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)
1958047400	PT LOT 1 DP 15577 & PT SEC 25 WAIMEA EAST DIST	7 Gladstone Road	Richmond	0.1798

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
$2800000	$1380000	$1420000	01/09/2023	$13212.98

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	2800000	6210.40
2027	Uniform Annual General Charge	1	429.00
2027	Richmond Business Rate	2800000	1145.20
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	1	960.37
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	2800000	193.20
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	1380000	184.92
2027	Stormwater UDA	2800000	1568.00

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W40000		15MC193418	578

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	2416447	08/06/2015	7 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
08/04/2016	160348	Demolish & replace canopy, foundations, fuel lines & dispensers. Work on Stormwater. Intall backflow preventer.	Code Compliance Certificate Issued	27/05/2019
22/12/2015	151274	Remove existing sign and install new NPD Ltd Pylon sign	Code Compliance Certificate Issued	13/06/2018
08/04/2016	160348P	Demolish & replace canopy, foundations, fuel lines & dispensers. Work on Stormwater. Intall backflow preventer.	PIM/TAN Issued	20/05/2016
06/05/1997	970697	Site Works and new interior to Service Station	Code Compliance Certificate Issued	03/02/2016
22/12/2015	151274P	Remove existing sign and install new NPD Ltd Pylon sign.	PIM/TAN Issued	13/01/2016
31/05/1994	940865	Replacement office and relocation of existing	2nd Code Compliance Cert	05/10/1998
14/03/1995	950279	Erect Garage	Code Compliance Certificate Issued	08/05/1995

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0588	7 Gladstone Road, Richmond	Amended Compliance Schedule Issued	04/07/2027

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
30/04/1985	A47279	Aditions and alterations	
08/08/1984	B098583	Erect service station	
30/07/1984		Demolish dwelling	
23/03/1972	459	Erect signage "Waimea Motors Ltd" "Firestone"	

Date	Permit Number	Subject	Notes
12/08/1971	C019802	Build Parts Wash & Car Wash with roof over	

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
14/04/2016	160389	Land Use - Disturbance	Soil Disturbance on a site classified as contaminated under the National Environmental standards Assessing and Managing Contaminant in Soil to protect Human Health) Regulations 2011.	Consent Effective	19/05/2016
08/04/2016	160377	Land Use	Land use consent to erect signage which does not comply with the sign area requirements and which projects above the canopy fascia within the business zone	Consent Effective	12/05/2016
26/11/2015	150979	Land Use	To replace existing service station signage with a new primary identification pylon sign at 7 Gladstone Road which exceeds height and area requirements.	Consent Effective	
11/11/2005	050966	Land Use - Bore	construct up to three investigation bores	Expired Regional Consent	16/11/2005
08/04/2002	NN020152	Land Use - Hazardous Facilities	store hazardous substances at Service Station	Consent Effective	17/04/2002
14/10/1997	NN970270	Land Use - Bore	To consturct a monitoring bore for Waimea Service Station	Expired Regional Consent	30/10/1997
09/06/1997	970212	Land Use: Non Notifed Non-complying	To erect sign	Consent Effective	18/06/1997

Planning Permits

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

Date	Planning Number	Subject	Notes
23/10/1984	8/84/9	INSTALL LPG TANK	NELSON PETROLEUM DISTRIBUTORS LTD

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Food Premises	Night 'N Day Foodstores Limited	Food Act 2014 - Registered	31/03/2027
Trade Waste Conditional - Combined	Waimea Motors Limited	TW Application Received	

Aerial Property View

Wednesday, 25 November 2026



Pipes and Rubbish Collection

Wednesday, 25 November 2026

