

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)
1961001088	LOT 24 DP 307871	5 Garin Grove	Richmond	0.0751

## 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
\$5858.05	\$1464.51

## Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2043c/\$CV	1,400,000	\$2,860.20
Uniform Annual General Charge	\$394.00/propert	1	\$394.00
Wastewater - 1st Pan	\$766.93/pan	1	\$766.93
WaimeaComDam-Env&ComBen-Distri	\$107.09/propert	1	\$107.09
WaimeaComDam-Enviro&ComBen-ZOB	0.0097c/\$CV	1,400,000	\$135.80
Refuse/Recycling Rate	\$152.54/propert	1	\$152.54
Shared Facilities Rate	\$65.86/property	1	\$65.86
Mapua Rehabilitation Rate	\$4.53/property	1	\$4.53
Museums Facilities Rate	\$79.35/property	1	\$79.35
District Facilities Rate	\$139.34/propert	1	\$139.34
Urban Wat.Supply- Serv Chge	\$437.99/meter	1	\$437.99
Regional River Works - Area Z	0.0141c/\$LV	420,000	\$59.22
Stormwater UDA	0.0468c/\$CV	1,400,000	\$655.20

## 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
\$1,400,000.00	\$420,000.00	\$980,000.00	01/09/2023

## New Rating Valuation

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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
\$1,400,000.00	\$420,000.00	\$980,000.00	01/09/2023

## 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
W44958	1.9m RH Bdy	13M1546099	10/04/2024	0	189

## 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

## 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	2404334	08/06/2015	5 Garin Grove, Richmond

## 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
28/08/2024	240219	Internal and external alterations	Code Compliance Certificate Issued	18/09/2024
28/08/2024	240219A	Remove roof alterations from scope of works	Granted and Issued	
09/10/2009	091158	alterations to dwelling: Install 2 x solar connectors to new Hot water cylinder	Code Compliance Certificate Issued	21/01/2010
27/04/2004	040766	To install inbuilt Firenzo athena log burner	2nd Code Compliance Cert	03/05/2005
07/10/2003	031938	Swimming pool	Code Compliance Certificate Issued	10/01/2005
05/08/2002	021324	To build house and install Log burner	2nd Code Compliance Cert	29/10/2003

## 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

This property is noted as having a Swimming Pool. The Building Act 2004 requires mandatory inspections of Swimming pools every three years, which includes any part of the building and any gates or doors that form part of the barrier. 3 yearly inspections are required to confirm continued compliance. A purchaser should be aware that there is a requirement for the pool to comply and the responsibility for this transfers to them with the sale of the property.

Date	SW Number	Notes
	N/A	SW0076 Re-Inspection Due 16/09/2023
08/12/2011	N/A	
08/12/2014	N/A	Pool inspection - Fence complies letter on file
14/06/2023	SW0076	Pool Compliant

## Resource Consents

No Resource Consent records are on record for this property.

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### **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 holds no records of a wetland being on this property. However please note that the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 creates conditions relating to works carried out around natural inland wetlands regardless of whether they have been mapped by Council or not.

## 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.





— State Highway Roads  
— Road Boundaries

Valuation 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: 1:500  
Wednesday, 9 October 2024

Original Sheet Size 210x297mm