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

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1957013802	LOT 3 DP 465626 LOT 1 DP 13938 LOT 6 DP 6697 LOT 7 PT LOT 1 DP 3962 & PT SEC 100 WAIMEA EAST DIST LOT 1 DP 498057	375 Lower Queen Street	Richmond	0.7593

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
$8580000	$1250000	$7330000	01/09/2023	$48993.98

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	8580000	19030.44
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	20	12805.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	8580000	592.02
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	1250000	167.50
2027	Stormwater UDA	8580000	4804.80

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W43870		16W700133	2066

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

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.
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

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
03/12/2025	251010	Construct ten new villas and a detached garage	Granted and Issued	01/05/2026
28/10/2016	161181	Construct 2 two bedroom units with I/A garaging (units 101 & 102)	Code Compliance Certificate Issued	01/03/2018
28/10/2016	161184	Construct 2 two bedroom units with I/A garaging (units 97 & 98)	Code Compliance Certificate Issued	28/02/2018
31/10/2016	161191	Construct 2 two bedroom units with I/A garaging (units 99 & 100)	Code Compliance Certificate Issued	20/02/2018
31/10/2016	161190	Construct 2 two bedroom units with I/A garaging (units 103 & 104)	Code Compliance Certificate Issued	24/01/2018
31/10/2016	161188	Construct 2 two bedroom units with I/A garaging (units 107 & 108)	Code Compliance Certificate Issued	03/01/2018
28/10/2016	161182	Construct 2 two bedroom units with I/A garaging (units 93 & 94)	Code Compliance Certificate Issued	22/12/2017
28/10/2016	161183	Construct 2 two bedroom units with I/A garaging (units 95 & 96)	Code Compliance Certificate Issued	21/12/2017
31/10/2016	161185	Construct 2 two bedroom units with I/A garaging (units 115 & 116)	Code Compliance Certificate Issued	21/12/2017
31/10/2016	161186	Construct 2 two bedroom units with I/A garaging (units 113 & 114)	Code Compliance Certificate Issued	21/12/2017
31/10/2016	161187	Construct 2 two bedroom units with I/A garaging (units 111 & 112)	Code Compliance Certificate Issued	20/12/2017
31/10/2016	161189	Construct 2 two bedroom units with I/A garaging (units 105 & 106)	Code Compliance Certificate Issued	20/12/2017
31/10/2016	161192	Construct 2 two bedroom units with I/A	Code Compliance Certificate Issued	15/12/2017

Application Date	BC Number	Proposal	Status	Issue Date
		garaging (units 109 & 110)		
12/12/2017	161191B	Level Entry Access	Amendment Issued	14/12/2017
11/12/2017	161186B	Level Entry Access	Amendment Issued	14/12/2017
12/12/2017	161185B	Level Entry Access	Amendment Issued	14/12/2017
12/12/2017	161183B	Level Entry Access	Amendment Issued	14/12/2017
12/12/2017	161184B	Level Entry Access	Amendment Issued	14/12/2017
12/12/2017	161182B	Level Entry Access	Amendment Issued	13/12/2017
07/11/2017	161181B	Level Entry Access to Units	Amendment Issued	12/12/2017
07/11/2017	161187B	Level Entry Access to Units	Amendment Issued	12/12/2017
07/11/2017	161188B	Level Entry Access to Units	Amendment Issued	12/12/2017
07/11/2017	161192B	Level Entry Access to Units	Amendment Issued	12/12/2017
07/11/2017	161189B	Level Entry Access to Units	Amendment Issued	12/12/2017
09/11/2017	161190B	Level Entry Access to Units	Amendment Issued	12/12/2017
27/03/2017	161190A	Install Hiandri Bottom Plate packers	Amendment Issued	04/04/2017
27/03/2017	161189A	Install Hiandri Bottom Plate packers	Amendment Issued	04/04/2017
27/03/2017	161192A	Instal Hiandri Bottom Plate packers	Amendment Issued	04/04/2017
27/03/2017	161191A	Install Hiandri Bottom Plate packers	Amendment Issued	04/04/2017
27/03/2017	161188A	Install Hiandri Bottom Plate packers	Amendment Issued	04/04/2017
27/03/2017	161187A	Install Hiandri Bottom Plate packers	Amendment Issued	04/04/2017
27/03/2017	161185A	Install Hiandri Bottom Plate packers	Amendment Issued	04/04/2017
27/03/2017	161186A	Install Hiandri Bottom Plate packers	Amendment Issued	04/04/2017
27/03/2017	161181A	Instal Hiandri Bottom Plate packers	Amendment Issued	04/04/2017
27/03/2017	161182A	Instal Hiandri Bottom Plate packers	Amendment Issued	04/04/2017
27/03/2017	161184A	Install Hiandri Bottom Plate packers	Amendment Issued	04/04/2017
27/03/2017	161183A	Instal Hiandri Bottom Plate packers	Amendment Issued	04/04/2017
31/10/2016	161192P	Construct 2 two bedroom units with I/A garaging (units 109 & 110)	PIM/TAN Issued	20/12/2016
28/10/2016	161183P	Construct 2 two bedroom units with I/A garaging (units 95 & 96)	PIM/TAN Issued	14/12/2016
28/10/2016	161184P	Construct 2 two bedroom units with I/A	PIM/TAN Issued	14/12/2016

Application Date	BC Number	Proposal	Status	Issue Date
		garaging (units 97 & 98)		
28/10/2016	161182P	Construct 2 two bedroom units with I/A garaging (units 93 & 94)	PIM/TAN Issued	14/12/2016
28/10/2016	161181P	Construct 2 two bedroom units with I/A garaging (units 101 & 102)	PIM/TAN Issued	14/12/2016
31/10/2016	161191P	Construct 2 two bedroom units with I/A garaging (units 99 & 100)	PIM/TAN Issued	28/11/2016
31/10/2016	161190P	Construct 2 two bedroom units with I/A garaging (units 103 & 104)	PIM/TAN Issued	28/11/2016
31/10/2016	161189P	Construct 2 two bedroom units with I/A garaging (units 105 & 106)	PIM/TAN Issued	25/11/2016
31/10/2016	161186P	Construct 2 two bedroom units with I/A garaging (units 113 & 114)	PIM/TAN Issued	25/11/2016
31/10/2016	161185P	Construct 2 two bedroom units with I/A garaging (units 115 & 116)	PIM/TAN Issued	25/11/2016
31/10/2016	161187P	Construct 2 two bedroom units with I/A garaging (units 111 & 112)	PIM/TAN Issued	25/11/2016
31/10/2016	161188P	Construct 2 two bedroom units with I/A garaging (units 107 & 108)	PIM/TAN Issued	25/11/2016
08/01/2013	130008	Removal of existing clubroom building, capping of services.	Code Compliance Certificate Issued	04/03/2014

Compliance Schedule

No Compliance Schedule records are available for this property.

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
25/09/1986	D003196	Erect Dwelling	
18/07/1985	B098464	Add store/conveniences	
26/08/1980	J020424	Extend pavillion/alter roof	
27/07/1976	H020808	Extend shed	

Date	Permit Number	Subject	Notes
29/11/1963	0000704	Addition to Bowling Pavilion	
17/07/1953	0000375	Erect clubroom	

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
12/05/2016	160474	Land Use - Disturbance	Disturbance and removal of soils classifed as contaminated under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, associated with site remediation, recontouring and formation of building platforms	Consent Effective	23/09/2016
12/05/2016	160473	Land Use	Land use consent to construct a comprehensive residential development in the residential zone. The development does not comply with criteria relating to access width , stacked on site parking , 350 m2site density per dwelling , more than one dwelling per site , outdoor living area contains a 6 metre diameter circle , daylight recession planes , setbacks from internal boundaries and comprehensive residential development in the Richmond West area.	Consent Effective	09/08/2016

Application Date	RC Number	Type	Proposal	Status	Decision Date
26/02/2013	130198	Land Use - Bore	Construct a Bore for geotec investigation	Consent Effective	05/03/2013

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

Saturday, 21 November 2026



Pipes and Rubbish Collection

