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)
1957019215	Lot 11 DP 431433	15 Barros Place	Richmond	0.2000

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
$1350000	$830000	$520000	01/09/2023	$7865.93

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	1350000	2994.30
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	1	960.37
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1350000	93.15
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	1	605.48
2027	Regional River Works - Area Z	830000	111.22
2027	Stormwater UDA	1350000	756.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W46001		17MC232153	125

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 does not sit within a controlled Air Shed.

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.

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
01/12/2025	251011	Construct workshop with office and caretakers apartment - Collision Centre	OK - Awaiting Payment	31/03/2026
	250690P	PIM ONLY - Construct office, workshop and upstairs apartment - Collision Centre	PIM/TAN Issued	08/09/2025
18/08/2016	160907	Construct industrial building with associated offices	Code Compliance Certificate Issued	13/12/2024
18/08/2016	160907P	Construct industrial building with associated offices	RM Certificate Lifted	15/11/2016

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0592	15 Barros Place, Richmond	WOF letter sent	10/12/2026

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
07/10/2025	250656	Land Use	Land use consent to construct a commercial building, office space and a dwelling (caretaker's accommodation) which breaches the road boundary setback and contravenes landscaping requirements in	Further Information Requested	

Application Date	RC Number	Type	Proposal	Status	Decision Date
07/10/2025	250656	Land Use	Land use consent to construct a commercial building, office space and a dwelling (caretaker's accommodation) which breaches the road boundary setback and contravenes landscaping requirements in the Light Industrial Zone.	Further Information Requested	
02/10/2025	250657	Land Use	Variation of condition (b) of consent notice 8755191.6 that applies to the application site, which states 'no residential buildings or residential use of buildings shall be permitted.'	Further Information Requested	
12/10/2016	160921	Land Use	Land use consent to construct a panel beater`s workshop, which does not comply with the continuous wall length rule, setback from an indicative reserve and for the provision of more than five car parking spaces within the Richmond West Development Area.	Consent Effective	08/11/2016
11/10/2016	160922	Discharge - Air	Discharge to air from spray painting	Consent Effective	08/11/2016

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
Trade Waste Conditional - Combined	Collision Centre Richmond	TW Application Received	

Aerial Property View

Friday, 27 November 2026



Pipes and Rubbish Collection

Friday, 27 November 2026

