# 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) |
|---|---|---|---|---|
| 1961036012 | LOT 13 DP 303808 | 16 Highfield Grove | Richmond | 0.2305 |

## 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 |
|---|---|---|---|---|
| $1880000 | $770000 | $1110000 | 01/09/2023 | $9366.80 |

## 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 | 1880000 | 4169.84 |
| 2027 | Uniform Annual General Charge | 1 | 429.00 |
| 2027 | Wastewater - 1st Pan | 1 | 1280.50 |
| 2027 | Wastewater - 2-10 Pans | 1 | 960.37 |
| 2027 | WaimeaComDam-Env&ComBen-Distri | 1 | 76.69 |
| 2027 | WaimeaComDam-Enviro&ComBen-ZOB | 1880000 | 129.72 |
| 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 | 770000 | 103.18 |
| 2027 | Stormwater UDA | 1880000 | 1052.80 |

## Water Meter Information

| Water ID | Meter Reader Note | Meter Id | Last year units |
|---|---|---|---|
| W44915 | | 17MC232611 | 298 |

## 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 | 2420968 | 09/02/2023 | 16 Highfield Grove |
| Single 240- Withdrawn | 2401465 | 08/06/2015 | 16 Highfield Grove, 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 |
|---|---|
| Rural Residential Serviced | The Rural Residential Zone provides for rural lifestyle living opportunities. Rules for development and subdivision generally seek to ensure that lifestyle living is enabled and that adequate servicing is provided, while maintaining rural character and amenity. |

# 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 |
|---|---|---|---|---|
| 14/02/2022 | 220145 | Install Nectre Woodburner/Bakers oven | Code Compliance Certificate Issued | 16/06/2022 |
| 09/01/2002 | 020008 | To build house and granny flat | Code Compliance Certificate Issued | 13/01/2004 |
| 02/04/2003 | 030544 | Install swimming pool | Code Compliance Certificate Issued | 22/12/2003 |

## 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 |
|---|---|
| COMPLIANCE ISSUED 15/1/18 - REINSPECTION DUE 15/1/21 | 15/01/2018 |
| Pool Compliant | 22/03/2024 |
| SW0058 Re-Inspection Due 15/02/2024 | |

## 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 |
|---|---|---|---|---|---|
| 20/12/2001 | 010802 | District: Land Use Discretionary | build a dwelling with an integral | Consent Effective | 07/01/2002 |
| 10/09/2001 | 010545 | District: Land Use Discretionary | erect a dwelling that will encroach front and side yard setbacks | Consent Effective | 21/09/2001 |

## 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 |
|---|---|---|---|

| Licence Type | Business | Status | Expiry Date |
|---|---|---|---|
| Swimming Pool or Spa | Angus & Lisa Robinson | Pool Compliant | 22/03/2027 |

# Aerial Property View

Wednesday, 18 November 2026



# Pipes and Rubbish Collection

Wednesday, 18 November 2026

