

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)
1957016405	LOT 2 DP 490386 LOT 1 DP 317857	151 McShane Road	Richmond	3.1181

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
\$4660000	\$2480000	\$2180000	01/09/2023	\$12935.07

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	4660000	10335.88
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	4660000	321.54
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	2480000	332.32
2027	Stormwater: General Drainage	4660000	274.94

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W42549		23M298364	1243

Services

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

Scheme or Supply	Service Provided
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
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Bin Size	Serial Number	Delivered on	Delivered to
Invoice 240	2421506	24/08/2022	151 McShane Road
Single 240	2419783	23/06/2020	151 McShane Road, Richmond
Single 240	2409120	08/06/2015	151 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
Rural 1 deferred Mixed Business	Deferred zones are areas identified for future, more intensive activities once appropriate levels of servicing are available. The Mixed Business Deferred Zone will provide for a range of future business opportunities. Until the deferment is lifted, the underlying rural zone rules and standards will apply.
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

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
23/01/2025	250013	Construct chillers and office facilities	Granted and Issued	
	NF0532	Installation of a Specified system (SS9 Mechanical ventilation) without consented or approved documentation under the current Building consent (BC220616).	Notice to Fix now Complies	
25/11/2024	CA240965	Installation of Specified System - SS9	Granted and Issued	
31/10/2023	220616B	Changes to fire report and fire exits	Granted and Issued	
14/02/2023	220616A		Amendment Issued	
	EX211437	Retail Shipping container	Granted and Issued	
07/07/2020	200753	Stage 1 of 2 - Foundations only	Code Compliance Certificate Issued	
12/05/2022	220616	Extension to market building for storage and office additions	Formally Received	04/04/2025
28/07/2020	200850	Stage 2 - Superstructure for retail building	Code Compliance Certificate Issued	01/12/2020
	200753P	Stage 1 of 2 - Foundations only	PIM/TAN Issued	
	EX190909	Play Ground	Granted and Issued	
29/06/2017	170718	Construct Pole Shed to be used as nursery	CCC Refused	
05/02/2019	170774B	Removal of freezer and chiller units, door relocation and removals	Amendment Issued	
07/02/2018	170774A	Re-locate wastewater land application area	Amendment Issued	
09/10/2017	170718A	Building Location Change	Amendment Issued	
29/06/2017	170718P	Construct Pole Shed to be used as nursery	PIM/TAN Issued	
14/07/2017	170774	Construct New Commercial Market	Formally Received	04/06/2020

Application Date	BC Number	Proposal	Status	Issue Date
14/07/2017	170774P	Building Construct New Commercial Market Building	PIM application formally received	
24/04/2012	120372	Demolish old house and shed	2nd Code Compliance Cert	02/04/2014
12/06/2006	060782		Withdrawn	
02/10/1998	981429	Alter existing shed to become winery	Code Compliance Certificate Issued	04/03/1999
03/04/1998	961223	RELOCATE EXISTING SHED	Cancelled	
04/07/1996	961034	HOT HOUSES FOR PROPERGATING PLANTS	Code Compliance Certificate Issued	29/11/1996
29/05/1996	960980	INSTALL MAGNUM P300	Code Compliance Certificate Issued	31/07/1996

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0632	151 McShane Road, Richmond	WOF received	04/06/2027

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
22/05/1985	B098398	Erect Garage	

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
25/03/2022	040495V4	Land Use	Variation to RM040495V3 to provide for changes to the building layout including an extension to the market building and the use of two container buildings.	Consent Effective	15/06/2022
15/02/2016	160155	Water Take - Underground	To take and use groundwater for	Consent Effective	04/05/2020

Application Date	RC Number	Type	Proposal	Status	Decision Date
			irrigation Water Management Zone: Lower Confined Aquifer (Affiliated)		
12/05/2004	040501	Discharge - Land	Discharge up to 15.5 cubic metres of effluent per day	Expired Regional Consent	13/10/2004
13/10/2017	040495V3	Land Use	Variation To expand the current tourist facility to provide for a range of additional buildings to create a comprehensive village style arts and craft centre in the Rural 1 deferred Mixed Business zone	Consent Effective	07/12/2017
23/11/2016	161084	Discharge - Land	Discharge of treated domestic wastewater to land at Appleby Village Development	Consent Effective	20/03/2017
23/11/2016	040495V2	Land Use	To expand the current tourist facility to provide for a range of additional buildings to create a comprehensive village style arts and craft centre in the Rural 1 deferred Mixed Business zone	Consent Effective	20/03/2017
25/09/2012	120729	Land Use	Allow liquor to be sold from existing commercial building selling arts and crafts, that is not produced on the subject site. This supercedes Clause(ii) of the description of the activity in RM960138.	Consent Effective	01/10/2012
10/04/2008	080286	Land Use/Designation	Proposed widening McShane Road	Consent Effective	28/09/2009

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
Off-licence	Connings Retail Limited	Invoice Processed	10/06/2032
Food Premises	Earth Shine Superfoods Limited	Food Act 2014 - Registered	30/06/2028
Off-licence	Thorvald Shop Limited T/a The Junction	Invoice Processed	16/10/2026



