

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1943015520	Lot 3 DP 548918	1 Hallmark Drive	Richmond	0.0618

Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Please note: If this property is a contiguous property, its rates will change if sold separately.

Annual Rates	Current Instalment
\$2891.06	\$722.76

Rates Breakdown

The Annual Rates in the table above are broken down for the current financial year as follows:

Description	Rate	Units	Amount
General Rate	0.2118c/\$CV	400000	847.20
Uniform Annual General Charge	\$290.00/propert	1	290.00
Wastewater - 1st Pan	\$672.49/pan	1	672.49
WaimeaComDam-Env&ComBen-Distri	\$45.94/property	1	45.94
WaimeaComDam-Enviro&ComBen-ZOB	0.0051c/\$CV	400000	20.40
Refuse/Recycling Rate	\$149.59/propert	1	149.59
Shared Facilities Rate	\$64.46/property	1	64.46
Mapua Rehabilitation Rate	\$5.13/property	1	5.13
Museums Facilities Rate	\$64.35/property	1	64.35
District Facilities Rate	\$110.09/propert	1	110.09
Urban Wat.Supply- Serv Chge	\$397.01/meter	1	397.01
Regional River Works - Area Z	0.0117c/\$LV	400000	46.80
Stormwater UDA	0.0444c/\$CV	400000	177.60

Warm Tasman Rate

Warm Tasman Home Insulation Rate does not apply for this property.

Rating Valuation

Tasman District Council uses a capital value rating system. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Capital Value	Land Value	Improvements	Valuation Date
\$400000	\$400000	\$0	01/10/2020

New Rating Valuation

Rating values are reviewed triennially. If the valuation of this property is going to change in the next rating year, it will show below as the New Capital Value. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$400000	\$400000	\$0	01/10/2020

Water Meter Information

Reticulated water: Water usage is charged in addition to rates payable. You should check that the vendor has the water meter read at possession time by requesting a special meter reading.

Water ID	Meter Reader Note	Meter Id	Read Date	Year to date	Last year units
W46573	1.7m LH Bdy	17MC241474	12/10/2022	18	2

Services

This property is serviced under the following water, sewerage, and stormwater schemes.

Scheme or Supply	Service Provided
Urban Water Supply	Water Supply
Stormwater UDA	Stormwater
Tasman Waste Water	Wastewater

Protected Trees

No protected trees have been found for this property.

Heritage Buildings

There are no heritage buildings on this property.

Wheelie Bins

No wheelie bin has been issued to this property.

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

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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	CCC Issue Date
17/05/2022	211003	Construct new dwelling with internal access garaging	Code Compliance Certificate Issued	28/09/2022
16/05/2022	211003C	Shiplap cladding changed	Amendment Issued	
16/02/2022	211003B	Cladding change from Abodo Vulcan to RK Truwood	Amendment Issued	
21/10/2021	211003A	Addition of skylights and change to cladding	Amendment Issued	

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

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	Proposal	Status	Decision Date
02/03/2022	220146	Land use consent to construct a show home (commercial activity) which breach permitted activity rules for signage and loading bay requirements in the residential zone, at 1 Hallmark Drive, Richmond.	Consent Effective	16/06/2022

Planning Permits

No historical planning permits have been found for this property.

Works and Land Entry Agreements

No Works and land Entry Agreement has been found for this property.

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Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

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.

Hazardous Activities and Industries List (HAIL)

Tasman District Council monitors contaminated sites. This property has a record of the following contamination risks. If the site or any adjacent site has been used for industrial, horticultural or agricultural purposes in the past, we suggest you make further enquiries.

Valuation Assessment	LIM Statement
1943015520	This site is subject to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESC). This property is in the mapped area of historic orchard land and was subject to testing for pesticide residues in 2014. A report is on file. Any future change of use, substantial earthworks or subdivision may require a site investigation report pursuant to the NESC regulations. Please note this report may result in the need for resource consent under these regulations.

Wetlands

Council has no record of wetlands on this property.

Pest Inspection History

The Tasman-Nelson region has a Regional Pest Management Strategy for the control of declared pest plants, animals and organisms. The responsibility for the control of pests lies with the land occupier or owner. No pests have been recorded on this property.

Significant Native Habitats

Council has been compiling biodiversity reports (also called Ecological Property Reports or reports on Significant Native Habitats) for the past eight years and where these exist they are available. However, no report has been lodged on this property.



AZ Address Labels

~ Road Boundaries

AZ Road Labels

~ Property Boundaries



Aerial Photo Map

The information displayed is schematic only and serves as a guide. It has been compiled from Tasman District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

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Scale 1:1000

Monday, 21 November 2022

Original Sheet Size 210x297mm