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)
1961082800	LOT 3 DP 374701	28 Valhalla Drive	Richmond	0.1114

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
$2310000	$590000	$1720000	01/09/2023	$10566.89

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	2310000	5123.58
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	2310000	159.39
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	590000	79.06
2027	Stormwater UDA	2310000	1293.60

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W44389		17MC232299	147

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
Invoice 240- Withdrawn	2421374	15/03/2023	28 Valhalla Drive
Single 240	2412624	08/06/2015	28 Valhalla 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
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
22/07/2019	190849	Install Firenzo inbuilt wood burner	Code Compliance Certificate Issued	14/10/2019
12/01/2010	100014	Add acoustic & fire resistance rating between 2 dwellings	Code Compliance Certificate Issued	30/08/2011
13/05/2010	100552	Alterations to dwelling: Remodel bathroom	Code Compliance Certificate Issued	23/06/2011
01/08/2008	080945	Relay SW/SS pipe connections from existing house to MH in road.	Code Compliance Certificate Issued	05/10/2009
14/06/2006	060806	Seal right of way, kerb channel & stormwater infrastructure	Cancelled	05/07/2006
23/09/1999	991433	To build house burner and garage	2nd Code Compliance Cert	02/05/2005
12/02/2004	040212	Extension to dwelling and installation of lap pool	Code Compliance Certificate Issued	22/04/2005
23/06/2003	031181	To build retaining wall	Code Compliance Certificate Issued	24/02/2005

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
Lap pool completed and all complies.	22/04/2005
Pool Compliant	27/01/2025
Pool inspection - Fence complies, letter on file.	09/01/2015

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
25/11/2003	031245	Subdivision	undertake a boundary relocation original	Lapsed Application	

Application Date	RC Number	Type	Proposal	Status	Decision Date
25/11/2003	031245	Subdivision	undertake a boundary relocation original valref 1961082802	Lapsed Application	
07/07/2010	100426	Land Use	Retrospective consent for existing second dwelling	Consent Effective	20/07/2010
05/07/2005	050561	Subdivision: Controlled	subdivide three existing allotments into four new allotments	Sec 224 Issued	07/11/2005
19/10/1999	990406	District: Land Use Discretionary	erect a dwelling requiring dispensations for boundary and daylight angles	Consent Effective	22/10/1999

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	Vicki Thode & Thode Family Trustees Limited	Pool Compliant	27/01/2028

Aerial Property View

Wednesday, 18 November 2026



Pipes and Rubbish Collection

Wednesday, 18 November 2026

