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)
1957028700	LOT 1 DP 9218	30 Beach Road	Richmond	0.2833

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
$1330000	$920000	$410000	01/09/2023	$6860.68

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	1330000	2949.94
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1330000	91.77
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	920000	123.28
2027	Stormwater UDA	1330000	744.80

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W45413		8SEN0131121450	122

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

No wheelie bin has been issued to this property.

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
24/09/2019	191116	Construct new relocatable dwelling	Code Compliance Certificate Issued	30/03/2023
17/05/2022	200975B	Change building to a re-locatable and reduce scope of works by removing kitchenette, removing accessibility components (decks, ramp and stairs) and removing connection to services	Granted and Issued	15/06/2022
02/03/2021	200975A	Change to cladding	Granted and Issued	11/03/2021
20/08/2020	200975	Construct a re-locatable office	Formally Received	20/08/2020
05/05/2016	160475	Construct new show home	Code Compliance Certificate Issued	18/06/2018
05/05/2016	160475P	Construct new show home	RM Certificate Lifted	14/06/2016
06/10/2010	101198	Construct new 3 bed transportable show-home	Code Compliance Certificate Issued	16/11/2015
08/10/2013	131186	Removal of showhome office	Code Compliance Certificate Issued	20/10/2015
22/04/2008	080468	Construct showhome	2nd Code Compliance Cert	07/11/2013
12/01/2004	040033	To build portable office & remove off-site.	Code Compliance Certificate Issued	07/02/2011
10/01/2007	070012	Construct new electrical substation	Code Compliance Certificate Issued	24/03/2009
03/04/2006	060401	Construct new access and service bridge	Code Compliance Certificate Issued	02/02/2007

Compliance Schedule

No Compliance Schedule records are available for this property.

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
05/03/2008	080165	District: Land Use Non-complying	Erect and operate a showhome and associated office building and signage	Consent Effective	20/03/2008
15/10/2004	041186	District: Land Use Discretionary	erect a new 33kV electricity sub-station and to operate three 10MVA diesel generator units	Consent Effective	08/07/2005
15/10/2004	050217	Land Use - Watercourse	construct a bridge over the Beach Road drain in conjunction with consent RM041186	Consent Effective	08/07/2005

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

Thursday, 19 November 2026



Pipes and Rubbish Collection

Thursday, 19 November 2026

