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)
1961044004	LOT 2 DP 13532 & UNDIVIDED 1/5 SHARE IN LOT 6 DP 13532 - SUBJ TO & INT IN R/W	15 Cropp Place	Richmond	0.5346

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
$2060000	$740000	$1320000	01/09/2023	$8914.87

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	2060000	4569.08
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	2060000	142.14
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	740000	99.16
2027	Stormwater UDA	2060000	1153.60

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W40638		14MC189864	152

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

Scheme or Supply	Service Provided
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	2405928	08/06/2015	15 Cropp Place, 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 Closed	The Rural Residential Zone provides for rural lifestyle living opportunities. Rural Residential Closed is a subset of this zone and applies to specified areas where further subdivision is prevented due to the presence of hazards or to protect special values.
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
Open Space	The primary purpose of the Open Space Zone is to provide for low-key, informal recreational opportunities.

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
19/02/2026	260110	Construct swimming pool fence	Granted and Issued	16/04/2026
10/11/2006	061588	Re-roof part of existing house as stage 1 of 2 of major alterations and additions	Code Compliance Certificate Issued	27/02/2025
25/02/2025	061588A	B2 Durability Modification	Granted and Issued	25/02/2025
22/09/2021	211202	Extend dwelling, internal alterations and construct new attached garage	Withdrawn	04/03/2022
01/02/2008	080101	Alterations and extensions to dwelling	Code Compliance Certificate Issued	23/06/2010
02/03/2007	070267	Construct foundation only for new extension to dwelling	Code Compliance Certificate Issued	09/06/2009
18/05/2006	060638	Construct garage and timber retaining walls	Cancelled	14/06/2006

Compliance Schedule

No Compliance Schedule records are available for this property.

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
20/08/1990	H058633	Erect dwelling	
04/07/1990	H058462	Foundation permit only	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Application Received	23/04/2026
Pool Compliant	27/02/2025

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
09/03/2026	PB260007	Deemed Permitted Boundary Activity	Deemed Permitted Boundary Activity for a swimming pool with deck are contravening internal setback in the Rural Residential Zone	Deemed Permitted Boundary Activity Notice Issued	
18/05/2006	060371	District: Land Use Discretionary	construct garage outside setback requirements	Withdrawn	

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	Angela & Daniel Govier	Application Received	16/04/2028
Swimming Pool or Spa	Hudson & Tereapii Vowell	Pool Compliant	27/02/2028

Aerial Property View

Thursday, 26 November 2026



Pipes and Rubbish Collection

