

# Property Report

- **This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.**
- The use of this tool is subject to our [Terms of Use](#).
- This Property Report has been produced at the issued date and is valid only as a statement of Council's information at that date.
- A valuation assessment can consist of multiple land parcels. The information in this report covers the entire valuation assessment. If you are only interested in part of the land, you must wait until the subdivision of the land is complete before we can provide information that applies only to the newly subdivided valuation assessment.
- Council records may not show illegal or unauthorised building works on the property.

## Further Information

- A full Land Information Memorandum can be [requested online](#)
- We have a file of information on almost every property in the region. You can request a digital copy of the file, or come in and view it in one of our offices. Our website has more information about [viewing property files](#)
- Additional spatial data is available at [www.topofthesouthmaps.co.nz](http://www.topofthesouthmaps.co.nz)
- Other rules defined in the Tasman Resource Management Plan (TRMP) may also apply to this property. The TRMP is available online at [www.tasman.govt.nz](http://www.tasman.govt.nz).

## Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1957016181	Lot 316 DP 556528	50 Midlane Crescent	Richmond	0.0371

## Rating Valuation and Rates

Capital Value	Land Value	Improvements	Valuation Date	Annual Rates
\$680000	\$305000	\$375000	01/10/2020	\$3611.59

## Rates Breakdown

The Annual Rates in the table above are broken down for the current financial year as follows:

Financial Year	Rate	Units	Rate Value
2023	General Rate	680000	1440.24
2023	Uniform Annual General Charge	1	290.00
2023	Wastewater - 1st Pan	1	672.49
2023	WaimeaComDam-Env&ComBen-Distri	1	45.94
2023	WaimeaComDam-Enviro&ComBen-ZOB	680000	34.68
2023	Refuse/Recycling Rate	1	149.59
2023	Shared Facilities Rate	1	64.46
2023	Mapua Rehabilitation Rate	1	5.13
2023	Museums Facilities Rate	1	64.35
2023	District Facilities Rate	1	110.09
2023	Urban Wat.Supply- Serv Chge	1	397.01
2023	Regional River Works - Area Z	305000	35.69
2023	Stormwater UDA	680000	301.92

## Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W46888	1.0m LH bdy	20MC273981	19

## 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
Tasman Waste Water	Wastewater

## Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2421442	05/07/2022	50 Midlane Crescent

## 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.

## 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

## 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	Issue Date
09/06/2021	210676	Construct new dwelling with internal access garaging	Code Compliance Certificate Issued	24/01/2022

## 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

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	Type	Proposal	Status	Decision Date
02/06/2021	210489	Land Use	Construction of a 3 bedroom dwelling with 1/A double garage. Intrusion into 6m outdoor courtyard circle living area (1.75m2 of mater bedroom located in the circle.)	Consent Effective	21/07/2021

## Planning Permits

No historical planning permits have been found for this property.

## Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.







