Property Summary

Monday, 29 August 2022

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)
1961031700	PT LOT 2 D P 3780	118 Champion Road	Richmond	2.6482

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
$10972.90	$2743.23

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	0.2118c/$CV	3680000	7794.24
Uniform Annual General Charge	$290.00/propert	1	290.00
WaimeaComDam-Env&ComBen-Distri	$45.94/property	1	45.94
WaimeaComDam-Enviro&ComBen-ZOB	0.0051c/$CV	3680000	187.68
Refuse/Recycling Rate	$149.59/propert	1	149.59
Shared Facilities Rate	$64.46/property	1	64.46
Mapua Rehabilitation Rate	$5.13/property	1	5.13
Museums Facilities Rate	$64.35/property	1	64.35
District Facilities Rate	$110.09/propert	1	110.09
Urban Wat.Supply- Serv Chge	$397.01/meter	1	397.01
Regional River Works - Area Z	0.0117c/$LV	1970000	230.49
Stormwater UDA	0.0444c/$CV	3680000	1633.92

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
$3680000	$1970000	$1710000	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

New Capital Value	New Land Value	New Improvements Value	New Valuation Date
$3680000	$1970000	$1710000	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
W55011	Farm 2m LH Boundary	14MC18811	13/04/2022	0	17

Services

This property is serviced under the following water, sewerage, and stormwater schemes.

Scheme or Supply	Service Provided
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	2417449	13/01/2017	118 Champion Road, Richmond
Single 240	2403746	08/06/2015	118 Champion Road, 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
18/06/1999	990871	Dwelling seprate garage and 2gas fires	Code Compliance Certificate Issued	07/11/2000

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
15/04/1987		Dwelling alterations (amended)	
05/12/1986	D033272	Dwelling alterations	

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 Date
15/09/1997	970371	ERECT A NEW DWELLING AND GARAGE AS STAGE 1 AND A SWIMMING POOL AS STAGE 2	Consent Effective	26/09/1997

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.