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)
1958040801	LOTS 5-6 DP 5193	26-28 Talbot Street	Richmond	0.2048

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
$2350000	$1600000	$750000	01/09/2023	$12737.63

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	2350000	5212.30
2027	Uniform Annual General Charge	1	429.00
2027	Richmond Business Rate	2350000	961.15
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	2	1920.74
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	2350000	162.15
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	1600000	214.40
2027	Stormwater UDA	2350000	1316.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W47025		21MC278269	1014

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

Scheme or Supply	Service Provided
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
Commercial	The Commercial Zone is one of the primary zones for the provision of retail and office space and support services (for example, professional, health and social services). The Commercial Zone is generally characterised by more open space than the Central Business Zone and includes on-site parking.

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
26/05/2022	210679B	Stormwater attenuation system added as per Resource Consent requirements, and change to external cladding product	Granted and Issued	14/06/2022
07/03/2022	210679A	Removal of roof mounted solar panel system, addition of odour control system on mechanical extract, some structural amendments to utility room, slightly increased building footprint, cladding change from Titan Board to Exotec product and some plumbing amendments	Granted and Issued	11/04/2022
01/06/2021	210679	Construct single storey KFC restaurant and drive through facility with associated signage	Formally Received	01/06/2021

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0812	28 Talbot Street, Richmond	WOF letter sent	24/11/2026

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
16/06/2022	220502	Discharge - Land	Discharge of stormwater to	Consent Effective	06/07/2022

Application Date	RC Number	Type	Proposal	Status	Decision Date
16/06/2022	220502	Discharge - Land	Discharge of stormwater to Councils reticulated network which does not have capacity to receive additional flows.	Consent Effective	06/07/2022
19/08/2021	040289V1	Land Use	Variation to RM040289V1 for modifications to existing pylon signs to add an extra signage panel for the KFC Restaurant approved under RM210775	Consent Effective	02/03/2022
19/08/2021	210775	Land Use	Land use consent to construct and undertake a food and beverage facility (commercial activity)in the Commercial Zone with associated signage and noise level non -compliances.	Consent Effective	02/03/2022
19/04/2021	210337	Land Use - Disturbance	Disturbance and removal of soil classified as contaminated under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.	Consent Effective	25/05/2021
30/06/2004	040781	District: Land Use Discretionary	erect a new house and office	Consent Effective	15/09/2004
28/08/2001	010522	District: Land Use Discretionary	extend existing activity by building a showroom 7.8m x 6.0m	Consent Effective	29/08/2001
14/03/1997	970095	District: Land Use Discretionary	TO ESTABLISH A POOL & SPA CENTRE AND OFFICE OR CONSULTING ROOMS FROM A RESIDENTIAL PROPERTY	Consent Effective	20/06/1997

Planning Permits

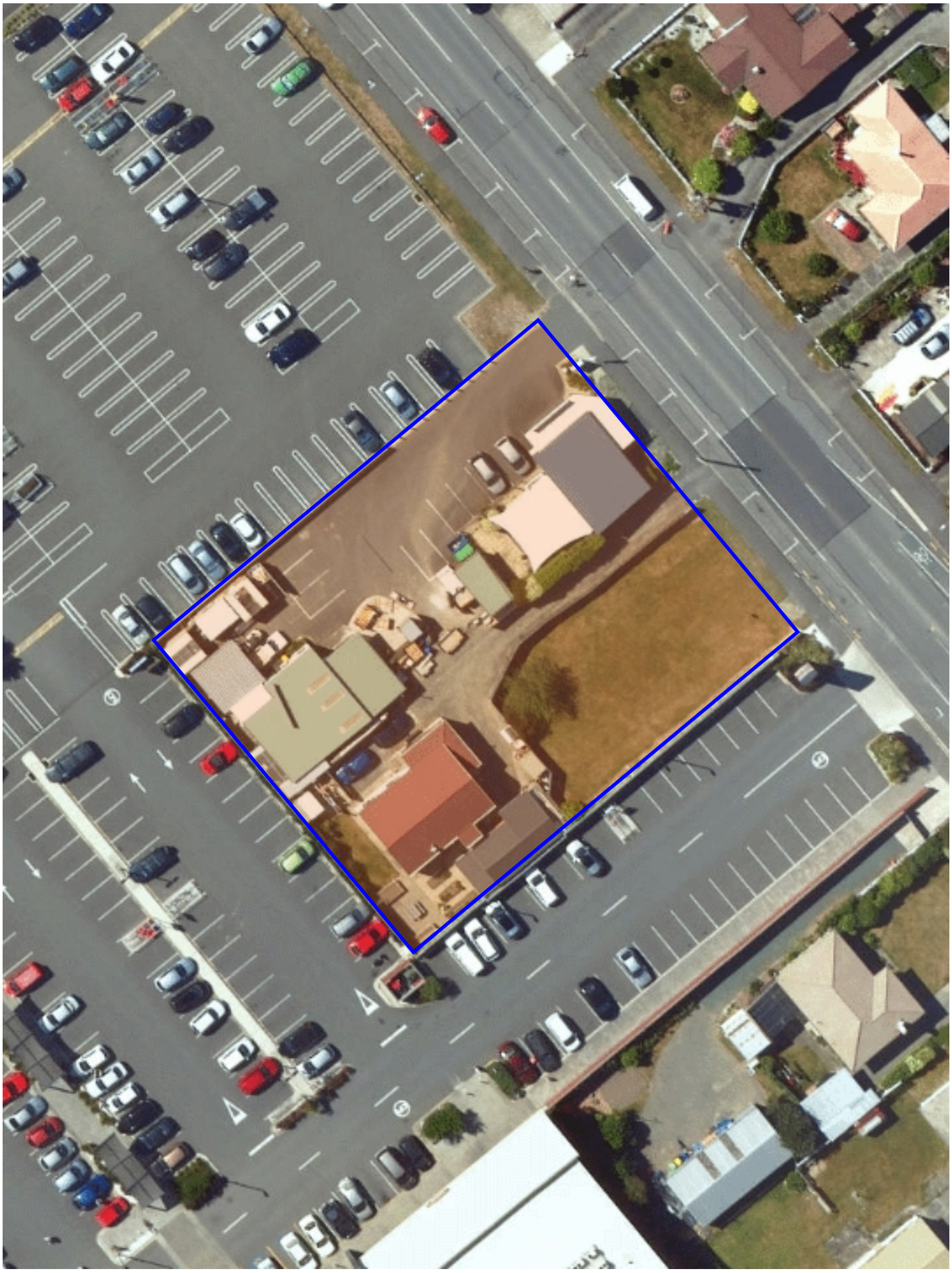
No historical planning permits have been found for this property.

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

