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, 16 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1957028400	LOT 1 DP 8360	48 Beach Road	Richmond	1.2899

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
$3890000	$2690000	$1200000	01/09/2023	$18227.66

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	3890000	8628.02
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	4	3841.48
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	3890000	268.41
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	2690000	360.46
2027	Stormwater UDA	3890000	2178.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W40012		20MC268032	998

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	2409982	08/06/2015	48 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
23/08/2004	041553	Installation of sand filters into storm water system	2nd Code Compliance Cert	20/10/2011
15/09/2009	091041	alterations to existing building - install accessible toilet	Code Compliance Certificate Issued	23/06/2010
22/05/2008	080597	Alterations to Office - replace timber flooring to concrete	Code Compliance Certificate Issued	08/10/2008
11/08/1999	991182	Cover over losp plant and bund	CCC Application Received	27/09/2001
09/10/2000	001589	To build saw mill	Code Compliance Certificate Issued	28/02/2001
07/11/2000	001714	To build storage building	Code Compliance Certificate Issued	28/02/2001
15/11/1996	961977	ERECT SHED	Recommended to Grant	19/11/1996
17/05/1995	950667	TO BUILD OFFICE	Code Compliance Certificate Issued	09/08/1996
23/03/1995	950360	INSTALL INTERCEPTOR TRAP FOR GLUE WASH DOWN	Code Compliance Certificate Issued	01/05/1995

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0419	48 Beach Road, Richmond	WOF received	04/04/2027

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
18/12/1992	J57719	Erect additions to existing facility	
21/07/1992	K18180	Extension of existing open storage shed	
12/09/1989	0044574	Erect lean-to onto factory for docking and storing	
19/12/1988	E062678	Increase roof height	
28/11/1988	E062643	Erect new building	

Date	Permit Number	Subject	Notes
17/10/1985	B098280	Office extension	
20/02/1985	B098702	Install preservation plant	
03/10/1984	Z0000011	Install a preservation plant	
27/06/1984	B098543	Erect steel silo	
28/05/1982	A018646	Extension	
29/11/1978	H051402	Erect timber store	
26/05/1977	0033458	Building for packing fish	
21/10/1976	H020887	Erect pumphouse	
09/09/1976	H020845	Erect drying kiln	
31/03/1973	E057934	Erect factory	
23/03/1972	Z003593	Erect bridge	

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
21/04/2005	050317	Discharge - Water	Discharge stormwater containing contaminants to the Coastal Marine Area - Waimea Inlet	Current - No Section 36 Charge	25/05/2007
05/05/2025	250255	Discharge - Water	Discharge consent for stormwater containing contaminants to the Coastal Marine Area	Further Information Requested	
06/08/2013	130546	Land Use - Hazardous Facilities	Operation of hazardous facility & the storage & use of hazardous substances	Consent Effective	09/09/2013
01/08/2005	050649	Land Use - Hazardous Facilities	To operate a hazardous facility	Consent Effective	30/09/2011
21/04/2005	050316	Discharge - Air	discharge contaminates to air from a timber drying process and operate a boiler that does not comply with the 2m stack requirement	Withdrawn	
21/06/2005	050513	Land Use - Watercourse	to excavate surface materials in the Beach Road drain and remove sediments from the stormwater	Expired Regional Consent	15/08/2005

Application Date	RC Number	Type	Proposal	Status	Decision Date
			pipe system		
12/07/2002	NN020247	Discharge - Water	discharge stormwater from Hunters (1998) Ltd site to Beach Rd drain and Vercoes drain, then Waimea Est.	Withdrawn	
11/10/2002	NN020362	Hazardous Facilities Controlled	store hazardous chemicals	Withdrawn	

Planning Permits

Prior to the Resource Consent system, these Planning Permits and notes were registered against the property.

Date	Planning Number	Subject	Notes
26/03/1981	8/81/1	EXTEND KILN	HUNTER CONSTRUCTION & AGENCY LTD

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Trade Waste Conditional - Combined	Hunter Laminates	TW Application Received	

Aerial Property View

Monday, 16 November 2026



Pipes and Rubbish Collection

Monday, 16 November 2026

