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

Monday, 16 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1961030600	LOT 1 DP 8955	34 Champion Road	Richmond	0.4662

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
$4670000	$1010000	$3660000	01/09/2023	$6687.83

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	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	5	4801.85
2027	Urban Wat.Supply- Serv Chge	1	605.48

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W40400		15MC200761	65

Services

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

Scheme or Supply	Service Provided
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
Invoice 240	2422199	27/11/2024	34 Champion Road, Richmond
Invoice 240- Withdrawn	2412475	08/06/2015	34 Champion Road, Richmond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

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
15/12/2021	211531	Construct church and community centre	Code Compliance Certificate Issued	11/09/2023
28/09/2012	120984	New in-built Masport I3000 woodburner	Code Compliance Certificate Issued	19/10/2012
04/07/2002	021110	Connection to sewerage	Code Compliance Certificate Issued	11/07/2002
25/05/1999	990727	Lounge extension	Code Compliance Certificate Issued	08/11/2000

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0857	34 Champion Road, Richmond	WOF received	15/01/2027

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
13/01/1989	E062695	Log fire	
12/04/1985	B098746	Erect shed	
28/02/1969	B017597	Extend Dwelling - Wash house and toilet	
19/12/1961	PN648	Carport - Wood Shelters	
09/05/1961	PN505	Erect Glass House	
05/10/1960	BP886	Erect Garage	

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
24/09/2020	200798	Land Use	Land use consent to construct and operate a new church	Consent Effective	19/02/2021

Application Date	RC Number	Type	Proposal	Status	Decision Date
24/09/2020	200798	Land Use	Land use consent to construct and operate a new church (Community Activity with more than 30 vehicle movements on any one day), will exceed the noise standards and the operating hours for non-residential uses in the Residential Zone.	Consent Effective	19/02/2021
24/09/2020	200799	Discharge - Land	To divert and discharge stormwater to a reticulated network from roof areas associated with the development authorised by RM200798 and to discharge stormwater to land via bio-retention from hardstand areas.	Consent Effective	19/02/2021

Planning Permits

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

Date	Planning Number	Subject	Notes
21/03/1985	8/84/16	ERECT SHED	P E PARSONS

Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

Aerial Property View

Monday, 16 November 2026



Pipes and Rubbish Collection

Monday, 16 November 2026

