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)
1957021900	LOT 2 DP 17091 LOT 4 DP 12502	79 Beach Road	Richmond	2.4583

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
$8840000	$4200000	$4640000	01/09/2023	$41131.23

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	8840000	19607.12
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	9	8643.33
2027	Wastewater - 11 + Pans	5	3201.25
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	8840000	609.96
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	4200000	562.80
2027	Stormwater UDA	8840000	4950.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W40059		8SEN0124705569	11537
W44134		8SEN0124790967Sensus	7247

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater

Scheme or Supply	Service Provided
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
Invoice 240	2419258	18/07/2019	79 Beach Road, Richmond
Single 240	2409106	08/06/2015	79 Beach 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.

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
04/07/2025	240350	Install new fire sprinkler system and associated water tank and pump house	Code Compliance Certificate Issued	29/05/2026
04/07/2025	240350A	Alteration and extension to the fire alarm system to allow interface with the plant evaporators	Granted and Issued	19/02/2026
26/11/2003	032291	Erect coolstore	Code Compliance Certificate Issued	09/07/2012
17/09/2007	071301	Coolstore Stage II	Code Compliance Certificate Issued	09/07/2012
19/09/2007	071307	Alter control room & Replace canopies	Code Compliance Certificate Issued	09/07/2012
21/11/1995	951734	Packhouse Addition	Code Compliance Certificate Issued	06/07/2012
21/12/2004	042209	Alterations to existing office building	Code Compliance Certificate Issued	07/05/2012
23/10/2009	091218	Construct a canopy to bridge the area between 2 x coolstores	Code Compliance Certificate Issued	29/06/2011
23/09/2009	091074	Relocate coolstore from Otago to Compass fruit onto foundations from BC091035	Code Compliance Certificate Issued	29/06/2011
25/08/2009	090951	Relocate and erect existing coolstore.	Code Compliance Certificate Issued	17/06/2011
30/09/2009	091113	Install a plantroom for refridgeration machinery and CA equipment in coolstore 2	Code Compliance Certificate Issued	16/06/2011
11/09/2009	091035	Store 2 stage 1 - foundation & floor slab only	Code Compliance Certificate Issued	18/05/2011
31/07/2009	090865	Construction of relocated coolstore - excavation/foundations for stage 1	Code Compliance Certificate Issued	18/10/2010
28/01/2010	100068	Alterations/addition: - extend canopy from consent BC091218	Code Compliance Certificate Issued	25/08/2010
27/11/2009	091366	Alterations/additions: add a toilet block to existing packing shed	Code Compliance Certificate Issued	23/06/2010

Application Date	BC Number	Proposal	Status	Issue Date
15/12/2009	091431	Construct new yard office	Code Compliance Certificate Issued	04/03/2010
31/07/2009	090863	Relocate office building within existing site	Code Compliance Certificate Issued	19/10/2009
09/01/2009	090019	Increase size of existing coolstore	PIM/TAN Issued	10/03/2009
20/10/2005	056289	Alterations to internal walls and installation of additional toilet	Code Compliance Certificate Issued	22/06/2006
03/11/1998	981572	Relocated office building	Code Compliance Certificate Issued	18/02/2000
16/01/1997	970061	Drainage for Compass Fruit Company	Code Compliance Certificate Issued	12/08/1997

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0327	79 Beach Road, Richmond	WOF letter sent	27/01/2027
CS0327A	79 Beach Road, Richmond	Cancelled	09/06/2013

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
09/11/1990	H059047	Extension to Packhouse	
22/03/1990	H021248	Erect Amenities Building	
24/11/1989	G044864	Erect Packhouse	
17/12/1984	B098327	Erect Lean To	
30/05/1974	G010568	Extend cafe	
09/11/1973	0050717	Erect building	
18/11/1971		Extend loading bay/erect covered way	

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
13/10/2009	090658	Land Use	Reduce the number of carparks required for a coolstore from 35 to 3	Consent Effective	22/10/2009

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
Trade Waste Conditional - Combined	Compass Fruit Limited	Licence Issued	

Aerial Property View

Wednesday, 25 November 2026



Pipes and Rubbish Collection

Wednesday, 25 November 2026

