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

Tuesday, 24 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1961083900	LOT 22 DP 15725	3 Valhalla Lane	Richmond	0.2296

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
$1370000	$650000	$720000	01/09/2023	$6938.38

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	1370000	3038.66
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	1370000	94.53
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	650000	87.10
2027	Stormwater UDA	1370000	767.20

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W43767		17MC229641	143

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	2412618	08/06/2015	3 Valhalla Lane, 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
02/05/2024	170472A	B2 durability modification	Granted and Issued	02/05/2024
01/05/2017	170472P	Change back porch to liding door and widen toilet room	PIM/TAN Issued	24/05/2017
01/05/2017	170472	Change back porch to sliding door and widen toilet room	Formally Received	01/05/2017
22/07/2014	145417	Construct new timber deck surrounds to pool	Code Compliance Certificate Issued	01/04/2016
22/07/2014	145417P	Construct new timber deck surrounds to pool	PIM/TAN Issued	01/08/2014
22/05/2013	130573	Install a new F/S Osburn woodburner (wetback)	Code Compliance Certificate Issued	05/09/2013

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
10/08/1992	K18278	Dwelling and garage	
	2960		Plumbing & Drainage Permit
	2961		Plumbing & Drainage Permit

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	17/08/2026
Registration of on-ground swimming pool received. Pool complies (inspected by Graham Fittock - 17/3/16).	17/03/2016
Re-Inspection Due 14/10/2023	

Resource Consents

No Resource Consent records are on record for this property.

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	Hazel & Robert Bentley	Pool Compliant	13/06/2029

Aerial Property View

Tuesday, 24 November 2026



Pipes and Rubbish Collection

Tuesday, 24 November 2026

