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)
1961036102	LOT 18 DP 303808	42 Park Drive	Richmond	0.2250

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
$2270000	$760000	$1510000	01/09/2023	$9515.42

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	2270000	5034.86
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	2270000	156.63
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	760000	101.84
2027	Stormwater UDA	2270000	1271.20

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W44908		17MC232528	177

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	2403574	08/06/2015	42 Park 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
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
01/09/2021	211135	Alteration and addition to existing dwelling	CCC Refused	15/02/2024
01/02/2023	211135B	Saddle flashings added to balcony	Amendment Issued	13/02/2023
30/06/2022	211135A	Changes to internal layout, gas fire, architraves, plasterboard, some external cladding, external beam, entrance, some windows and multiple detailing changes	Amendment Issued	29/07/2022
	NF0245	3.4 Metre wall	Superseded	01/11/2017
	NF0262	Unconsented retaining wall	2ND NOTICE TO FIX	01/11/2017
05/03/2015	150176	Extension to existing attached garage	CCC Refused	02/10/2017
04/10/2016	CA0483	Retaining wall/fence	Further Information Requested	22/11/2016
	NF0202		Notice to Fix now Complies	11/10/2016
05/03/2015	150176P	Extension to existing attached garage	RM Certificate Lifted	27/03/2015
26/09/2002	021656	New dwelling with gas fire & attached garage	CCC Issued by Certifier	28/03/2003

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

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
12/04/2021	210294	Land Use	Land use consent to raise the proposed roof	Consent Effective	06/05/2021

Application Date	RC Number	Type	Proposal	Status	Decision Date
12/04/2021	210294	Land Use	Land use consent to raise the proposed roof ridgeline above the permitted maximum building height and to extend the existing dwelling beyond the approved infringement of the building setback from the south-western boundary, in the Rural Residential Zone and Richmond East Development Area.	Consent Effective	06/05/2021
07/11/2019	PB190029	Deemed Permitted Boundary Activity	Deemed Permitted Boundary Activity to extend an existing dwelling towards the neighbouring boundary and raise the height of the proposed gable above the 1.5m allowable intrusion.	Deemed Permitted Boundary Activity Notice Issued	22/11/2019
02/03/2015	150223	Land Use	Undertake extensions to the garage within the permitted setback requirement	Consent Effective	26/03/2015

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

Wednesday, 18 November 2026



Pipes and Rubbish Collection

Wednesday, 18 November 2026

