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

Friday, 20 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1961030500	LOT 1 DP 15723	36 Champion Road	Richmond	0.0827

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
$830000	$430000	$400000	01/09/2023	$5371.52

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	830000	1840.94
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	830000	57.27
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	430000	57.62
2027	Stormwater UDA	830000	464.80

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W43968		17MC232777	348

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	2412476	08/06/2015	36 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
06/10/2021	211240	Install pool	Code Compliance Certificate Issued	15/09/2022
14/05/2019	185054B	Remove sunroom, extend bedroom and verandah and construct an ensuite	Granted and Issued	18/06/2019
27/02/2019	185054A	PFC beam addition to lounge roof	Amendment Issued	20/03/2019
08/10/2018	185054	Extend dwelling to increase lounge room	Formally Received	08/10/2018
24/06/2015	150655	Extension to existing residence	Withdrawn	22/02/2017
24/06/2015	150655P	Extension to existing residence.	Withdrawn	22/02/2017
28/02/2006	060199	Construct colourseel garage	Code Compliance Certificate Issued	04/05/2007
01/08/2003	031483	Alteration and extension to dwelling	Code Compliance Certificate Issued	22/11/2005
01/05/2003	030754	Install Fisher Blenheim f/standing fire	Code Compliance Certificate Issued	14/05/2003
10/05/2002	020731	Early connection to sewerage	Code Compliance Certificate Issued	22/05/2002
14/04/1993	930547	Install free standing fire	Code Compliance Certificate Issued	22/04/1993

Compliance Schedule

No Compliance Schedule records are available for this property.

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
Pool Compliant	08/09/2025

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

Application Date	RC Number	Type	Proposal	Status	Decision Date
23/06/2015	150552	Land Use	To construct an addition that does not comply with the road boundary setback requirement area in the Residential Zone.	Consent Effective	30/06/2015
21/03/2006	060193	Land Use: Restricted Discretionary	construct a garage	Consent Effective	11/04/2006
18/09/1996	NN960382	Land Use - Watercourse	To place a pipe across a watercourse.	Expired Regional Consent	04/12/1996
	P910094	Land Use/Subdn: Non-complying	SUBDV		

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	Tony & Abby Kuyk	Pool Compliant	08/09/2028

Aerial Property View

Friday, 20 November 2026



Pipes and Rubbish Collection

Friday, 20 November 2026

