

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
- 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.

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1960012673	LOT 79 DP 317196	8 St Leonard Place	Richmond	0.0675

Rating Valuation and Rates

Rating valuations are included for the current rating year. New rating valuations for the coming rating year (if different) can be viewed online via the rates search: <https://tasman.govt.nz/my-property/rates/search/>

Capital Value	Land Value	Improvements	Valuation Date	Annual Rates
\$310000	\$310000	\$0	01/10/2020	\$2138.76

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	310000	733.46
2024	Uniform Annual General Charge	1	290.00
2024	WaimeaComDam-Env&ComBen-Distri	1	65.45
2024	WaimeaComDam-Enviro&ComBen-ZOB	310000	22.01
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	310000	39.68
2024	Stormwater UDA	310000	156.86

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W45100	LHS ROW	17MC229784	0

Services

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

Scheme or Supply	Service Provided
Stormwater UDA- Richmond	Stormwater
Stormwater UDA	Stormwater
Urban Water Supply	Water Supply

Wheelie Bins

No wheelie bin has been issued to 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.

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
12/12/2006	061779	New dwelling with internal garage.	Withdrawn	

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.

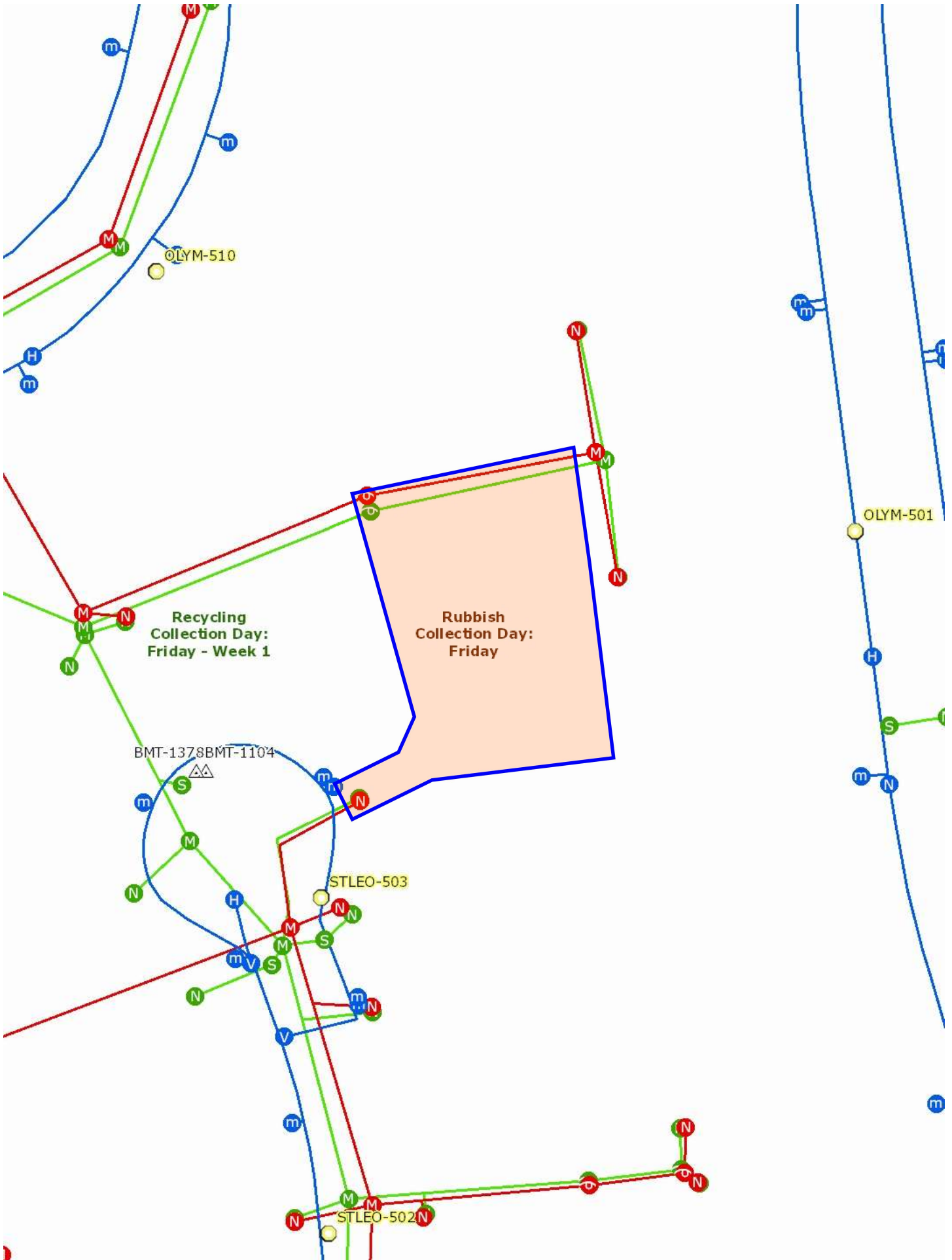
Environmental Health and Licences

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



Pipes and Rubbish Collection

Wednesday, 5 June 2024



Development contribution notice

Form 3: 36, Building Act 2004

To: W & D Day, 7 Pigeon Valley Road, Wakefield 7025

A code compliance certificate for the building work referred to in the attached project information memorandum will not be issued until a development contribution of \$5089.29 is paid. The development contribution must be paid to Tasman District Council.

If the development contribution is not paid,—

- (a) the Council may, under section 208(b) of the Local Government Act 2002, withhold the code compliance certificate that would be issued under section 95 of the Building Act 2004:
- (b) the building consent authority, under section 94(4) of the Building Act 2004, must refuse to issue a code compliance certificate for the building work until it has received—
 - (i) evidence that the development contribution has been paid or made by the owner to the Council; or
 - (ii) a copy of a written agreement between the owner and the Council that the code compliance certificate may be issued:
- (c) the Council may, under section 208(d) of the Local Government Act 2002, register the development contribution under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land in respect of which the development contribution was required.

Signature

Position

On behalf of: Tasman District Council

Date: 4/01/07

9 September 2024

REQUEST FOR ADDITIONAL INFORMATION

Pursuant to section 48(2) of the Building Act

Building Consent No.	BC061779
Applicant	W & D Day
Project	New Dwelling
Project Location	8 St Leonard Place Richmond
Contact	Design Lines

Your Building Consent application is currently being processed.

We require additional information before we can proceed further. The additional requirements are as follows:

1. Confirm if the shower bases are conventional acrylic bases, or if they are “wet area” tiled showers. If tiled showers, provide details relating to waterproofing and tanking so as to conform to E3/AS1. Also verification that the products to be used are appropriately certified, and signed statement from the approved installer that he will issue a producer statement at completion.
2. Please verify that a producer statement PS3 for installation will be provided at completion by the installer/plumber.
3. Please show a handrail detail and safety barrier on stairway and deck to clarify they are up to standard.
4. Verify if gas appliances are to be installed (hob, heater, water heating etc). If so supply details of safety clearances and ventilation.

On receipt of the above, we will continue the Consent application process. Note that any new plans or details need to be provided in duplicate. Also please highlight or identify any new items on the plan drawings. Also note that an additional fee will be charged if the revised details are still incorrect or inadequate, and further processing time is required by council staff.

Yours faithfully

Kim Morris
Consultant for TDC
TDC Richmond
Fax 03 544 7710
Email karen.guard@tdc.govt.nz

4/01/07

Our Reference: 061779

W & D Day
7 Pigeon Valley Road
Wakefield

Dear Sir/Madam,

PROJECT INFORMATION MEMORANDUM

Please find enclosed your Project Information Memorandum in respect of the proposed work at 8 St Leonard Place, Richmond.

Prior to **commencing building work**, the applicant must ensure that a Building Consent has been applied for and issued and that any "authorisations" have been obtained and any conditions of the PIM have been verified.

The approval plan along with any Development Contribution notification or Resource Consent Certificate (where applicable) attached to this Project Information Memorandum must be included with the Building Consent for the project (when issued). Any significant departure from the original plans may require that a new Project Information Memorandum be issued.

Yours faithfully

Lynda Mitchell
Administration Officer - Regulatory

Project Information Memorandum

Section 31, Building Act 1991

Application

W & D Day	No.	061779
7 Pigeon Valley Road	Issue date	4/01/07
Wakefield	Application date	12/12/06
	Overseer	Richmond Office

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages New dwelling with internal garage.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Dwelling
Estimated Value	\$440,000
Location	8 St Leonard Place, Richmond
Legal Description	Lot 79 DP 317196
Valuation No.	1960012673

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent.

This project information memorandum includes:

___ Details of relevant utility systems

Signed for and on behalf of the Council:

Name:

Date:

Engineering

A Council reticulated Sewer lateral has been extended to your site to provide connection for your development.

A Council reticulated Stormwater lateral has been extended on to your site to provide connection for your development

A council water meter is in position to service your site

Land Use

If you wish to discuss this matter further with a resource consent planner, please phone TDC Customer Services on (03) 543-8400 and ask to speak to one the planners listed below.

For building consents in Richmond, St Arnaud, Wakefield, Brightwater, Murchison or Mapua areas contact:

Mon	Jane Harley	jane.harley@tdc.govt.nz
Tue-Wed	Janne Shaw	janne.shaw@tdc.govt.nz
Thu-Fri	Jack Andrew	jack.andrew@tdc.govt.nz

For building consents in Motueka, Ruby Bay, Kaiteriteri or Marahau areas contact:

Mon-Wed	Paul Gibson	paul.gibson@tdc.govt.nz
Thu-Fri	Mandy Bishop	mandy.bishop@tdc.govt.nz

Natural Resources

Natural Hazards

Contaminants

Building

Abatement Notice

Section 324 of the Resource Management Act 1991

Reference: AN0820

To: W & D Day
96 Pigeon Valley Road
Wakefield 7025

1 The Tasman District Council gives notice that you must take the following action:

Remove all excessive vegetation on the property of 8 St Leonard Place, Richmond to a level such that it cannot reasonably present a fire risk to neighbouring properties

2 Location in respect of which the Abatement Notice applies:

The property of 8 St Leonard Place, Richmond with legal description of Lot 79 DP 317196 and certificate of title 67396

3 The date and time by which you must comply with this Abatement Notice is:

31 October 2015

4 This Notice is issued under:

Section 322(1)(b)(ii) of the Resource Management Act 1991

5 The reasons for this Notice are:

You are the registered owner of the property at 8 St Leonard Way, Richmond with legal description of Lot 79, DP31716 and certificate of title 67396.

As a result of the level of vegetation building up on this property including large areas of gorse, the Council has received numerous complaints from neighbouring properties regarding the risk from fire to their properties as the vegetation dried out.

Council has assessed this property and determined that the fire risk from the vegetation built up is more than sufficient to require action by you to remove this risk as the forecast dry summer approaches.

The Council has written to you on previous occasions regarding the upkeep of this property with no response and has in fact been forced to cut the vegetation itself on one occasion to alleviate the immediate risk that was present when you failed to respond.

By continuing to allow a level of vegetation to remain on your property sufficient to present a fire risk to neighbouring properties you contravene Section 17 (1) of the Resource Management Act 1991 (the Act) in that you fail in a duty to avoid, remedy, or mitigate any actual or likely adverse effect on the environment in particular the risk from fire

That an enforcement officer now considers that an abatement notice under Section 322(1) (b) (ii) of the Act is now necessary in order to require a person to do something in order to avoid, remedy or mitigate any actual or likely adverse effect on the environment. .

6 The further conditions imposed by this Notice are:

Nil

7 You have the right of appeal to the Environment Court against the whole or any part of this Notice by lodging a Notice of Appeal with the Court in Wellington, in accordance with Section 325 of the Resource Management Act 1991, within 15 working days of the date of service of this Abatement Notice on you.

8 The name of the Enforcement Officer serving this notice is:

Carl Cheeseman

9 The authority under which the Enforcement Officer is acting is:

Section 322 of the Resource Management Act 1991 and a warrant of authority pursuant to Section 38 of the Resource Management Act 1991 issued by Tasman District Council.

10 The name and address of the Local Authority whose Enforcement Officer served this Notice is:

Tasman District Council, Private Bag 4, 189 Queen Street, Richmond, Nelson

11 Note: If you do not comply with this Notice, you may be liable to prosecution or infringement fine under Section 338 of the Resource Management Act 1991. If you appeal the Abatement Notice, you may also apply to an Environment Judge for a stay of this Notice pending the Environment Court's decision on the appeal. An appeal against this Abatement Notice does not operate as a stay of the Notice unless a stay is granted by an Environment Judge under Section 325(3D) of the Resource Management Act 1991. An application for a stay must be in the prescribed form and must:

- (a) State the reasons why you consider it is unreasonable for you to comply with the Abatement Notice; and**
- (b) State the likely effect on the environment if the stay is granted; and**
- (c) Be lodged with the Environment Court and served immediately on the Tasman District Council.**

12 You also have the right to apply in writing to the Tasman District Council to change or cancel this Notice in accordance with Section 325A of the Resource Management Act 1991.

Signature of Enforcement Officer

Date: 14 October 2015