

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)
1960059804	LOT 4 DP 564882	7D Oxford Street	Richmond	0.0388

Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Please note that if this property is a contiguous property, its rates will change if sold separately. Also note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Annual Rates	Current Instalment
\$3,774.70	\$943.68

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2366c/\$CV	630,000	\$1,490.58
Uniform Annual General Charge	\$290.00/propert	1	\$290.00
Wastewater - 1st Pan	\$699.30/pan	1	\$699.30
WaimeaComDam-Env&ComBen-Distri	\$65.45/property	1	\$65.45
WaimeaComDam-Enviro&ComBen-ZOB	0.0071c/\$CV	630,000	\$44.73
Refuse/Recycling Rate	\$159.30/propert	1	\$159.30
Shared Facilities Rate	\$60.21/property	1	\$60.21
Mapua Rehabilitation Rate	\$5.09/property	1	\$5.09
Museums Facilities Rate	\$70.68/property	1	\$70.68
District Facilities Rate	\$133.08/propert	1	\$133.08
Urban Wat.Supply- Serv Chge	\$402.94/meter	1	\$402.94
Regional River Works - Area Z	0.0128c/\$LV	270,000	\$34.56
Stormwater UDA	0.0506c/\$CV	630,000	\$318.78

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
\$630,000	\$270,000	\$360,000	01/10/2020

New Rating Valuation

Rating valuations are currently under reassessment and are expected to be released in due course.

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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
W47244	LHS D/Way RHM	20MC268680	09/10/2023	46	76

Services

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

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

Protected Trees

No protected trees have been found for this property.

Heritage Buildings

There are no heritage buildings on this property.

Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2404709		

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
06/08/2021	200116	Three attached units and a detached unit with attached garages	Code Compliance Certificate Issued	17/05/2022
30/07/2021	200116B	Amended fire wall specification between garages	Amendment Issued	
22/05/2020	200116A	Drainage system changed to G13/AS3 & Eaves to Unit 3 reduced	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.

Building Notes

No additional building notes 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	Decision Date
10/06/2019	190706	Land use consent to construct four dwellings as an intensive development prior to the issue of title for subdivision RM190705 in the Richmond Intensive Development Area that breach internal boundary setbacks; and to not meet	Consent Effective	Granted under Delegated Authority	24/02/2020

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carparking and
shared access
formation in the
Nelson Tasman
Land
Development
Manual

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)

No verified HAIL site has been found for this property. However, if the site or any adjacent site has been used for industrial, horticultural or agricultural purposes, we suggest you make further enquiries.

Potential Lead Paint Contamination of Dwellings, Buildings & Land

Any specific information in relation to contamination will be contained in the HAIL part of the Property summary, otherwise the Council has no specific information in relation to this property.

Lead is a highly toxic substance that was a key ingredient in household paint. Any building or dwelling built before or during the 1960's is likely to have used lead-based paint at some time. Soil surrounding these buildings has potential to be contaminated by heavy metals contained in the paint. Landowners are responsible for ensuring the safe management of lead paint removal for protecting human health and the environment.

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. If you intend purchasing a property within Tasman District, Council recommends you seek advice from the vendor about Pest Management Notices that may have been served. This property has a record of the following pest inspections. For further information, please contact Council's Biosecurity team.

X Location	Y Location	Pest	Date	Status at time of inspection
1615681.4123	5423141.9428	Argentine Ants	15/01/2018	New

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.

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- State Highway Roads
- Valuation Boundaries
- Road Boundaries
- Parcel



Aerial Photo Map

The information displayed is a 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: 1:1,000
Tuesday, 19 March 2024

Original Sheet Size 210x297mm