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)
1958045000	LOT 1 DP 12703	280 Queen Street	Richmond	0.3060

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
$4900000	$2550000	$2350000	01/09/2023	$14441.56

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	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	9	8643.33
2027	Wastewater - 11 + Pans	4	2561.00
2027	Refuse/Recycling Rate	1	140.29
2027	Urban Wat.Supply- Serv Chge	3	1816.44

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W42300		16MC221580	749
W46502		17MC242904	1
W46503		13MC182256	1

Services

This property is serviced under the following water, sewerage, and stormwater schemes.

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	2414112	08/06/2015	280 Queen Street, Richmond

Air Shed

This property sits within a controlled Air Shed.

Air Shed	Air Shed Regulations

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
18/03/2026	250231	Seismic Strengthening and internal, external alterations - Richmond Library	Code Compliance Certificate Issued	27/10/2026
18/03/2026	250231A	Additional Structure for Solar panels added	Granted and Issued	10/04/2026
06/06/2001	010818	Library alterations	CCC Request for Further Information	05/02/2024
31/01/2024	010818A	Library alterations	Granted and Issued	31/01/2024
07/07/2009	090768	Alterations and extension to existing Library.	Code Compliance Certificate Issued	28/07/2010
23/06/2010	100734	Alterations to Library: Cafe fit out for takeaway drinks & food	Code Compliance Certificate Issued	28/07/2010
19/06/2009	090691	Extend library into existing retail space and fitout interior.	PIM/TAN Issued	08/07/2009
21/02/2005	050223	To install shower	Code Compliance Certificate Issued	17/02/2009
	930328	ALTER LIBRARY & W/HOUSE OFFICE	Code Compliance Certificate Issued	31/08/1993

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0136	280 Queen Street, Richmond	WOF received	01/07/2027

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
23/09/1991	K043593	Dividing building into tenancies	
08/03/1985	B098726	Erect offices/warehouse complex	
18/02/1972	C019880	Alter rear store	
05/04/1966	B048003	Alter store	
17/10/1963	W000681	Extend shed	
30/08/1962	W000431	Alterations/addition	

Date	Permit Number	Subject	Notes
01/08/1957	W001001	Erect shed	
15/09/1953	W000152	Extend dwelling	
30/08/1950	W000149	Extend workshop	
25/02/1949	W000848	Extend workshop	
18/05/1948	W001011	Erect washhouse/shed	
06/12/1946	W001019	Erect dwelling	

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
17/02/2026	260063	Land Use	Land use consent to install and operate a bicycle parking structure, erect a digital remote sign, and static identification sign that contravenes signage rules in the Central Business Zone located within legal road reserve.	Consent Effective	05/06/2026
24/07/2002	NN020269	Land Use - Hazardous Facilities	storage and retail sale of hazardous substances	Expired Regional Consent	29/07/2002
	P910038	PLANNING PERMIT - NOTIFIED	LIBRARY & OFFICES FOR T.D.C	Consent Effective	

Planning Permits

No historical planning permits have been found for this property.

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Food Premises	Vanny Heng	Invoice Processed	31/10/2027

Aerial Property View

Thursday, 19 November 2026



Pipes and Rubbish Collection

Thursday, 19 November 2026

