Property Summary

Thursday, 11 February 2021

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)
1957015570	Lot 157 DP 535766	47 Youngberry Drive	Richmond	0.0373

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
$3414.01	$853.51

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	0.2245c/$CV	580000	1302.10
Uniform Annual General Charge	$290.00/propert	1	290.00
Wastewater - 1st Pan	$670.15/pan	1	670.15
WaimeaComDam-Env&ComBen-Distri	$17.75/property	1	17.75
WaimeaComDam-Enviro&ComBen-ZOB	0.0025c/$CV	580000	14.50
Refuse/Recycling Rate	$140.40/propert	1	140.40
Shared Facilities Rate	$61.43/property	1	61.43
Mapua Rehabilitation Rate	$5.64/property	1	5.64
Museums Facilities Rate	$58.48/property	1	58.48
District Facilities Rate	$44.41/property	1	44.41
Facilities Operations Rate	$57.97/property	1	57.97
Urban Wat.Supply- Serv Chge	$349.20/meter	1	349.20
Regional River Works - Area Z	0.0237c/$LV	240000	56.88
Stormwater UDA	0.05950c/$CV	580000	345.10

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
$580000	$240000	$340000	

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
$660000	$295000	$365000	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
W46430	0.5m RH Bdy	17MC241280	02/10/2020	57	27

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	2419009	16/04/2020	47 Youngberry Drive, 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
Rural 1 deferred Mixed Business	Deferred zones are areas identified for future, more intensive activities once appropriate levels of servicing are available. The Mixed Business Deferred Zone will provide for a range of future business opportunities. Until the deferment is lifted, the underlying rural zone rules and standards will apply.

Consents

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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
06/08/2019	190974	Construct new dwelling with internal access garaging	Code Compliance Certificate Issued	02/03/2020

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

No Resource Consent records are on record for this property.

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 Industrial List (HAIL)

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

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.