Property Summary

Tuesday, 30 November 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)
1960059017	LOT 17 DP 20085	51 Washbourn Drive	Richmond	0.0845

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
$3652.26	$913.06

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	0.1971c/$CV	750000	1478.25
Uniform Annual General Charge	$290.00/propert	1	290.00
Wastewater - 1st Pan	$704.18/pan	1	704.18
WaimeaComDam-Env&ComBen-Distri	$28.78/property	1	28.78
WaimeaComDam-Enviro&ComBen-ZOB	0.0033c/$CV	750000	24.75
Refuse/Recycling Rate	$135.51/propert	1	135.51
Shared Facilities Rate	$67.15/property	1	67.15
Mapua Rehabilitation Rate	$5.39/property	1	5.39
Museums Facilities Rate	$61.89/property	1	61.89
District Facilities Rate	$104.75/propert	1	104.75
Urban Wat.Supply- Serv Chge	$362.56/meter	1	362.56
Regional River Works - Area Z	0.0128c/$LV	350000	44.80
Stormwater UDA	0.0459c/$CV	750000	344.25

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
$750000	$350000	$400000	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
$750000	$350000	$400000	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
W44737	LHS Drive	12MC159858	08/10/2021	62	193

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	2410096	08/06/2015	51 Washbourn 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
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

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
28/07/2015	150800	Install new solar water heater system	Code Compliance Certificate Issued	29/08/2016
30/11/2015	151201	Internal alterations addition of ensuite	Withdrawn	
30/11/2015	151201P	Internal alterations addition of ensuite	Withdrawn	
01/11/2006	061543	Install above ground swimming pool	Withdrawn	
16/05/2006	060626	Erect conservatory	Code Compliance Certificate Issued	14/05/2007
15/02/2001	010176	Dwelling with garage	Code Compliance Certificate Issued	12/12/2001

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

The NZ Building Act came in to force on 1 July 1992. From that date, the issue of building permits ceased and they were replaced with building consents. Under the old permit system there was no requirement for Council to keep or provide records of building work. While Council generally holds records of permits issued, often little or no information is available regarding results of building inspections. Should an evaluation of the building be required, an independent qualified person should be consulted.

Date	Permit Number	Subject	Notes
25/09/2013			Site inspection - no swimming pool on 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
02/11/2006	N/A	Received registration of swimming pool along with building consent application for pool.
04/08/2009	N/A	Received notification that swimming pool was not constructed.

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 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 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.



Az Address Labels

Az Road Labels

Road Boundaries

Property Boundaries

tasman district council

Aerial Photo Map

The information displayed is schematic only and serves as a guide.
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NORTH

Scale 1:1000

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Original Sheet Size 210x297mm