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)
1958047200	LOT 1 DP 17092 LOT 1 DP 337948	3 Gladstone Road	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
$3490000	$1210000	$2280000	01/09/2023	$20593.58

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	3490000	7740.82
2027	Uniform Annual General Charge	1	429.00
2027	Richmond Business Rate	3490000	1427.41
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	7	6722.59
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	3490000	240.81
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	Regional River Works - Area Z	1210000	162.14
2027	Stormwater UDA	3490000	1954.40

Water Meter Information

No Information available

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

Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2416322	08/06/2015	3 Gladstone 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
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
24/05/2007	070727	Alterations to existing building	Code Compliance Certificate Issued	10/11/2009
27/04/2005	055169	Internal Alterations and additions	Cancelled	15/06/2007
21/03/2001	010348	To alter gym	2nd Code Compliance Cert	02/12/2005
12/07/1994	941098	To build health and fitness centre and extensions	2nd Code Compliance Cert	02/12/2005
04/07/1994	941104	Demolition	Code Compliance Certificate Issued	01/12/2005
09/12/1993	931938	Extensions to health club and fitness centre	Code Compliance Certificate Issued	22/03/1994

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0275	3 Gladstone Road, Richmond	WOF received	10/11/2027

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
17/08/1979	I051464	Construct Canopy and convert existing gargage	
08/11/1974	G10675	Alter and extend existing office	
26/11/1971	C019855	Tractor shelter	
03/08/1971	C019839	Erect Canopy	
23/07/1971	C019802	Carwash	
28/05/1969	B034307	Build grease bay	
16/10/1964	Z00546	Enlarge garage space	
12/12/1961	Z000647	Cover over petrol pumps	
14/08/1950	Z01544	Erect shed	
21/04/1950	Z001500	Erect building	

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
08/08/2006	940021V1	District: Land Use Discretionary	vary RM940021 for the existing gym in relation to the approved parking and access layout	Withdrawn	
19/01/1994	940021	Land Use: Non Notifed Non-complying	To operate a gymnasium/fitness centre	Consent Effective	28/02/1994

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
Off-licence	Richmond Liquormart Limited	Invoice Processed	25/01/2028

Aerial Property View

Sunday, 22 November 2026



Pipes and Rubbish Collection

Sunday, 22 November 2026

