

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)
1961037530	LOT 1 DP 467349	0 Selbourne Avenue	Richmond	7.2631

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
\$4849.56	\$1212.39

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2366c/\$CV	1,195,000	\$2,827.37
Uniform Annual General Charge	\$290.00/propert	1	\$290.00
WaimeaComDam-Env&ComBen-Distri	\$65.45/property	1	\$65.45
WaimeaComDam-Enviro&ComBen-ZOB	0.0071c/\$CV	1,195,000	\$84.85
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	1,140,000	\$145.92
Stormwater UDA	0.0506c/\$CV	1,195,000	\$604.67

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
\$1,195,000.00	\$1,140,000.00	\$55,000.00	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.

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New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$1,330,000.00	\$1,250,000.00	\$80,000.00	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
W45528	5m LHS of Manhole In Driveway	08M1529653	08/04/2024	0	0

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

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
Rural Residential Serviced	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.

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Building Consents

No Building Consent records are available for this property

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
13/08/2019	SH190014	Subdivision to undertake a Special Housing Area qualifying development comprising 52 fee simple residential allotments, a 21 unit title subdivision within proposed Lots 10 and 11 , balance allotments to be managed by a Village society, Parking easements, recreation reserve and roads to vest. This consent is bundled with SH190015 (Land Use), SH190016(Land Disturbance) and SH190021 (Stormwater Discharge)	Sec 125 Decision	Granted under Delegated Authority	06/10/2020

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13/08/2019	SH190015	Land use consent for a Special Housing Area Qualifying development to undertake commercial activities within the Rural Residential Zone , to construct buildings over 7.5 metres in height and to exceed the maximum number of users on the rights of way	Consent Effective	Granted under Delegated Authority	06/10/2020
13/08/2019	SH190016	Land use consent to carry out Earthworks within Land Disturbance Area 1 and the Slope Instability Risk Area associated with the formation of roads , building platforms and installation of services for Subdivision SH190014	Sec 125 Decision	Granted under Delegated Authority	06/10/2020
13/08/2019	SH190021	Discharge of stormwater to land within the Slope Instability Risk Area at various points as authorised by subdivision consent SH190014.	Consent Effective	Granted under Delegated Authority	06/10/2020

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. 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
1617408.7772	5422441.5726	Variegated Thistle	27/10/2005	Active
1617408.7772	5422441.5726	Variegated Thistle	15/11/2006	Active
1617408.7772	5422441.5726	Variegated Thistle	14/11/2007	Active
1617408.7772	5422441.5726	Variegated Thistle	06/11/2009	Active
1617408.7772	5422441.5726	Variegated Thistle	30/09/2010	Active
1617408.7772	5422441.5726	Variegated Thistle	03/10/2013	Monitoring
1617408.7772	5422441.5726	Variegated Thistle	20/11/2015	Active

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1617408.7772	5422441.5726	Variegated Thistle	06/12/2016	Active
1617408.7772	5422441.5726	Variegated Thistle	07/09/2018	Active
1617408.7772	5422441.5726	Variegated Thistle	21/10/2019	Monitoring
1617408.7772	5422441.5726	Variegated Thistle	15/10/2021	Monitoring
1617510.7479	5422507.5443	Variegated Thistle	01/01/1900	Active
1617510.7479	5422507.5443	Variegated Thistle	07/09/2018	Monitoring
1617510.7479	5422507.5443	Variegated Thistle	21/10/2019	Historic
1617510.7479	5422507.5443	Variegated Thistle	15/10/2021	Monitoring
1617510.7479	5422507.5443	Variegated Thistle	13/11/2023	Monitoring
1617518.7457	5422514.5414	Variegated Thistle	06/11/2009	Active
1617518.7457	5422514.5414	Variegated Thistle	07/09/2018	Monitoring
1617518.7457	5422514.5414	Variegated Thistle	21/10/2019	Historic
1617518.7457	5422514.5414	Variegated Thistle	15/10/2021	Monitoring
1617518.7457	5422514.5414	Variegated Thistle	13/11/2023	Monitoring
1617518.7458	5422516.5408	Variegated Thistle	01/01/1900	Active
1617518.7458	5422516.5408	Variegated Thistle	15/10/2021	Monitoring
1617518.7458	5422516.5408	Variegated Thistle	13/11/2023	Monitoring
1617521.7448	5422516.5406	Variegated Thistle	01/01/1900	Active
1617521.7448	5422516.5406	Variegated Thistle	12/12/2014	Monitoring
1617521.7448	5422516.5406	Variegated Thistle	21/10/2019	Historic
1617521.7448	5422516.5406	Variegated Thistle	15/10/2021	Monitoring
1617521.7448	5422516.5406	Variegated Thistle	13/11/2023	Monitoring
1617532.7423	5422533.5342	Variegated Thistle	15/11/2006	Active
1617532.7423	5422533.5342	Variegated Thistle	03/10/2013	Monitoring
1617532.7423	5422533.5342	Variegated Thistle	07/09/2018	Monitoring
1617532.7423	5422533.5342	Variegated Thistle	21/10/2019	Historic
1617532.7423	5422533.5342	Variegated Thistle	15/10/2021	Monitoring
1617532.7423	5422533.5342	Variegated Thistle	13/11/2023	Monitoring
1617583.3294	5422578.4658	Variegated Thistle	04/10/2013	New
1617583.3294	5422578.4658	Variegated Thistle	21/10/2019	Historic
1617583.3294	5422578.4658	Variegated Thistle	15/10/2021	Monitoring
1617583.3294	5422578.4658	Variegated Thistle	08/11/2022	Monitoring
1617583.3294	5422578.4658	Variegated Thistle	13/11/2023	Monitoring

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.