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)
1959050700	LOT 1 DP 12575 LOTS 1-4 PT LOTS 5 6 DP 9484	27 Gladstone Road	Richmond	0.5847

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
$3230000	$3130000	$100000	01/09/2023	$23770.45

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	3230000	7164.14
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	4	2561.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	3230000	222.87
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	3130000	419.42
2027	Stormwater UDA	3230000	1808.80

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W43449		20MC273187	2620

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	2419456	18/06/2019	29 Gladstone Road, Richmond
Single 240	2417087	08/06/2015	27 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
08/04/2022	220467	Relocate unit on site and alteration to two units	Code Compliance Certificate Issued	14/02/2023
26/04/2019	181092A	Extension to kitchen deleted	Granted and Issued	21/05/2019
19/09/2018	181092P	Internal alterations to swap studio unit and communal kitchen area around	PIM application formally received	19/09/2018
19/09/2018	181092	Internal alterations to swap studio unit and communal kitchen area around	Formally Received	19/09/2018
08/08/1995	951171	To build dwelling and garage	Code Compliance Certificate Issued	12/01/2016
23/05/2005	055373	Swapping Bedroom and office over. Extending outside wall to make office larger create new laundry and ironing room	Code Compliance Certificate Issued	12/01/2016
30/07/1993	931265	To erect tourist flat in holiday park	Code Compliance Certificate Issued	12/01/2016
21/04/2015	055373A	Reconstruct ramp	Amendment Issued	31/05/2015
16/06/1995	950863	Carport addition to house	Code Compliance Certificate Issued	13/03/2015
20/04/1994	940470	To alter existing storeroom and convert to flat	2nd Code Compliance Cert	23/09/1999
21/07/1995	950857	To build two tourist flats	Code Compliance Certificate Issued	14/06/1996

Compliance Schedule

No Compliance Schedule records are available for this property.

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
08/12/1992	57667	Additions - dwelling	
25/11/1988	E062666	Alterations	
12/10/1988	E062667	Replace existing old cabin	

Date	Permit Number	Subject	Notes
26/06/1986	D033114	Erect New Garage	
11/02/1982	K076301	Pool	
21/01/1982	K076307	Erect Tourist Flats & Kitchen	
23/09/1976	H20879	Erect carport	
25/10/1960	Z000029	Alter dwelling	
14/05/1959	Z000201	Erect dwelling/garage	
01/07/1949	Z00480	Sunporches and poultry pens	
	K0763		

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
Pool Compliant	25/11/2024

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
28/06/2021	210575	Land Use	Land use consent to construct four motel unit buildings and relocate an existing TV room (a commercial activity)that do not comply with road boundary setbacks in the residential zone	Consent Effective	30/07/2021
15/08/1995	950341	Subdivision: Controlled	Two lot subdivision and consent to site dwellings on newly created lots.	Section 223	03/10/1995
16/06/1995	950256	District: Land Use Discretionary	Build two tourist flats	Consent Effective	05/07/1995
08/04/1994	940139	Land Use Controlled	Alter existing store room into managers flat	Consent Effective	12/04/1994
09/08/1993	930322	Land Use: Non Notifed Non-complying	To build two bedroom tourist flats on two existing tent sites	Consent Effective	19/08/1993

Planning Permits

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

Date	Planning Number	Subject	Notes
24/08/1984	8/84/6	Erect additional motels	W P & B M James
29/06/1983	8/83/2	Erect office building	W P & W M James

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
Camping Ground	Godwin Investments Limited	Licence Issued	31/01/2027
Swimming Pool or Spa	Godwin Investments Limited	Pool Compliant	25/11/2027

Aerial Property View

Tuesday, 17 November 2026



Pipes and Rubbish Collection

Tuesday, 17 November 2026

