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

Friday, 27 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1959062800	LOTS 2 3 DP 14543 PT LOT 3 DP 5738 PT SEC 25 WAIMEA EAST DISTRICT	29 Gladstone Road	Richmond	0.2016

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
$1510000	$870000	$640000	01/09/2023	$16190.59

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	1510000	3349.18
2027	Wastewater - 1st Pan	1	1280.50
2027	Wastewater - 2-10 Pans	9	8643.33
2027	Wastewater - 11 + Pans	1	640.25
2027	WaimeaComDam-Enviro&ComBen-ZOB	1510000	104.19
2027	Urban Wat.Supply- Serv Chge	2	1210.96
2027	Regional River Works - Area Z	870000	116.58
2027	Stormwater UDA	1510000	845.60

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W40003.2		22HB01342	2011
W40067		10MC153515	474

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
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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2419458	21/05/2025	29 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
10/09/2003	031763	Relocate T V lounge	Code Compliance Cert	12/01/2016

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
07/12/1992	J057657	Erect sign	
09/09/1986	B098616	3 motels and 2 bedroom unit extension	
29/08/1986	D033182	Complete erection of motel complex	
24/07/1986	D033182	Complete erection of motel complex	
29/09/1983	A047352	Extension to dwelling	
26/07/1983	A047306	Erect office/storeroom	
29/01/1982	K076307	Tourist flats and kitchen	

Swimming Pools

This property is noted as having a Swimming Pool.

Notes	Issue Date
non-compliant. 11/12/01: problems amended and now complying.	17/10/2001
SWIMMING POOL: IN GROUND 38000L YES 05/12/01: Pool inspected and complies.	

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
07/08/2003	030772	District: Land Use Discretionary	relocation of a TV room already situated in the park	Consent Effective	21/08/2003
	P920224	PLANNING	ERECT SIGN	Consent Effective	

Application Date	RC Number	Type	Proposal	Status	Decision Date
		PERMIT NON-NOTIFED			

Planning Permits

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

Date	Planning Number	Subject	Notes
30/07/1986	8/86/15	ERECT FOUR MOTEL UNITS	W P & B M JAMES
21/12/1981	8/81/6	ERECT TOURIST FLATS	W P & B M JAMES

Environmental Health and Licences

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

Aerial Property View

Friday, 27 November 2026



Pipes and Rubbish Collection

Friday, 27 November 2026

