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

Monday, 23 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1957019218	Lot 14 DP 431433	5 Barros Place	Richmond	0.1336

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
$1270000	$540000	$730000	01/09/2023	$7599.31

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	1270000	2816.86
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	1270000	87.63
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	540000	72.36
2027	Stormwater UDA	1270000	711.20

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W46194		18MC245367	48

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

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2419432	20/05/2019	5 Barros Place, Richmond

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
01/02/2018	180071	Construct new factory	Code Compliance Certificate Issued	05/08/2019
01/02/2018	180071P	Construct new factory	RM Certificate Lifted	27/04/2018
30/10/2013	131267	Construct new industrial building - SHELL ONLY (being Stage 1 of 2)	Refused to Grant	26/05/2015
30/10/2013	131267P	Construct new industrial building - SHELL ONLY (being Stage 1 of 2)	RM CERTIFICATE ISSUED	15/11/2013

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0664	5 Barros Place, Richmond	WOF received	05/08/2027
CS0475	5 Barros Place, Richmond	Cancelled	

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
14/02/2019	180070V1	Land Use	Change of conditions of RM180070 to move proposed second crossing to avoid power supply box installed - Construct an industrial building with reduced front yard setback and amenity planting and to establish two vehicle	Consent Effective	28/02/2019

Application Date	RC Number	Type	Proposal	Status	Decision Date
14/02/2019	180070V1	Land Use	Change of conditions of RM180070 to move proposed second crossing to avoid power supply box installed - Construct an industrial building with reduced front yard setback and amenity planting and to establish two vehicle crossings, one with reduced on-site manoeuvring in the light Industrial Zone	Consent Effective	28/02/2019
01/02/2018	180070	Land Use	Construct an industrial building with reduced front yard setback and amenity planting and to establish two vehicle crossings, one with reduced on-site manoeuvring in the light Industrial Zone	Consent Effective	03/04/2018

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

Monday, 23 November 2026



Pipes and Rubbish Collection

Monday, 23 November 2026

