Property Report

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- 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. 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 Summary

Friday, 20 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938095200	LOT 1 DP 7781 WAIMEA EAST DIST BLK II WAIMEA SD	750 Lower Queen Street	Richmond	32.5853

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
$41150000	$11600000	$29550000	01/09/2023	$122057.44

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
2027	General Rate	41150000	91270.70
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	9	8643.33
2027	Wastewater - 11 + Pans	2	1280.50
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	41150000	2839.35
2027	Refuse/Recycling Rate	1	140.29
2027	Shared Facilities Rate	1	74.92
2027	Mapua Rehabilitation Rate	1	3.66
2027	2025 Weather Event Recovery Rate	1	123.48
2027	Museums Facilities Rate	1	74.34
2027	District Facilities Rate	1	142.53
2027	Regional River Works-Area X	41150000	13250.30
2027	Stormwater: General Drainage	41150000	2427.85

Water Meter Information

No Information available

Services

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

Scheme or Supply	Service Provided
Tasman Waste Water	Wastewater

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Invoice 240	2421233	15/05/2023	750 Lower Queen Street
Invoice 240	2420952	21/12/2022	4/750 Lower Queen Street-Downer
Invoice 240	2420585	24/02/2022	Unit 8, 750 Lower Queen Street, Richmond
Invoice 240	2420548	02/02/2022	Unit 9, 750 Lower Queen street
Invoice 240	2420645	27/10/2021	Unit 2/750 Queen Street
Invoice 240	2419929	20/07/2020	7/750 Lower Queen street Richmond
Single 240	2419270	23/01/2019	6b, 750 Lower Queen Street, Richmond

Air Shed

This property does not sit within a controlled Air Shed.

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
Rural Industrial	The Rural Industrial Zone provides for a range of industrial activities, particularly those associated with the direct handling or processing of produce harvested from farming, forestry or the sea or any other land-derived product (including sawmills, timber treatment plants, abattoirs, stockyards, rural transport depots, agricultural contractor yards, packhouses, cold storage and the processing of minerals and quarry products).
Open Space	The primary purpose of the Open Space Zone is to provide for low-key, informal recreational opportunities.

Consents, Permits and Licences

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
21/04/2026	CA260205	Installed SS4	Granted and Issued	11/08/2026
14/03/2024	240136	Construct Office Building	Code Compliance Certificate Issued	21/10/2024
22/05/2024	220940D	Addition of Offices to Tenancy 4	Granted and Issued	21/06/2024
25/09/2023	220940C	Addition of Offices to tenancy One	Amendment Issued	25/10/2023
02/12/2022	220940B	Change roll doors to tenancy	Amendment Issued	19/01/2023
03/10/2022	220940A	Amenity spaces to be moved from the rear of the building, to the front	Granted and Issued	13/10/2022
25/07/2022	220940	Construct industrial building	Formally Received	25/07/2022
23/03/2022	211280A	Construct workshop and store	Amendment Issued	29/04/2022
26/03/2021	210348	Construct office and workshop	Code Compliance Certificate Issued	10/02/2022
18/10/2021	211280	Construct workshop and store	Formally Received	18/10/2021
03/11/2020	201330	Addition of bays to Pallet Racking within Warehouse	Granted and Issued	14/12/2020
28/08/2018	180999	Construct new commercial building	Code Compliance Certificate Issued	18/07/2019
15/02/2019	180575A	Relocation and addition to existing racking	Amendment Issued	05/04/2019
24/01/2019	185219A	Addition of a 100mm thick Kingspan KS1100 CS dividing wall to grid 8	Amendment Issued	15/02/2019
15/11/2018	185219	New Commercial building workshop with office	Formally Received	15/11/2018
28/08/2018	180999P	Construct new commercial building	PIM/TAN Issued	04/10/2018
25/02/2015	150138	Lunch room amenities	Code Compliance Certificate Issued	04/10/2018
22/05/2018	180575	Extend the Vulcan Steel distribution warehouse	Formally Received	22/05/2018
22/05/2018	180575P	Extend the Vulcan Steel distribution warehouse	PIM application formally received	22/05/2018

Application Date	BC Number	Proposal	Status	Issue Date
29/11/2016	161293	New Distribution Centre Building	Code Compliance Certificate Issued	16/05/2018
19/08/2016	160911	Remove part of an office internal structural wall.	Lapsed Application	10/05/2018
21/07/2017	161293A	Changes to office, plant room, sprinkler room and location of water tank	Amendment Issued	18/04/2018
08/10/2014	145671	Construct bulk storage building for granular product.	CCC Refused	03/10/2017
05/10/2016	161098	Construct new distribution warehouse building with drive through and amenities for Vulcan Steel	Code Compliance Certificate Issued	05/07/2017
21/11/2014	145807	Construct a new commercial building	Code Compliance Certificate Issued	21/06/2017
14/09/2016	161026	New warehouse and office building-freight company	Code Compliance Certificate Issued	16/03/2017
22/02/2017	161098A	Steel pallet racking and installation of new stormwater pipe	Amendment Issued	13/03/2017
	NF0213		Notice to Fix now Complies	13/02/2017
29/11/2016	161293P	New Distribution Centre Building	PIM/TAN Issued	08/02/2017
05/10/2016	161098P	Construct new distribution warehouse building with drive through and amenities for Vulcan Steel	PIM/TAN Issued	24/11/2016
19/09/2016	161026P	New warehouse and office building-freight company	PIM/TAN Issued	03/11/2016
19/08/2015	150880	Erect a pre-cast entrance sign structure to SED	Code Compliance Certificate Issued	28/10/2016
	160911P	Remove part of an office internal structural wall.	Withdrawn	19/08/2016
25/01/2016	160052	Construct a water tank shelter over existing water tanks	Code Compliance Certificate Issued	12/08/2016
25/01/2016	160052P	Construct a water tank shelter over existing water tanks	PIM/TAN Issued	11/03/2016
19/08/2015	150880P	Erect a pre-cast entrance sign structure to SED	PIM/TAN Issued	28/08/2015
21/05/2015	145807A	Change design of sewer field	Amendment Issued	22/06/2015
15/07/2014	145397	New building for Placemakers - to manufacture timber frames & trusses	Code Compliance Certificate Issued	27/05/2015

Application Date	BC Number	Proposal	Status	Issue Date
29/04/2014	145065	Construct new office building & relocate existing office building on to site	Code Compliance Certificate Issued	13/05/2015
25/02/2015	150138P	Lunch room amenities	PIM/TAN Issued	22/04/2015
06/05/2014	145112	Construct new workshop for Downers	Code Compliance Certificate Issued	27/03/2015
20/12/2014	131441	Demolish building	Code Compliance Certificate Issued	20/02/2015
21/11/2014	145807P	Construct a new commercial building	PIM/TAN Issued	07/01/2015
08/10/2014	145671P	Construct bulk storage building for granular product.	PIM/TAN Issued	04/11/2014
15/07/2014	145397P	New building for Placemakers - to manufacture timber frames & trusses	PIM/TAN Issued	03/09/2014
05/05/2014	145112P	Construct new workshop for Downers	PIM/TAN Issued	01/07/2014
24/04/2014	145065P	Construct new office building & relocate existing office building on to site	PIM/TAN Issued	12/06/2014
10/08/2007	071120	Construct new timber treatment shed.	Code Compliance Certificate Issued	21/05/2009
29/06/1998	980948	To build shed	Code Compliance Certificate Issued	10/08/1998
10/06/1996	961045	Concrete Batching Plant	Code Compliance Certificate Issued	04/09/1996

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0718	750 Lower Queen Street, Richmond	WOF letter sent	25/11/2026
CS0813	750 Lower Queen Street, Richmond	WOF received	10/10/2027
CS0890	750 Lower Queen Street, Richmond	WOF received	25/09/2027
CS0801	750 Lower Queen Street, Richmond	WOF received	22/08/2027
CS0601	750 Lower Queen Street, Richmond	WOF received	05/07/2027
CS0696	750 Lower Queen Street, Richmond	WOF received	18/07/2027
CS0629	750 Lower Queen Street, Richmond	WOF received	21/06/2027
CS0527	750 Lower Queen Street, Richmond	WOF received	27/05/2027
CS0783	750 Lower Queen Street,	Amended Compliance	10/02/2027

Compliance Schedule Number	Street Address	Status	Expiry Date
	Richmond	Schedule Issued	
CS0308	750 Lower Queen Street, Richmond	Amended Compliance Schedule Issued	21/05/2027
CS0610	750 Lower Queen Street, Richmond	WOF received	16/05/2027
CS0489	750 Lower Queen Street, Richmond	WOF received	05/05/2027
CS0600	750 Lower Queen Street, Richmond	WOF received	16/03/2027
CS0677	750 Lower Queen Street, Richmond	Cancelled	

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
02/05/1990	0021429	Erect greenhouse	
11/12/1989	0062815	Erect implement and hayshed	
18/10/1977	H157697	Erect Gravel Making Plant Building	
21/11/1974	G031931	Erect a Greasing Bay	
23/10/1974	G031775	Erect Dump Hopper for Gravel Plant	
21/05/1973	F054112	Erect a Workshop and Store	

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
18/04/2008	060068V1	Land Use - Hazardous Facilities	Variation to existing consent -storage of hazardous sustances	Surrendered	22/07/2008
14/05/2021	210419	Land Use - Bore	To construct 14 bores for firefighting	Consent Effective	15/06/2021
30/03/2020	200251	Land Use	Land use consent to undertake industrial Activities in the Stage 1 Area of the Lower Queen Street Industrial Park Development in the Rural Industrial Zone	Consent Effective	22/05/2020

Application Date	RC Number	Type	Proposal	Status	Decision Date
31/03/2020	140522V1	Land Use	Undertake an industrial activity (frame and truss manufacturing facility) with an associated shortfall of car parking spaces in the Rural Industrial Zone Change of condition 1 of RM140522 - to enable removal of stormwater treatment swale required for collection of contaminants as part of an industrial activity	Consent Effective	22/05/2020
01/05/2017	100842V3	Water Take - Underground	2nd Site to site transfer application to take groundwater from new WWD 24029 for industrial and rural industrial use. Water Management Zone: Waimea Delta	Withdrawn	
24/02/2017	170261	Water Take - Underground	To take and use groundwater for industrial & rural industrial use (includes site to site transfer WWD 1126 to WWD 24073) Water Management Zone: Appleby Gravel (Affiliated Post Dam)	Consent Effective	09/03/2020
24/02/2017	170262	Water Take - Underground	To take and use groundwater for industrial and rural industrial use - (including a site to site to transfer to take from new WWD24029) Water Management Zone: Appleby Gravel (Affiliated Post Dam)	Consent Effective	09/03/2020
26/06/2017	170771	Land Use	Land use consent to develop stage 2 of the Lower Queen street industrial Park Development , including constructing	Consent Effective	07/10/2019

Application Date	RC Number	Type	Proposal	Status	Decision Date
			Industrial buildings within the Coastal Environment Area and constructing industrial activities in the Rural Industrial Zone		
18/02/2019	190156	Discharge - Air	Discharge to air from a spray booth	Consent Effective	12/03/2019
26/06/2017	170772	Land Use - Disturbance	To undertake land disturbance involving the stripping an filling of an area of 12 hectares located partially within 200 metres of the CMA. Stage 2.	Consent Effective	06/12/2018
26/06/2017	170773	Coastal Discharge	To discharge stormwater from Stage 2 of the Lower Queen Street Industrial Park Development to land whereby it may enter water and the Coastal Marine Area including coastal occupation of the outlet structure.	Consent Effective	06/12/2018
29/06/2018	180621	Land Use	Land use consent to undertake an industrial activity (frame and truss manufacturing facility -ITM) with an associated shortfall of car parking spaces in the Rural Industrial Zone .	Consent Effective	25/07/2018
29/06/2018	180622	Discharge - Air	Discharge to air from proposed spray booth used to treat and paint timber products	Consent Effective	25/07/2018
04/07/2018	180629	Land Use	Land use consent to expand an industrial activity (Vulcan Steel)in the Rural Industrial Zone for storage purposes with an associated shortfall in on site parking	Consent Effective	25/07/2018
27/09/2017	160888V1	Land Use	Change of conditions - To	Consent Effective	17/04/2018

Application Date	RC Number	Type	Proposal	Status	Decision Date
			obtain consent for a water storage tank in association with the approved activity within the Coastal Environment area.		
20/02/2018	180120	Land Use - Bore	To construct a bore for industrial supply (replacing existing bore WWD1162).	Consent Effective	27/02/2018
29/03/2010	100193	Land Use - Disturbance	Earthworks consent for the placement of material from the applicants site in and around the perimeter of the site including placement of material over legal road	Expired Regional Consent	23/04/2010
18/10/2012	120801	Land Use - Disturbance	To undertake land disturbance involving filling an area of approximately 2.41 hectares of land located within 200 metres of the Coastal Marine Area	Expired District Consent	04/12/2012
24/02/2012	120148	Land Use - Disturbance	land disturbance involving stripping & filling approx 5.9ha land with material being utilised for perimeter estuary mould	Expired Regional Consent	06/06/2012
17/10/2014	100842V1	Water Take - Underground	To take and use groundwater for industrial and rural industrial use Water Management Zone: Delta (Affiliated)	Expired Regional Consent	15/12/2014
17/10/2014	100841V1	Water Take - Underground	To take and use groundwater for industrial & rural industrial use Water Management Zone: Delta (Affiliated)	Expired Regional Consent	15/12/2014
24/02/2012	120149	Discharge - Land	discharge of stormwater to swales, which will in turn discharge	Consent Varied	06/06/2012

Application Date	RC Number	Type	Proposal	Status	Decision Date
			to coastal marine area		
17/01/2017	120149V1	Discharge - Land	To discharge stormwater to constructed swales in circumstances where it may enter water and to coastal water - Change of consent conditions for RM120149	Consent Effective	13/03/2017
05/10/2016	160888	Land Use	Construct a new building in the Coastal Environment Area and to establish and operate a food distribution and storage centre within the Rural Industrial Zone	Consent Effective	03/02/2017
05/10/2016	160889	Coastal Discharge	To discharge stormwater to coastal water via two discharge outlet structures (bubble-up sumps) from a total roof catchment area of 10,000m2	Consent Effective	03/02/2017
05/10/2016	160890	Discharge - Land	To discharge stormwater from hardstand areas to grassed swales and settling ponds on site and to a grassed swale and settling pond on the adjoining site	Consent Effective	03/02/2017
24/11/2016	161092	Land Use - Bore	Land use consent to construct new bore	Consent Effective	15/12/2016
24/11/2016	100842V2	Water Take - Underground	Site to site transfer (of RM100842V1) to take and use groundwater from a proposed new bore for industrial and rural industrial use. See also RM161092. Water Management Zone: Waimea Delta	Sec 88 Application Returned Incomplete	
06/07/2016	160625	Land Use	Land use consent to establish and operate an	Consent Effective	01/09/2016

Application Date	RC Number	Type	Proposal	Status	Decision Date
			industrial activity (transport Bulk freight service) within the Rural Industrial Zone.		
15/07/2016	160663	Land Use	To establish and operate an industrial activity (storage of steel and distribution)within the Rural Industrial zone	Consent Effective	01/09/2016
24/02/2012	120146	Land Use - Disturbance	To undertake land disturbance involving stripping and filling an area of approximately 1.13 hectares of land (plus) access located partially within 200 metres of the Coastal Marine Area	Expired Regional Consent	16/03/2012
24/02/2012	120147	Discharge - Land	To discharge stormwater to constructed swales in circustances where it may enter water & to discharge to an unamed watercourse from a stormwater detention pond during construction	Expired Regional Consent	16/03/2012
25/11/2014	140935	Land Use	To erect a pylon sign which exceeds the height and area limited for the Rural Industrial Zone and is a new building within the Coastal Environment Area	Consent Effective	16/01/2015
29/11/2010	100842	Water Take - Underground	To take and use groundwater for gravel crushing and concrete batching (Concrete Batching Plant - Fulton Hogan) Water Management Zone: Waimea Delta	Consent Varied	20/05/2011
29/11/2010	100841	Water Take - Underground	To take and use groundwater for	Consent Varied	20/05/2011

Application Date	RC Number	Type	Proposal	Status	Decision Date
			gravel crushing and concrete batching - Crusher Plant (Gibbons Holdings-Bruce Taylor) Water Management Zone: Waimea Delta		
17/10/2014	140831	Land Use	To establish and operate an industrial activity(Warehouse) with an associated commercial office and meeting rooms within the Rural Industrial Zone. The proposed development will have an on-site shortfall in car parking	Consent Effective	03/12/2014
14/08/2014	140632	Land Use	Establish and operate an industrial activity(urea granules storage facility) and associated shortfall in on-site car parking spaces within the Rural Industrial Zone	Consent Effective	02/10/2014
24/02/2012	120143	Land Use	Construct an industrial building partially in the coastal environment area	Cancelled	15/03/2012
07/07/2014	140522	Land Use	Undertake an industrial activity (frame and truss manufacturing facility) with an associated shortfall of car parking spaces in the Rural Industrial Zone	Consent Effective	18/08/2014
08/04/2014	140313	Right of Way LGA	Sec 348 Easement over Lot 1 DP 7781 for cycle track	Consent Effective	12/06/2014
30/03/2009	090193	Land Use - Disturbance	Earthworks consent for excavation work	Expired Regional Consent	18/05/2009
25/11/2011	110904	Discharge - Land	To discharge	Consent Effective	05/01/2012

Application Date	RC Number	Type	Proposal	Status	Decision Date
			gravel processing water containing sediment to land via soakage		
24/02/2012	120145	Land Use	Construct industrial buildings within the coastal environment area with a lapsing period of 10 years	Consent Effective	06/06/2012
24/02/2012	120420	Bed - Reclaim & Drain	To reclaim and drain the bed of an unnamed watercourse. Resource Consent RM120420 is for the portion of the original bed of the unnamed watercourse to be filled as part of RM120148 and not covered by RM090193	Consent Effective	06/06/2012
24/02/2012	120421	Water - Divert	The damming & diversion of flood waters by the construction of a bund	Consent Effective	06/06/2012
24/02/2012	120422	Coastal Occupation/Structure	Disturbance & occupation of coastal marine by installation of pipe, discharge outfall structure & assoc rock protection	Consent Effective	06/06/2012
29/03/2012	120276	Land Use - Hazardous Facilities	Establish a facility for the storage of Hazardous substances	Consent Effective	05/06/2012
29/03/2012	120277	Land Use - Bore	Construct monitoring Bores	Consent Effective	05/06/2012
29/03/2012	120278	Discharge - Land	Discharge of stormwater containing contaminents to Land	Consent Effective	05/06/2012
18/05/2012	070594V1	Land Use	Vary condition 4 by replacing with an Ecological/Landscape Plan	Consent Effective	30/05/2012
20/02/1996	NN960069	Water Take - Underground	To take groundwater for use at crusher site. Water Management Zone: Waimea	Expired Regional Consent	21/05/1997

Application Date	RC Number	Type	Proposal	Status	Decision Date
			Delta		
22/02/1996	NN960070	Water Take - Underground	To take groundwater for use on crusher site. Water Management Zone: Waimea Delta	Expired Regional Consent	21/05/1997
08/02/2006	060068	Hazardous Facilities Discretionary	Storage and use of hazardous substances	Cancelled	06/12/2006
08/06/2007	070591	Land Use - Disturbance	Land Disturbance to create a building site in the Coastal Environment area	Consent Effective	26/07/2007
13/06/2007	070594	District: Land Use Discretionary	erect a building within the coastal environment area	Consent Effective	26/07/2007
10/11/2006	060946	Land Use - Bore	Drill 3 monitoring bores for monitoring of RM060789 and RM060068	Consent Effective	06/12/2006
15/09/2006	060789	Discharge - Land	Discharge stormwater from LOSP timber treatment facility	Consent Effective	06/12/2006
22/04/1997	NN970084	Discharge - Air	Discharge of ordour assocaited with fish waste and bark composting operation.	Surrendered	27/06/1997
	040917	Discharge - Land	compost poultry manure and bark mix as part of a composting operation	Withdrawn	
30/07/2004	040919	Discharge - Air	discharge steam and odour from poultry manure and bark mix composting operation	Withdrawn	
04/06/1992	NN925325	Discharge - Water	To discharge shingle wash water, via three settling pond system into Neiman Creek.	Expired Regional Consent	11/08/1992
29/04/1997	970151	District: Land Use Discretionary	TO COMPOST FISH WASTE AND BARK MIX TO PRODUCE SOIL CONDITIONERS IN A SPECIFICALLY	Consent Effective	27/06/1997

Application Date	RC Number	Type	Proposal	Status	Decision Date
			CONSTRUCTED ENCLOSURE		
19/09/2016	160849	Land Use - Disturbance	Earthworks within 200 metres of the Coastal Marine Area associated with the formation of a building platform and yard area	Expired Regional Consent	14/10/2016

Planning Permits

Prior to the Resource Consent system, these Planning Permits and notes were registered against the property.

Date	Planning Number	Subject	Notes
22/06/1970	T2/9/1/47	Erect & Operate a Gravel and Concrete Plant	C GIBBONS LIMITED c/- HUNTER, SMITH & CO
22/06/1970	T2/9/1/47	OPERATE GRAVEL & CONCRETE BACHING PLANT	C GIBBONS LTD LOWER QUEEN ST, RICHMOND

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Trade Waste Conditional - Separate	G P Investments Ltd	Licence Issued	

Aerial Property View

Friday, 20 November 2026



Pipes and Rubbish Collection

Friday, 20 November 2026

