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, 6 November 2026

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1961075000	LOT 2 DP 423616 LOT 18 PT LOT 17 DP 8531	Aotea Place	Richmond	0.7195

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
$4220000	$1250000	$2970000	01/09/2023	$32739.56

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	4220000	9359.96
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	9	8643.33
2027	Wastewater - 11 + Pans	14	8963.50
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	4220000	291.18
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	1250000	167.50
2027	Stormwater UDA	4220000	2363.20

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W45958		15MC202984	38
W45959		15MC202974	65
W45960		15MC202975	60
W45961		15MC202979	72
W45962		15MC202981	219
W45963		15MC202985	89

Water ID	Meter Reader Note	Meter Id	Last year units
W45964		15MC202982	71
W45965		15MC202980	43
W45966		15MC202986	41
W45967		15MC202976	40
W45968		15MC203391	40
W45969		15MC203381	96
W45970		15MC203385	32
W45971		15MC202983	75
W45972		15MC202973	55
W45973		15MC203379	66
W45974		15MC203380	33
W45975		15MC203389	25
W45976		15MC203384	67
W45977		15MC203390	86
W45978		15MC203386	129
W45979		15MC202972	59
W45980		15MC202977	52
W45981		15MC202978	43

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	2422268	27/03/2025	21 Aotea Place, Richmond
Single 140	474	08/06/2015	1 Aotea Place, Richmond
Single 140	454	08/06/2015	10 Aotea Place, Richmond
Single 140	176	08/06/2015	11 Aotea Place, Richmond
Single 140	445	08/06/2015	12 Aotea Place, Richmond
Single 140	189	08/06/2015	13 Aotea Place, Richmond
Single 140	456	08/06/2015	14 Aotea Place, Richmond
Single 140	348	08/06/2015	15 Aotea Place, Richmond
Single 140	457	08/06/2015	16 Aotea Place, Richmond
Single 140	347	08/06/2015	17 Aotea Place, Richmond
Single 140	398	08/06/2015	18 Aotea Place, Richmond
Single 140	177	08/06/2015	19 Aotea Place, Richmond
Single 140	450	08/06/2015	2 Aotea Place, Richmond
Single 140	399	08/06/2015	20 Aotea Place, Richmond
Single 140- Withdrawn	341	08/06/2015	21 Aotea Place, Richmond
Single 140	217	08/06/2015	22 Aotea Place, Richmond

Bin Size	Serial Number	Delivered on	Delivered to
Single 140	340	08/06/2015	23 Aotea Place, Richmond
Single 140	218	08/06/2015	24 Aotea Place, Richmond
Single 140	473	08/06/2015	3 Aotea Place, Richmond
Single 140	451	08/06/2015	4 Aotea Place, Richmond
Single 140	472	08/06/2015	5 Aotea Place, Richmond
Single 140	452	08/06/2015	6 Aotea Place, Richmond
Single 140	385	08/06/2015	7 Aotea Place, Richmond
Single 140	453	08/06/2015	8 Aotea Place, Richmond
Single 140	252	08/06/2015	9 Aotea 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
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
05/07/2011	110696	Construct 4 x single bedroom pensioner units	Code Compliance Certificate Issued	24/05/2012
11/03/2010	100240	Demolition of shed plus disconnection/backfill of disused septic tank & well.	Code Compliance Certificate Issued	25/01/2012
09/03/1995	950280	TO BUILD CARPORT	Code Compliance Certificate Issued	20/11/1995
24/01/1994	940080	TO BUILD CARPORT	Code Compliance Certificate Issued	30/03/1995

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
28/07/1992	018226	Construct dwelling	
25/05/1992	K001336	Construct dwelling	
08/05/1979		Housing for the elderly	

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
23/05/2011	110403	Land Use	Extension to existing pensioner development with the addition of 4units	Consent Effective	19/07/2011
21/08/2009	090513	Subdivision	Relocate Boundary between two titles to enable additional pensioner housing	Sec 224 Issued	11/09/2009

Application Date	RC Number	Type	Proposal	Status	Decision Date

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

Friday, 6 November 2026



Pipes and Rubbish Collection

Friday, 6 November 2026

