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)
1961029501	LOTS 1-2 DP 352146	60 Templemore Drive	Richmond	0.9374

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
$11400000	$2180000	$9220000	01/09/2023	$107017.10

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	11400000	25285.20
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	9	8643.33
2027	Wastewater - 11 + Pans	96	61464.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	11400000	786.60
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	3	1816.44
2027	Regional River Works - Area Z	2180000	292.12
2027	Stormwater UDA	11400000	6384.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W45286		8SEN0130983169	1418
W45287		8SEN0123782874	6955
W45288		04W022945	8558

Services

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

Scheme or Supply	Service Provided

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	2420780	09/11/2021	43 Templemore Drive Villa 1-8
Invoice 240	2419030	28/03/2019	60 Templemore Drive, Richmond
Single 240	2403856	08/06/2015	60 Templemore Drive, Richmond
Invoice 240	2417334	08/06/2015	1/43 Templemore Drive, Richmond
Invoice 240	2417331	08/06/2015	2/43 Templemore Drive, 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
29/06/2004	041233	Erect Retirement Village	Code Compliance Certificate Issued	11/11/2009
05/09/2008	081093	Addtion to existing rest home - New apartments & residential care bedrooms including pool & pool house.	Code Compliance Certificate Issued	29/10/2009
05/03/2004	040393	To build Culvert	Code Compliance Certificate Issued	23/05/2005

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0267	60 Templemore Drive, Richmond	Amended Compliance Schedule Issued	26/07/2027

Building Permits

No historical building permits have been found for this property.

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Compliance Achieved 14/11/18 - Reinspection due 14/11/21	14/11/2018
Pool Compliant	10/10/2024

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
19/05/2004	040593	Land Use - Disturbance	to construct a culvert in reservoir Creek to allow completion of Templemore Drive and realign unnamed tributary of reservoir Creek	Expired Regional Consent	22/09/2004
15/10/2008	040535V1	District: Land Use Discretionary	To erect a building covering an inground	Consent Effective	20/11/2008

Application Date	RC Number	Type	Proposal	Status	Decision Date
			swimming pool		
19/05/2004	040594	Water - Divert	to temporarily divert the flow of reservoir Creek and the unnamed creek over a length of 50m	Surrendered	22/09/2004
19/05/2004	040535	Land Use/Subdn: Discretionary	to construct and operate a retirement village/rest home	Sec 224 Issued	22/09/2004
20/05/2004	040545	Discharge - Land	discharge stormwater for a retirement village	Consent Effective	22/09/2004

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	Heritage Lifecare Limited	Food Act 2014 - Registered	31/07/2027
Swimming Pool or Spa	Heritage Lifecare Villages Limited	Pool Compliant	10/10/2027

Aerial Property View

Sunday, 15 November 2026



Pipes and Rubbish Collection

Sunday, 15 November 2026

