

# Property Report

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- 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)
1960029004	LOT 29 DP 402302	80B Chelsea Avenue	Richmond	0.1011

## Rating Valuation and Rates

Capital Value	Land Value	Improvements	Valuation Date	Annual Rates
\$920000	\$385000	\$535000	01/10/2020	\$4642.89

## 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
2024	General Rate	920000	2176.72
2024	Uniform Annual General Charge	1	290.00
2024	Wastewater - 1st Pan	1	699.30
2024	WaimeaComDam-Env&ComBen-Distri	1	65.45
2024	WaimeaComDam-Enviro&ComBen-ZOB	920000	65.32
2024	Refuse/Recycling Rate	1	159.30
2024	Shared Facilities Rate	1	60.21
2024	Mapua Rehabilitation Rate	1	5.09
2024	Museums Facilities Rate	1	70.68
2024	District Facilities Rate	1	133.08
2024	Urban Wat.Supply- Serv Chge	1	402.94
2024	Regional River Works - Area Z	385000	49.28
2024	Stormwater UDA	920000	465.52

## Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W45494	0.5m LH Bdy	08M1526496	157

## Services

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

Scheme or Supply	Service Provided
Tasman Waste Water	Wastewater
Stormwater UDA- Richmond	Stormwater
Urban Water Supply	Water Supply
Stormwater UDA	Stormwater

## Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2409871	08/06/2015	80B Chelsea Avenue, Richmond

## 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
20/03/2020	200277	Upgrade bathroom and ensuite showers to tiled	Code Compliance Certificate Issued	27/11/2020
03/07/2012	120671	New 4 bedroom dwelling with i/a garage	Code Compliance Certificate Issued	15/03/2013

## 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.

## Environmental Health and Licences

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





# Pipes and Rubbish Collection

