

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)
1961037506	LOT 3 DP 389682	48B Selbourne Avenue	Richmond	0.2502

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
\$6588.04	\$1647.01

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	1930000	3804.03
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	1930000	63.69
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	580000	74.24
Stormwater UDA	0.0459c/\$CV	1930000	885.87

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
\$1930000	\$580000	\$1350000	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
\$1930000	\$580000	\$1350000	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
W45402	Middle of Driveway Just Above LH Side of Sump	14MC191430	08/04/2022	235	211

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	2405912	08/06/2015	48B Selbourne Avenue, 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 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

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
30/10/2008	081295	Erect 2 storey dwelling with internal garage.	Code Compliance Certificate Issued	19/11/2019
20/11/2009	091326	Construct an inground swimming pool with deck	Code Compliance Certificate Issued	11/11/2019
24/09/2008	081164	Erect retaining walls	Code Compliance Certificate Issued	06/11/2019

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

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	COMPLIANCE ACHIEVED 24/04/18 - REINSPECTION DUE 24/04/21
09/07/2021	SW0021	Pool Compliant

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 Date
12/04/2010	100220	Earthworks in a Slope Instability Area.	Expired Regional Consent	07/05/2010
12/04/2010	100216	Construct inground pool with cut exceeding 0.5m	Withdrawn	
27/11/2008	081069	Construct a dwelling above the 7.5m height restriction	Consent Effective	05/12/2008
30/06/2008	080582	Excavations and cuts for new dwelling	Consent Effective	17/07/2008

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

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Swimming Pool or Spa	Melissa Sprott & Glen Steele	Pool Compliant	09/07/2024

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

⚡ Road Boundaries

AZ Road Labels

⚡ Property Boundaries



Aerial Photo Map

The information displayed is 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 1:1000

Monday, 23 May 2022

Original Sheet Size 210x297mm