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. 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

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938099000	SEC 2 SO 590914	16 McShane Road	Richmond	4.1800

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
$1901000	$1780000	$121000	01/09/2023	$7321.06

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	1901000	4216.42
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1901000	131.17
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	Urban Wat.Supply- Serv Chge	1	605.48
2027	Regional River Works - Area Z	1780000	238.52
2027	Stormwater UDA	1901000	1064.56

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W46031		15MC192018	319

Services

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

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

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2409976	08/06/2015	16 McShane Road, 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
Light Industrial	The primary purpose of the Industrial Zone is to provide for land and buildings associated with manufacturing, processing, packing, storage, maintenance or repair of goods. There are limitations on retailing and residential and community activities are excluded. The Light Industrial Zone has lower permitted noise limits in comparison to the Heavy Industrial Zone.

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
04/12/2006	061734	Demolish existing and replace with new three bay shed	Code Compliance Certificate Issued	03/06/2010
31/03/2005	055019	Extension to existing dwelling	Code Compliance Certificate Issued	14/12/2007
04/04/2002	020473	Install coalrange with wetback	Code Compliance Certificate Issued	22/07/2002
13/03/2000	000294	New third bedroom on house	Code Compliance Certificate Issued	18/07/2002
09/05/1995	950618	INSTALLATION OF GILLIES INBUILT LOG BURNER	Code Compliance Certificate Issued	12/05/1995
01/08/1994	941262	TO BUILD SHED	Code Compliance Certificate Issued	17/10/1994

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
18/01/2016	160050	Water Take - Underground	To take and use groundwater for irrigation Water Management Zone: Hope (Affiliated)	Consent Effective	03/12/2019
21/02/2007	070123	Water Take - Underground	Take ground water for irrigation (Renewal of Application NN970010) Water Management Zone: Waimea Hope and Eastern Hills	Expired Regional Consent	22/02/2007

Application Date	RC Number	Type	Proposal	Status	Decision Date
04/11/2015	150907	Land Use	Intersection upgrade that does not meet the road construction standards for Richmond West Development Area	Consent Effective	02/12/2015
17/01/1997	NN970010	Water Take - Underground	To take groundwater for irrigation of crops. Water Management Zone: Waimea Hope and Eastern Hills	Cancelled	18/05/1997
	NN701560	Water Take - Surface	IRRIGATION Water Management Zone: Waimea - Waimea	Surrendered	16/02/1971

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.

Aerial Property View

Wednesday, 18 November 2026



Pipes and Rubbish Collection

Wednesday, 18 November 2026

