

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 Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1957015003	LOT 3 DP 581385	5 Brock Way	Richmond	0.3406

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
\$4410000	\$1070000	\$3340000	01/09/2023	\$17925.17

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	4410000	9781.38
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	3	2881.11
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	4410000	304.29
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 Z	1070000	143.38
2027	Stormwater UDA	4410000	2469.60

Water Meter Information

No Information available

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

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
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.

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
12/03/2025	221385	Construct warehouse and office	Code Compliance Certificate Issued	
11/07/2025	CA250593	Installed a PA door grid line 1	Granted and Issued	
20/03/2025	CA250202	Add specified system SS3/2	Granted and Issued	
11/03/2025	221385C	Addition of storage racking and a suspended ceiling with seismic restraint	Amendment Issued	
26/09/2024	221385B	Changes to structural support fire systems and suspended ceiling	Granted and Issued	
26/06/2024	221385A	Change internal floor layout and update associated specified systems, bracing, plumbing and finishes	Granted and Issued	

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0900	5 Brock Way, Richmond	Status Report	07/03/2027

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
	230349	Discharge - Land	To discharge stormwater to soakage; groundwater is less than 2.0 metres below ground level on	Consent Effective	21/03/2022

Application Date	RC Number	Type	Proposal	Status	Decision Date
	230349	Discharge - Land	To discharge stormwater to soakage; groundwater is less than 2.0 metres below ground level on proposed Lot 3 of Subdivision RM210981 (Part Transfer RM210984)	Consent Effective	21/03/2022

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

Sunday, 1 November 2026

