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

Thursday, 5 November

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1918039540	LOT 49 DP 400826	8A Range View Road	St Arnaud	0.2146

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	$275000	$455000	01/09/2023	$4410.20

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	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	Regional River Works - Area Z	275000	36.85
2027	Stormwater UDA	730000	408.80

Water Meter Information

No Information available

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

Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2401665	08/06/2015	8A Range View Road, St Arnaud

Air Shed

This property does not sit within a controlled Air Shed.

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
Open Space	The primary purpose of the Open Space Zone is to provide for low-key, informal recreational opportunities.
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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
15/04/2020	200361	Stage 2 - Construct remaining dwelling with Metro freestanding wood burner to adjoin Stage 1 (bedroom and workshop) plus addition of attached carport	CCC Refused	10/08/2022
14/07/2020	120648A	Revision of original consent and removal of upper level construction	Amendment Issued	20/11/2020
17/11/2020	120648	New multi-storey dwelling and workshop with 2 x F/S Metro ECO Tiny Rad with wetback woodburner	CCC Refused	05/11/2014

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

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
07/07/2020	120337V1	Land Use	Variation to RM120337 to make some amendments to the final stages of the construction of a dwelling with a carport and two water tanks on the site , which is zoned Residential and within the Landscape Priority Area. The Carport	Consent Effective	20/08/2020

Application Date	RC Number	Type	Proposal	Status	Decision Date
07/07/2020	120337V1	Land Use	Variation to RM120337 to make some amendments to the final stages of the construction of a dwelling with a carport and two water tanks on the site , which is zoned Residential and within the Landscape Priority Area. The Carport and two water tanks are shown on the original plans consented under RM120337. The area is used and developed for residential activities and the proposal is considered to meet the expectation for this area in terms of design and scale	Consent Effective	20/08/2020
24/04/2012	120337	Land Use	Construct a dwelling in the landscape priority area	Consent Effective	16/05/2012

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

Thursday, 5 November 2026



Pipes and Rubbish Collection

Thursday, 5 November 2026

