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)
1959066900	LOT 2 DP 16705	97 Gladstone Road	Richmond	0.0795

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
$640000	$520000	$120000	01/09/2023	$5803.02

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	640000	1419.52
2027	Uniform Annual General Charge	1	429.00
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	640000	44.16
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	520000	69.68
2027	Stormwater UDA	640000	358.40

Water Meter Information

Water ID	Meter Reader Note	Meter Id	Last year units
W43801		17MC232356	171

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	2416425	08/06/2015	97 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
21/03/2007	070368	New Totalspan shed, relocation of existing dwelling	Code Compliance Certificate Issued	15/03/2021
24/09/2018	CA0592	Internal alterations	Withdrawn	23/07/2019
	NF0287	Unconsented building work - installation of a hot water system, installation of sanitary fixtures and erection of a mezzanine floor. Change of use from a garage to garage/habitable space.	Notice to Fix issued	14/06/2018

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
28/05/1990	H021545	Domestic garage	
11/05/1990	H021451	Erect dwelling	

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
22/12/2022	090445V2	Land Use	To cancel condition 2 and change conditions 5, 6 and 7 of RM090445	Withdrawn	
05/07/2022	220545	Land Use	Land use consent to undertake a commercial activity (car wash) in the Residential zone	Withdrawn	

Application Date	RC Number	Type	Proposal	Status	Decision Date
			which exceeds permitted activity rules for signage.		
05/07/2022	220546	Discharge - Land	Discharge consent for contaminants from car washing activity into council storm water network	Withdrawn	
18/09/2009	090445V1	Land Use	Vary condition 5 of resource consent re all materials to be kept indoors at all times	Consent Effective	15/09/2009
18/08/2009	070372V1	Land Use	vary consent condition to allow other activities in shed	Consent Effective	18/08/2009
29/07/2009	090445	Land Use	Operate a commercial business(Ulitmate Roofing) from a residentially zoned site	Consent Effective	18/08/2009
15/05/2007	070372	Land Use: Restricted Discretionary	erect a shed exceeding 3.5m high and non complying with daylight angle requirement	Consent Effective	19/06/2007
11/05/2006	060353	Subdivision: Discretionary	undertake a two lot subdivision	Surrendered	17/07/2006

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

Tuesday, 24 November 2026



Pipes and Rubbish Collection

Tuesday, 24 November 2026

