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

Sunday, 22 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1957022501	LOT 1 DP 469995	91 Beach Road	Richmond	0.9054

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
$7940000	$1900000	$6040000	01/09/2023	$25706.13

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	7940000	17610.92
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	1	960.37
2027	WaimeaComDam-Enviro&ComBen-ZOB	7940000	547.86
2027	Urban Wat.Supply- Serv Chge	1	605.48
2027	Regional River Works - Area Z	1900000	254.60
2027	Stormwater UDA	7940000	4446.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W40056		21MC286981	4

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	2409104	08/06/2015	91 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
12/07/2021	210915	Construct Canopy	Code Compliance Certificate Issued	01/06/2022
09/08/2017	170876	Completion of encasements, columns, cladding/flashing, fire systems and electrical works	Code Compliance Certificate Issued	01/06/2018
29/11/2016	161290	Foundations for new dry store	Code Compliance Certificate Issued	09/02/2018
29/01/2016	160076	Construct new apple coolstore (foundation, slab and drainage BC151230) incl specified systems	Code Compliance Certificate Issued	17/11/2017
08/08/2017	CA0543	Steel structure incl portals, trusses, roof bracing and cladding, concrete encased columns and panels of drystore	Certificate of Acceptance Issued	08/09/2017
09/08/2017	170876P	Completion of encasements, colums, cladding/flashing, fire systems and electrical works	PIM/TAN Issued	22/08/2017
15/08/2007	071142	New Relocatable Office	Cancelled	14/08/2017
08/02/2017	170090	New Drystore (Foundations for new dry store under BC161290)	Refused to Grant	02/08/2017
08/02/2017	170090P	New Drystore	RM Certificate Lifted	02/06/2017
29/11/2016	161290P	Foundations for new dry store	PIM/TAN Issued	05/01/2017
07/12/2015	151230	Foundations, floor slab & drainage for new coolstore	Code Compliance Certificate Issued	30/06/2016
29/01/2016	160076P	Construct new apple coolstore (foundation, slab and drainage BC151230)	PIM/TAN Issued	06/04/2016
07/12/2015	151230P	Foundations, floor slab & drainage for new coolstore	PIM/TAN Issued	24/02/2016

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0649	91 Beach Road, Richmond	Invoiced	01/06/2027
CS0583	91 Beach Road, Richmond	Cancelled	14/11/2022

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
01/05/2017	170601	Land Use	Land use consent to construct a dry store building with a parking shortfall of 26 parking spaces	Consent Effective	01/06/2017

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

Sunday, 22 November 2026



Pipes and Rubbish Collection

Sunday, 22 November 2026

