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)
1959064800	LOT 1 DP 19428	69 Gladstone Road	Richmond	0.0861

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
$730000	$540000	$190000	01/09/2023	$5101.56

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	730000	1619.14
2027	Uniform Annual General Charge	1	429.00
2027	Wastewater - 1st Pan	1	1280.50
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
2027	WaimeaComDam-Enviro&ComBen-ZOB	730000	50.37
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	540000	72.36
2027	Stormwater UDA	730000	408.80

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W41291		10MC154207	28

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
Single 240	2416430	08/06/2015	69 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
04/12/2015	151221	Construct Versatile Showhome	Code Compliance Certificate Issued	16/08/2016
04/12/2015	151221P	Construct Versatile Showhome	PIM/TAN Issued	07/01/2016
12/11/2015	151140P	Construct a replacement Showhome for display purposes only	PIM/TAN Issued	23/11/2015
24/08/2010	101004	Replace existing showhome with new showhome, new show garage/sleepout & new single garage - all display only	Code Compliance Certificate Issued	18/07/2011
03/11/2010	101301	Remove showhome	Code Compliance Certificate Issued	19/01/2011
07/09/2010	101073	Removal and relocation of the following buildings BC020644 - Office unit BC030872 - Display home BC050131 - Sleepout and garage.	Code Compliance Certificate Issued	05/10/2010
29/04/2002	020644	To construct an office unit	Code Compliance Certificate Issued	23/09/2010
14/05/2003	030872	Display home dwelling and farm shed	Code Compliance Certificate Issued	23/09/2010
03/02/2005	050131	Erect display garage & sleepout, remove existing garage.	Code Compliance Certificate Issued	30/08/2010
05/11/2007	071514	Replace display showhome	Code Compliance Certificate Issued	09/12/2009
04/12/2006	061736	New construct a replacement versatile building display sleepout with ensuite for display purposes only	Code Compliance Certificate Issued	31/10/2007
28/02/2007	070249	To extend existing building	Code Compliance Certificate Issued	31/10/2007
07/08/1998	981167	To build showhome	Cancelled	22/06/2005
27/08/1998	981194	Erect a sign	Code Compliance Certificate Issued	13/02/2001
17/08/1998	981195	To build garage	Code Compliance Certificate Issued	13/02/2001
07/08/1998	981166	To build garage	Code Compliance Certificate Issued	13/02/2001

Application Date	BC Number	Proposal	Status	Issue Date
02/09/1998	981164	Construction of an office	Code Compliance Certificate Issued	07/07/1999
18/06/1998	980890	Removal of house to waiwhero road	Code Compliance Certificate Issued	30/04/1999

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
09/10/1991	K043655	Erect a garden/wood shed	
22/08/1985	B098255	Burner	
20/07/1962	Z000407	Erect dwelling and garage	
30/11/1959	Z000304	Renovate/alterations	

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
03/12/2015	150922	Land Use	construct of new versatile home and building display show home and removal of small tool shed and replace on sold show home	Consent Effective	09/12/2015
11/04/2007	070276	District: Land Use Discretionary	extend an existing office that encroaches into the 2m rear boundary setback	Consent Effective	23/04/2007
18/03/2005	050218	District: Land Use Discretionary	continue to undertake a display and showhome activity from the Gladstone Road site, including the removal and construction of display buildings	Consent Effective	23/03/2005
03/02/2005	050069	District: Land Use Discretionary	construct display buildings for business	Withdrawn	

Application Date	RC Number	Type	Proposal	Status	Decision Date
02/05/2003	030384	District: Land Use Discretionary	construct a showhome and a display farm building	Consent Effective	12/05/2003
08/04/2002	020172	District: Land Use Discretionary	to construct a replacement office building	Consent Effective	19/04/2002
15/04/1998	980123	Land Use/Subdn: Discretionary	undertake a subdivision to create two titles and to erect a showhome on lot 1 and and a sign on site	Section 224	01/05/1998

Planning Permits

No historical planning permits have been found for this property.

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

