Property Report

- **This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.**
- 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)
1958034900	PT LOT 1 DP 8975	205A Queen Street	Richmond	0.0350

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
$1840000	$1000000	$840000	01/09/2023	$12562.52

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	1840000	4081.12
2027	Uniform Annual General Charge	1	429.00
2027	Richmond Business Rate	1840000	752.56
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	3	2881.11
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1840000	126.96
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	1000000	134.00
2027	Stormwater UDA	1840000	1030.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W40085		18MC247331	127
W42183		18MC247330	83

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
Single 240	2412434	08/06/2015	205A Queen Street, 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
Central Business	The Central Business Zone is one of the primary zones for the provision of retail and office space and entertainment opportunities. The Central Business Zone is generally characterised by smaller-scale retail and pedestrian oriented movement networks.

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
12/05/2026	260395	Remove retail tenancy 2 and extend existing tenancy 1 - Richmond Night N Day	Certificate of Public Use Issued	03/11/2026
16/10/1997	971639	Install new shutter roller door	Code Compliance Certificate Issued	25/07/2023
25/07/2023	971639A	B2 Durability Modification	Granted and Issued	25/07/2023
04/04/2018	180325	Replace existing roof structure with truss framed roof	Code Compliance Certificate Issued	16/03/2020
04/04/2018	180325P	Replace existing roof structure with truss framed roof	PIM/TAN Issued	01/05/2018
10/08/1995	951054	Alterations to offices	Code Compliance Certificate Issued	27/11/1995

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0168	205A Queen Street, Richmond	Amended Compliance Schedule Issued	17/07/2027

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
18/12/1990	H059190	Erect sign	
22/03/1984	Z000205	Commercial premises for 3 shops	

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
	P910043	PLANNING PERMIT -	OPERATE ASIAN TAKEAWAY	Consent Effective	

Application Date	RC Number	Type	Proposal	Status	Decision Date
	P910043	PLANNING PERMIT - NOTIFIED	OPERATE ASIAN TAKEAWAY FOOD BAR	Consent Effective	

Planning Permits

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

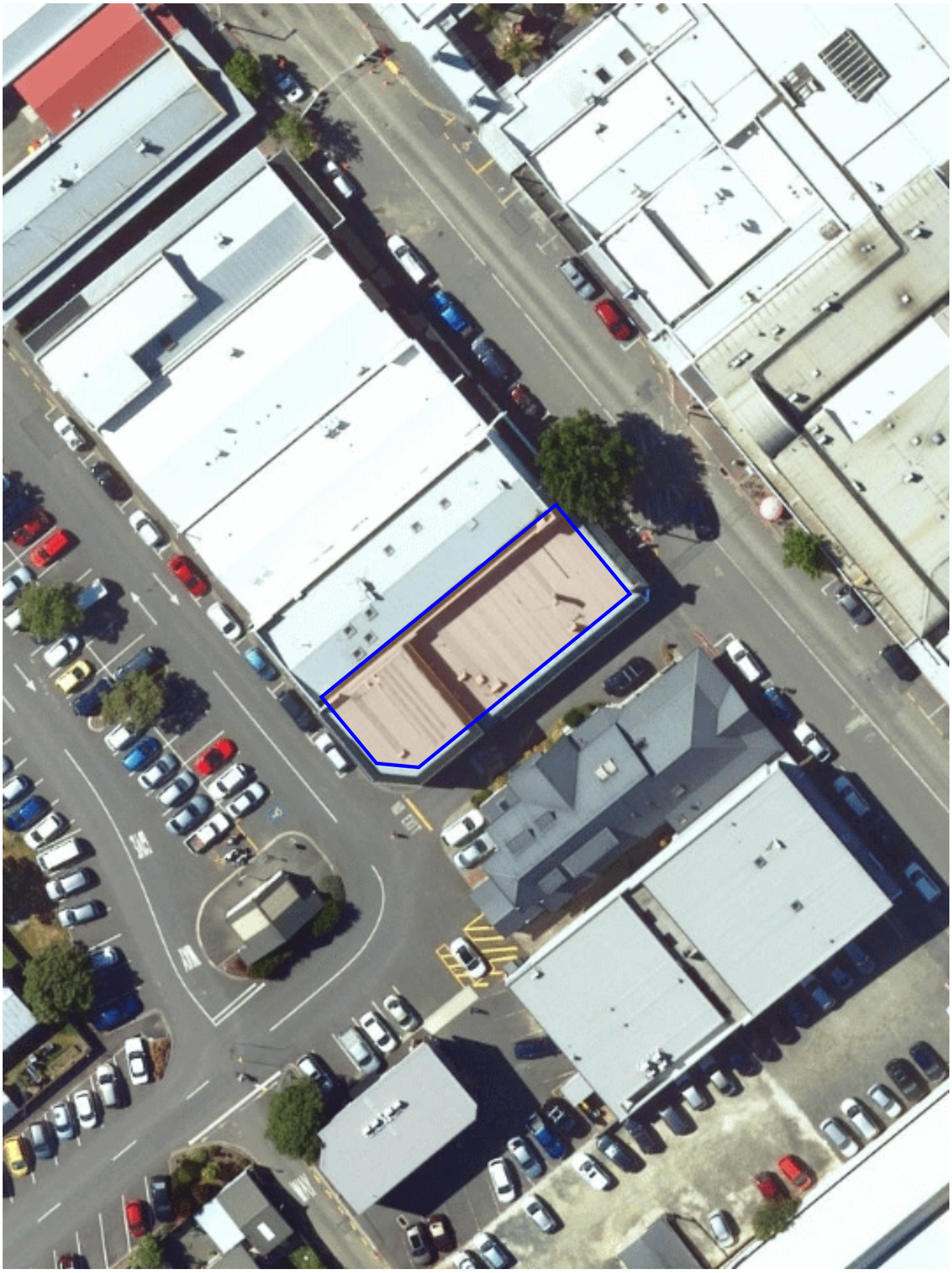
Date	Planning Number	Subject	Notes
11/12/1990	T2/8/90-189	Erect lotto sign on Richmnond Village super 7	

Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

Aerial Property View

Friday, 20 November 2026



Pipes and Rubbish Collection

Friday, 20 November 2026

