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

Wednesday, 18

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1961099000	LOT 5 DP 305443	107 Hart Road	Richmond	1.7944

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	$1050000	$1220000	01/09/2023	$9554.28

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	1050000	140.70
2027	Stormwater UDA	2270000	1271.20

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W44934		15MC202718	226

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	2416334	08/06/2015	107 Hart Road, 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	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
21/04/2026	260247	Install wastewater and stormwater connection point	Code Compliance Certificate Issued	09/11/2026
18/08/2003	031601	Dwelling with Garage	CCC Issued by Certifier	02/02/2005
18/08/2003	031602	Dwelling and Garage	Cancelled	10/10/2003

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
10/09/1981	K028416	Add bedroom to dwelling	
31/07/1981	K028393	Garage	
30/11/1966		Fowl house	
25/03/1965	1818	Add kitchen	
05/06/1964	466	Garage	
23/08/1961	579	Fowl house	
20/01/1958		Fowl house	
26/11/1956		Dwelling	
24/08/1954	554	Motor garage	
04/04/1952	1791	Garage	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Swimming Pool	15/11/1983
Swimming pool: In ground 10000L YES DP	11/07/1988

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
26/06/2024	240397	Subdivision	Subdivision of Lot	Sec 224	07/11/2025

Application Date	RC Number	Type	Proposal	Status	Decision Date
26/06/2024	240397	Subdivision	Subdivision of Lot 5 DP 305443 (RT 21813) to create: Lot 1 of 1.4332ha that will contain the existing dwelling, curtilage and vegetation within the southern portion of the site; Lot 2 of 2,190m2 (gross) and 2,154m2 (net) that will be vacant; and Lot 3 of 1,254m2 that will be a reserve to vest.	Sec 224 Application Received	07/11/2025
25/06/2024	240529	Land Use	Land use consent to construct a generic dwelling in the Rural Residential Zone on Lot 2 created by subdivision RM240397 that breaches the 30m setback from the Rural 2 zone	Consent Effective	07/11/2025
01/07/1996	NN960278	Discharge - Water	To discharge water from subdivision.	Expired Regional Consent	05/07/1996
15/08/1997	970322	Subdivision: Controlled	TWO LOT SUBDIVISION	Consent Effective	12/02/2003
15/08/1997	NN970210	Discharge - Water	To discharge stromwater from subdivsion	Withdrawn	
22/06/1995	950233	Subdivision: Controlled	5 LOT SUBDIVISION	Section 224	18/12/1995

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

