

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)
1862035400	LOT 4 DP 797 LOT 5 DP 481 PT LOT 1 797 PT LOT 1 DP 5281 SEC 3 BLK II AORERE SD AORERE SD SEC 103 138 143 161 SQ 14 PT SEC 67 SQ 14 SEC 5 6 7 25 26 30 32 BLK VI AORERE SD	117 Cook Road	Bainham	433.2897

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
\$6580000	\$5000000	\$1580000	01/09/2023	\$16599.17

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	6580000	14594.44
2027	Uniform Annual General Charge	1	429.00
2027	WaimeaComDam-Env&ComBen-Distri	1	76.69
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	Golden Bay Community Board	1	16.48
2027	TakakaFirefighting CapitalWard	1	5.41
2027	Regional River Works - Area Z	5000000	670.00
2027	Stormwater: General Drainage	6580000	388.22

Water Meter Information

No Information available

Services

No Services are available for this property

Wheelie Bins

No wheelie bin has been issued to this property.

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.

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
12/06/2025	250486	Install freestanding wood burner	Code Compliance Certificate Issued	09/10/2025
14/02/2007	070177	Hay shed	CCC Refused	
14/02/2007	070178	Hay shed	CCC Refused	
11/07/2011	110717	New farm shed	CCC Refused	
21/06/2021	210771	Install freestanding Woodsman wood burner with wetback and new coil for hot water cylinder	Code Compliance Certificate Issued	25/08/2021
06/10/2011	110997	Farm Bridge over Woods Creek	Code Compliance Certificate Issued	03/01/2013
06/10/2011	110998	New farm bridge over Cooks Creek	Code Compliance Certificate Issued	29/11/2012
06/10/2011	110999	Farm bridge over Cooks Creek (downstream)	Code Compliance Certificate Issued	29/11/2012
11/04/2006	060450	install a heating unit	Code Compliance Certificate Issued	28/08/2007
06/11/2003	032187	To demolish a 4 bedroom house	Recommended to Grant	
04/02/2003	030146	Dairy Shed	Recommended to Grant	
17/12/2002	022186	Shed Goldpine kit set	Code Compliance Certificate Issued	28/02/2003
14/04/2000	000539	Colarado masport, freestanding burner	Recommended to Grant	
05/05/1998	980596	Repair to damaged shed	Code Compliance Certificate Issued	17/06/1998

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
10/07/1992	K001003	Extension to cowshed	
12/04/1990	E062870	Implement shed to replace storm damaged one	
26/09/1989	G005050	Heater	

Date	Permit Number	Subject	Notes
15/07/1982	A003543	Update calf shed	HARD COPY DESTROYED
03/07/1980	J049920	Calf shed	HARD COPY DESTROYED
12/12/1979	J049775	Haybarn	HARD COPY DESTROYED
07/06/1978	H138876	Alterations to cowshed	HARD COPY DESTROYED
18/05/1977	H072315	Woolshed	HARD COPY DESTROYED
12/05/1977	H072312	Dwelling	
23/02/1977	H072260	Dwelling	NO PLANS FOUND - HARD COPY OF APPLICATION FORM DESTROYED
06/07/1970	C019146	Hayshed	HARD COPY DESTROYED VAL NO DOWN AS 1862029200 (NOT A VALID NO.)
17/10/1969	43959	Haybarn	HARD COPY DESTROYED
27/08/1969	43944	Manure bin	HARD COPY DESTROYED VAL NO. DOWN AS 1862029200 (NOT A VALID NO.)

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
21/12/2011	110973	Subdivision	Undertake boundary adjustments	Lapsed Consent	16/01/2012
22/09/2014	140747	Land Use - Bore	Construct a new bore for irrigation water supply	Lapsed Consent	17/10/2014
11/06/2014	140465	Land Use - Bore	Construct a Bore	Consent Effective	16/06/2014
16/06/1998	NN980215	Discharge - Land	discharge effluent from the aerobic pond to a farm ditch which enters a small creek eventually to Aorere River	Withdrawn	24/09/1998
03/05/1995	950154	Subdivision: Controlled	TO SUBDIVIDE LOT 1 FROM BALANCE AREA	Section 224	16/05/1995

Planning Permits

No historical planning permits have been found for this property.

Environmental Health and Licences

The following licences pertain to this property.

Licence Type	Business	Status	Expiry Date
NES - Freshwater Farm Plans	Haldane Farms Limited	NES RECORD	
NES - Synthetic Nitrogen	Haldane Farms Limited	NES RECORD	



