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)
1957015206	LOT 6 DP 470387 LOT 1000 DP 556528	25 McShane Road	Richmond	0.6822

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
$2170000	$1380000	$790000	01/09/2023	$8638.78

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	2170000	4813.06
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	2170000	149.73
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	2	1210.96
2027	Regional River Works - Area Z	1380000	184.92
2027	Stormwater UDA	2170000	1215.20

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W45682		17MC241362	891
W45683		14MC185974	10

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	2409125	08/06/2015	25 McShane Road, 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
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.
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
07/04/2026	260280	Install freestanding wood burner	Code Compliance Certificate Issued	18/05/2026
19/08/2005	055975	Construct shed and garaport	CCC Refused	05/05/2025
05/05/2015	150431	Swimming Pool	Code Compliance Certificate Issued	09/12/2024
12/10/2017	171090	New Storage Shed	Code Compliance Certificate Issued	02/07/2019
12/10/2017	171090P	New Storage Shed	RM Certificate Lifted	28/11/2017
20/11/2014	145799	Operate a landscape & property maintenance business using a building with a reduced setback	Code Compliance Certificate Issued	21/12/2015
05/05/2015	150431P	Swimming Pool	PIM/TAN Issued	06/07/2015
20/11/2014	145799P	Operate a landscape & property maintenance business using a building with a reduced setback	RM Certificate Lifted	09/06/2015
24/03/2004	040532	Alterations to dwelling	Code Compliance Certificate Issued	15/07/2013
01/06/2004	041005	To install Free standing log burner	Code Compliance Certificate Issued	09/07/2012

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
02/06/1983	A047256	Shed	
28/04/1976	G116942	Wood shed	
17/04/1973	E057984	Shed	
30/09/1971	C019810	Stables	
06/09/1971	C019809	Dwelling	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
BC150431-Swimming pool registration form rec`d	27/05/2015
Pool Compliant	09/12/2024

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
10/09/2020	200739	Land Use	Land use consent to undertake a commercial and industrial activity (storage units and outdoor storage),alteration of a building within 10metres of an indicative reserve within Rural 1 Deferred Light Industrial and Mixed Business Zones and no direct legal access and parking shorfall.	Consent Effective	25/11/2020
25/05/2017	150331V1	Land Use	Variation to relevant conditions of RM150331 to replace plan A with new plans showing the relocated work/storage area.	Consent Effective	27/11/2017
25/05/2017	170658	Land Use	Land use consent to establish and operate a commercial and industrial Activity (storage units)	Consent Effective	27/11/2017
24/03/2015	150331	Land Use	To establish and operate a landscape & property maintenance business and to relocate an accessory building within the required setback to use as a pool house.	Consent Effective	05/06/2015

Planning Permits

No historical planning permits have been found for this property.

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Swimming Pool or Spa	Geoff & Sheree Sherlock	Pool Compliant	09/12/2027

Aerial Property View

Wednesday, 18 November 2026



Pipes and Rubbish Collection

Wednesday, 18 November 2026

