Property Report

- **This information has been computer generated from Tasman District Council records and has not been reviewed by Tasman District Council. It is provided for information only and while Tasman District Council takes all due care, it does not guarantee the accuracy or completeness of this information. It is not a Land Information Memorandum or property file and cannot be relied upon as such.**
- 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)
1925061900	PT LOT 9 DP 13299 BLKS X XI XIV MOTUPIKO SD -SUBJ TO R/W ON DP 17232	385 Tophouse Road	Tophouse	25.6242

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
$930000	$445000	$485000	01/09/2023	$3242.15

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	930000	2062.74
2027	Uniform Annual General Charge	1	429.00
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	445000	59.63
2027	Stormwater: General Drainage	930000	54.87

Water Meter Information

No Information available

Services

No Services are available for this property

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2409254	08/06/2015	385 Tophouse 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
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.
Rural Residential	The Rural Residential Zone provides for rural lifestyle living opportunities. Rules for development and subdivision generally seek to ensure that lifestyle living is enabled and that adequate servicing is provided, while maintaining rural character and amenity.

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
31/01/2007	070108	New verandah and porch to existing house	Code Compliance Certificate Issued	30/06/2008
07/07/2003	031284	Erect Garage	Code Compliance Certificate Issued	03/03/2004
07/05/2002	020711	To relocate House	Code Compliance Certificate Issued	27/08/2003
03/10/2002	021725	Internal alterations to dwelling	Code Compliance Certificate Issued	27/08/2003
20/03/2003	030453	Install Hewitson Contessa F/standing L/burner	Code Compliance Certificate Issued	30/04/2003

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
02/11/1987	F018979	Erect holiday dwelling	
	504		Plumbing and Drainage Permit

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
05/10/2010	100677	Right of Way LGA	Create ROW and surrender a portion of existing ROW	Consent Effective	26/10/2010
08/10/2001	010622	Subdivision: Controlled	undertake a four lot rural residential subdivision	Lapsed Consent	07/11/2001
03/05/2002	020224	District: Land Use Discretionary	relocate a house	Consent Effective	15/05/2002
05/07/1993	NN930212	Water Take -	To take surface	Surrendered	08/10/1993

Application Date	RC Number	Type	Proposal	Status	Decision Date
		Surface	water for possible garden irrigation and as a backup domestic supply. Water Management Zone:		
29/08/1994	940401	Land Use/Subdn: Non-complying	To subdivide property to create seventeen low density residential allotments	Appeal Withdrawn	22/02/1995
30/11/1994	940571	Subdivision: Controlled	R O W	Consent Effective	07/12/1994
01/09/1994	NN940285	Water Take - Surface	To take surface water for proposed subdivision. Water Management Zone:	Withdrawn	
25/06/1993	930243	Land Use/Subdn: Non-complying	To Subdivide into four low density residential lots	Section 224	06/10/1993

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, 3 November 2026



Pipes and Rubbish Collection

Tuesday, 3 November 2026

