# 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. 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, 27 November

## Property Location

| Valuation | Legal Description | Address | Suburb | Area (ha) |
|---|---|---|---|---|
| 1957012501 | LOTS 1-2 DP 3969 | 341 Lower Queen Street | Richmond | 0.2016 |

## 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 |
|---|---|---|---|---|
| $4350000 | $840000 | $3510000 | 01/09/2023 | $20500.34 |

## 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 | 4350000 | 9648.30 |
| 2027 | Uniform Annual General Charge | 1 | 429.00 |
| 2027 | Wastewater - 1st Pan | 1 | 1280.50 |
| 2027 | Wastewater - 2-10 Pans | 4 | 3841.48 |
| 2027 | WaimeaComDam-Env&ComBen-Distri | 1 | 76.69 |
| 2027 | WaimeaComDam-Enviro&ComBen-ZOB | 4350000 | 300.15 |
| 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 | 3 | 1816.44 |
| 2027 | Regional River Works - Area Z | 840000 | 112.56 |
| 2027 | Stormwater UDA | 4350000 | 2436.00 |

## Water Meter Information

| Water ID | Meter Reader Note | Meter Id | Last year units |
|---|---|---|---|
| W42108 | | 22HB00665 | 5232 |
| W42109 | | 18MC245360 | 0 |
| W42110 | | 17MC241015 | 0 |

## Services

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

| Scheme or Supply | Service Provided |
|---|---|
| Stormwater UDA | Stormwater |

| Scheme or Supply | Service Provided |
|---|---|
| Tasman Waste Water | Wastewater |
| 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 | 2407723 | 08/06/2015 | 343 Lower Queen Street, 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 |
|---|---|
| Mixed Business | The Mixed Business Zone is one of the primary zones for the provision of retail and office space and support services (for example, professional, health and social services). The Mixed Business Zone is characterised by the predominance of vehicle orientated activities, generally requiring larger areas of on-site parking, and large format retail activity. |

# 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 |
|---|---|---|---|---|
| 02/04/2025 | 250248 | Install extract system in storeroom - Tasman Day Surgery | Code Compliance Certificate Issued | 08/10/2026 |
| 11/08/2025 | CA250680 | Installation of Backflow preventor on water feed of sterilizer machine - Tasman Day Surgery | Granted and Issued | 22/09/2025 |
| 11/10/2022 | 221269 | Fit out to first floor of existing building. | Code Compliance Certificate Issued | 03/05/2023 |
| 08/11/2021 | 200353A | Addition of accessible shower on first floor | Amendment Issued | 24/11/2021 |
| 14/04/2020 | 200353 | Construct 2 storey medical centre and office suite | Formally Received | 14/04/2020 |
| 19/02/2016 | 160128 | Construct new Carpark & new stormwater reticulation | Code Compliance Certificate Issued | 19/03/2018 |
| 19/02/2016 | 160128P | Construct new Carpark & new stormwater reticulation | PIM/TAN Issued | 22/04/2016 |

## Compliance Schedule

The following Compliance Schedules apply.

| Compliance Schedule Number | Street Address | Status | Expiry Date |
|---|---|---|---|
| CS0786 | 343 Lower Queen Street, Richmond | Amended Compliance Schedule Issued | 27/04/2027 |

## 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 |
|---|---|---|---|---|---|
| 19/01/2022 | 190783V2 | Land Use | To vary RM190783V1 under section 127 to conditions 1-4 to amend the | Consent Effective | 11/03/2022 |

| Application Date | RC Number | Type | Proposal | Status | Decision Date |
|---|---|---|---|---|---|
| 19/01/2022 | 190783V2 | Land Use | To vary RM190783V1 under section 127 to conditions 1-4 to amend the forecourt and car parking layout | Consent Effective | 11/03/2022 |
| 16/06/2021 | 190783V1 | Land Use | Vary RM190783 under Section 127 to conditions 1 and 10, and replace Plan C, to reflect the final height of the approved theatre suite and Medical Centre and its roof plan | Consent Effective | 21/07/2021 |
| 24/10/2019 | 191168 | Land Use - Bore | Construction of two 20m deep Geotechnical Investigation Holes | Consent Effective | 05/11/2019 |
| 12/08/2019 | 190930 | Discharge - Land | Discharge stormwater from a new building and car park in the Mixed Business Zone to a Council-maintaine d stormwater network that does not have capacity to receive additional stormwater (part retrospective). | Consent Effective | 11/09/2019 |
| 02/07/2019 | 190783 | Land Use | Land use consent to establish and operate a theatre suite and medical facilities and offices , with associated signage, car parking and landscaping in the Mixed Business zone. | Consent Effective | 11/09/2019 |
| 22/03/2016 | 160340 | Land Use | Land Use Consent to construct and operate a carpark in Richmond West Development Zone | Consent Effective | 12/04/2016 |

## 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

Friday, 27 November 2026



# Pipes and Rubbish Collection

Friday, 27 November 2026

