Property Summary

16/11/2026

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)
1960029042	LOT 11 DP 438566	81 Washbourn Drive	Richmond	0.0739

Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Please note that if this property is a contiguous property, its rates will change if sold separately. Also note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Annual Rates	Current Instalment
$5365.49	$1341.37

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2218c/$CV	830,000	$1,840.94
Uniform Annual General Charge	$429.00/Pty	1	$429.00
Wastewater - 1st Pan	$1280.50/pan	1	$1,280.50
WaimeaComDam-Env&ComBen-Distri	$76.69/Pty	1	$76.69
WaimeaComDam-Enviro&ComBen-ZOB	0.0069c/$CV	830,000	$57.27
Refuse/Recycling Rate	$140.29/Pty	1	$140.29
Shared Facilities Rate	$74.92/Pty	1	$74.92
Mapua Rehabilitation Rate	$3.66/Pty	1	$3.66
2025 Weather Event Recovery Rate	$123.48/Pty	1	$123.48
Museums Facilities Rate	$74.34/Pty	1	$74.34
District Facilities Rate	$142.53/Pty	1	$142.53
Urban Wat.Supply- Serv Chge	$605.48/meter	1	$605.48
Regional River Works - Area Z	0.0134c/$LV	385,000	$51.59
Stormwater UDA	0.0560c/$CV	830,000	$464.80

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
$830,000.00	$385,000.00	$445,000.00	01/09/2023

New Rating Valuation

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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
$890,000.00	$395,000.00	$495,000.00	01/09/2023

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
W45662		08M1526310	26/10/2026	60	118

Services

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

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

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	2418105	10/03/2017	81 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	Status Date
10/02/2016	160096	Construct a new dwelling with I/A garaging	Code Compliance Certificate Issued	20/12/2016
10/02/2016	160096P	Construct a new dwelling with I/A garaging	PIM/TAN Issued	04/03/2016

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

Building Notes

No additional building notes 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	Proposal	Status	Decision	Decision Date
17/08/2015	150435V1	Change of condition to amend the ROW boundaries - Subdivide Lot 24 DP 438566, Lot 25 DP 438556, Lot 11 DP 438556 & Lot 12 DP 438556 by boundary adjustment to allow for the construction of a new right of way without a passing bay off Washbourne Drive, Richmond	Consent Effective	Granted under Delegated Authority	17/09/2015

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06/05/2015	150435	Subdivide Lot 24 DP 438566, Lot 25 DP 438556, Lot 11 DP 438556 & Lot 12 DP 438556 by boundary adjustment to allow for the construction of a new right of way without a passing bay off Washbourne Drive, Richmond	Sec 224 Issued	Granted under Delegated Authority	10/06/2015

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.

Environmental Records

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Environmental Health and Licences

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

Air Shed

This property is located within the Richmond Air Shed and is subject to rules controlling the use of small-scale solid fuel burning appliances. The relevant rules can be found under section 36.3.2 Permitted Activities (Discharges to Air) of the TRMP (Tasman Resource Management Plan).

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, we suggest you make further enquiries.

Potential Lead Paint Contamination of Dwellings, Buildings & Land

Any specific information in relation to contamination will be contained in the HAIL part of the Property summary, otherwise the Council has no specific information in relation to this property.

Lead is a highly toxic substance that was a key ingredient in household paint.
Any building or dwelling built before or during the 1960's is likely to have used lead-based paint at some time. Soil surrounding these buildings has potential to be contaminated by heavy metals contained in the paint.
Landowners are responsible for ensuring the safe management of lead paint removal for protecting human health and the environment.

Wetlands

Council holds no records of a wetland being on this property. However please note that the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 creates conditions relating to works carried out around natural inland wetlands regardless of whether they have been mapped by Council or not.

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. If you intend purchasing a property within Tasman District, Council recommends you seek advice from the vendor about Pest Management Notices that may have been served. This property has a record of the following pest inspections. For further information, please contact Council's Biosecurity team.

X Location	Y Location	Pest	Date	Status at time of inspection
1615629.1812	5422266.4697	Argentine Ants	19/11/2013	Monitoring

Biodiversity Reports

Council has been compiling biodiversity reports (also called Native Habitat Tasman reports or Ecological Assessment reports) for individual property owners. This survey of natural areas on private land aims to support proactive land management while also help Council meet its RMA responsibilities. However, no report has been lodged on this property.

Rules in the Tasman Resource Management Plan relating to clearance of indigenous vegetation and forests apply. These include 17.5.5, 17.6.5, 17.7.5, 17.8.5, 18.2.4, 18.5.2, 18.5.3, 28.2.2, and 31.1.6. These are available on the Council website. For further information, please contact Council's Biodiversity team at biodiversity@tasman.govt.nz.

Environmental Records

16/11/2026

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State Highway Roads
Road Boundaries
ValuationBoundaries
Parcel

tasman district council
Te Kaunihera o te tai o Aorere

Aerial Photo Map

The information displayed is a schematic only and serves as a guide.
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Scale: 1:500
Monday, 16 November 2026

Original Sheet Size 210x297mm