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

Wednesday, 18

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1957022401	LOT 2 DP 539004 LOT 1 DP 6700 LOT 1 DP 6855 LOT 1 DP 10464	83 Beach Road	Richmond	2.1305

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
$13250000	$2860000	$10390000	01/09/2023	$46464.21

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	13250000	29388.50
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	5	4801.85
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	13250000	914.25
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	2860000	383.24
2027	Stormwater UDA	13250000	7420.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W40011		22HD00176	19561
W43873		18MC246631	1331

Services

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

Scheme or Supply	Service Provided

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	2409105	08/06/2015	83 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
17/09/2025	250806	Connect ammonia alarm system to the fire alarm interface	Code Compliance Certificate Issued	05/03/2026
27/03/2025	250216	Install drainage	Granted and Issued	08/05/2025
12/07/2021	210944	Fire alarm upgrade to heat detectors above cold stores only	Code Compliance Certificate Issued	23/05/2023
25/03/2015	150246	Installation of satellite racking	CCC Refused	27/08/2019
24/11/1998	981687	Coolstore for apples	Code Compliance Certificate Issued	13/05/2015
28/04/1993	930650	Alterations to existing office block	Code Compliance Certificate Issued	11/05/2015
25/03/2015	150246P	Installation of satellite racking	PIM/TAN Issued	29/04/2015
25/10/2012	121086	New concrete foundation for refridgeration container	Code Compliance Certificate Issued	14/01/2013
07/12/1995	951834	House relocated for use as office space	Code Compliance Certificate Issued	21/06/2001
14/12/1995	951868	Cool store for apples	Code Compliance Certificate Issued	23/02/2000
13/11/1998	981638	Foundations for office coolstore complex	Code Compliance Certificate Issued	18/02/2000
08/12/1998	981769	Relocated office	Code Compliance Certificate Issued	18/02/2000
06/01/1999	990005	To build berry packhouse	Code Compliance Certificate Issued	18/02/2000
16/12/1998	981803	To build cool store	Cancelled	04/02/1999

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0046	83 Beach Road, Richmond	WOF received	27/05/2027

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

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24/11/1990	059111	Forklift shed	
03/10/1990	058755	Alter dwelling for office use	
16/10/1989	044726	Ext to cold storage facility	
06/05/1985	A047532	Extend the cold store complex	
23/11/1983	A047395	Construct an office block	
04/08/1981	K028397	Construct a coldstore (Stage One)	
26/07/1977	H033493	Erect a storeroom	
14/10/1968	B017529	Extend workshop	
15/07/1966	B048069	Erect workshop	

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
04/04/2018	180293	Land Use - Hazardous Facilities	Renewal of RM080479 - Operation of a hazardous facility involving the storage and use of hazardous substances	Consent Effective	23/08/2018

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

Wednesday, 18 November 2026



Pipes and Rubbish Collection

Wednesday, 18 November 2026

