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)
1959017000	PT LOT 1 D P 3421	19 Gladstone Road	Richmond	0.1376

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
$1790000	$740000	$1050000	01/09/2023	$19315.74

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	1790000	3970.22
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	9	8643.33
2027	Wastewater - 11 + Pans	3	1920.75
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	1790000	123.51
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	740000	99.16
2027	Stormwater UDA	1790000	1002.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W43600		17MC230317	0
W45130		02W034665	1665

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
Invoice 240	2418288	06/04/2018	19 Gladstone Road, Richmond
Single 240	2417090	08/06/2015	19 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
Residential	The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment

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
31/05/2013	130621	Flood repair works - replacement of wall linings & bracing elements	Code Compliance Certificate Issued	30/09/2013
24/12/2002	022220	To erect motels	Code Compliance Certificate Issued	22/03/2013
24/12/2002	022221	Demolish existing House	Code Compliance Certificate Issued	22/01/2013
06/08/1993	931310	To resite dwelling on same section	Code Compliance Certificate Issued	22/01/2013
26/06/2001	010936	Alterations to house & canopy over pottery	Code Compliance Certificate Issued	22/01/2013
30/09/1993	931589	To build Pottery Studio	Code Compliance Certificate Issued	25/07/1995
14/03/1994	940361	To install Freestanding Fisher Fire	Code Compliance Certificate Issued	06/04/1994

Compliance Schedule

The following Compliance Schedules apply.

Compliance Schedule Number	Street Address	Status	Expiry Date
CS0228	19 Gladstone Road, Richmond	WOF received	11/11/2027

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
07/06/1945	Z001000	Dwelling, workshop and motor shed	

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
12/09/2002	020538	District: Land Use Discretionary	erect a two-storey building to contain	Consent Effective	14/11/2002

Application Date	RC Number	Type	Proposal	Status	Decision Date
12/09/2002	020538	District: Land Use Discretionary	erect a two-storey building to contain 12 motel units and to provide two motel units and a managers residence	Consent Effective	14/11/2002
21/09/2001	010574	District: Land Use Discretionary	adjust roofline of garage	Consent Effective	05/10/2001
02/09/1996	960405	District: Land Use Non-complying	Off Licence Wine Sales and Wine Tasting of product made by applicant	Consent Effective	09/09/1996
30/07/1993	930290	District: Land Use Non-complying	To construct Pottery Studio - Relocate house - Erect Sign	Consent Effective	15/09/1993

Planning Permits

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

Date	Planning Number	Subject	Notes
22/04/1988	8/88/1	ESTABLISH RESTAURANT, CONFERENCE ROOM & MOTEL	GLADSTONE HOLDINGS LTD

Environmental Health and Licences

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

Aerial Property View

Wednesday, 18 November 2026



Pipes and Rubbish Collection

Wednesday, 18 November 2026

