

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 Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1918040308	Lot 2 DP 598708 and Lot 3 DP 492397 and Lot 3 DP 513339 and Lot 18 DP 5861	82 Main Road St Arnaud	St Arnaud	1.0060

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
\$1100000	\$560000	\$540000	01/09/2023	\$5476.25

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	1100000	2439.80
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	560000	75.04
2027	Stormwater UDA	1100000	616.00

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
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Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2407543	08/06/2015	82 Main Road St Arnaud, 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
Commercial	The Commercial Zone is one of the primary zones for the provision of retail and office space and support services (for example, professional, health and social services). The Commercial Zone is generally characterised by more open space than the Central Business Zone and includes on-site parking.
Rural 2	The Rural 2 Zone covers land areas which have varying productive value and less versatile soils. The land in Rural 2 is more extensively farmed and zone subdivision and development rules primarily protect this capacity on a long-term basis.
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

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
19/03/2026	260214	Replace cladding and install insulation	Code Compliance Certificate Issued	29/09/2026
26/01/2024	231183	Alteration and addition to existing dwelling	Code Compliance Certificate Issued	25/03/2025
01/11/2017	171143	Add a bathroom to existing garage	Code Compliance Certificate Issued	07/03/2019
01/11/2017	171143P	Add a bathroom to existing garage	RM Certificate Lifted	
05/04/2016	160320	Construct a Total Span shed	Code Compliance Certificate Issued	22/09/2016
05/04/2016	160320P	Construct a Total Span shed	PIM/TAN Issued	
15/09/1999	991383	To connect to St Arnaud sewerage scheme	Code Compliance Certificate Issued	24/12/1999
01/03/1996	960304	Relocatable Cottage	Code Compliance Certificate Issued	27/09/1999
28/04/1993	930678	Erect Garage	Code Compliance Certificate Issued	03/02/1994

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
08/05/2025	250270	Land Use	Land use consent to construct a shed in the St Arnaud Landscape Priority Area.	Consent Effective	04/06/2025

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.



