2026



Pipes and Rubbish Collection

Monday, 30 November 2026

