



# 489 Tuatawa Road Coromandel

The Network Licensed REAA 2008



REAL ESTATE CONSULTANT

**Judy Rooney**

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REAL ESTATE CONSULTANT

**Becks Greenhill**

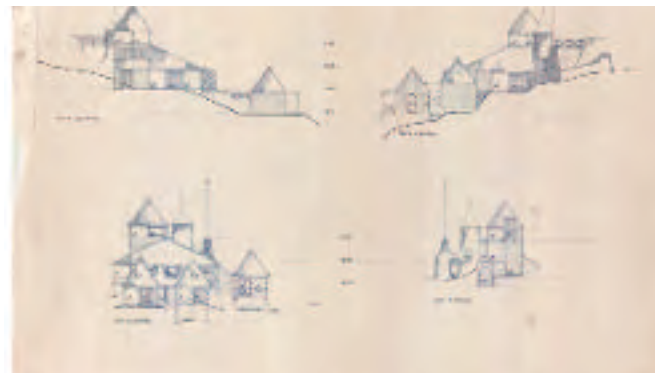
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(em)powered by Trinity **Real Estate**

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**Enquiries Over \$720,000**



## Continue the "Dream"

This expansive Tuatēawa property is a true opportunity. With a little hard work this castle could be the private paradise of your dreams. The house was designed by Sir Ian Athfield, a respected and award-winning architect throughout the 1960s onwards.

You will be purchasing the property "as is". Yes, the house needs quite a bit of TLC but it has been well-built with a concrete floor, sarked ceilings and well-constructed rafters, and timber detailing. The stone features are focal points throughout. With a little imagination here, the possibilities start to flow you could be the one to continue this unique journey. The house is dry with no noticeable leaks.

You will be mostly impressed with the land on offer. It is a substantial bush property of 4.2 hectares. The views over the Pacific Ocean and the beaches at Matarangi etc are unsurpassed. The gravel driveway meanders up through the bush and leads up to a flat area and the existing house.

The choice is yours to develop further or leave the natural beauty of the bush as is. Tuatēawa is renowned for its exceptional pristine environment and this property embodies it perfectly. Just minutes away from some of the best fishing spots on the peninsula.

### 489 Tuatēawa Road Coromandel

**Price:** Enquiries Over \$720,000  
**Land Area:** 42163m<sup>2</sup>  
**Floor Area:** m<sup>2</sup>  
**Rates:** \$2340

#### View Online:

<https://www.trinityrealestate.co.nz/property/489-tuateawa-road-coromandel>

#### Open Homes:

Contact Judy or Becks for viewing times

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**Judy Rooney**

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**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** SA11C/952  
**Land Registration District** South Auckland  
**Date Issued** 09 April 1970

**Prior References**  
SA7B/447

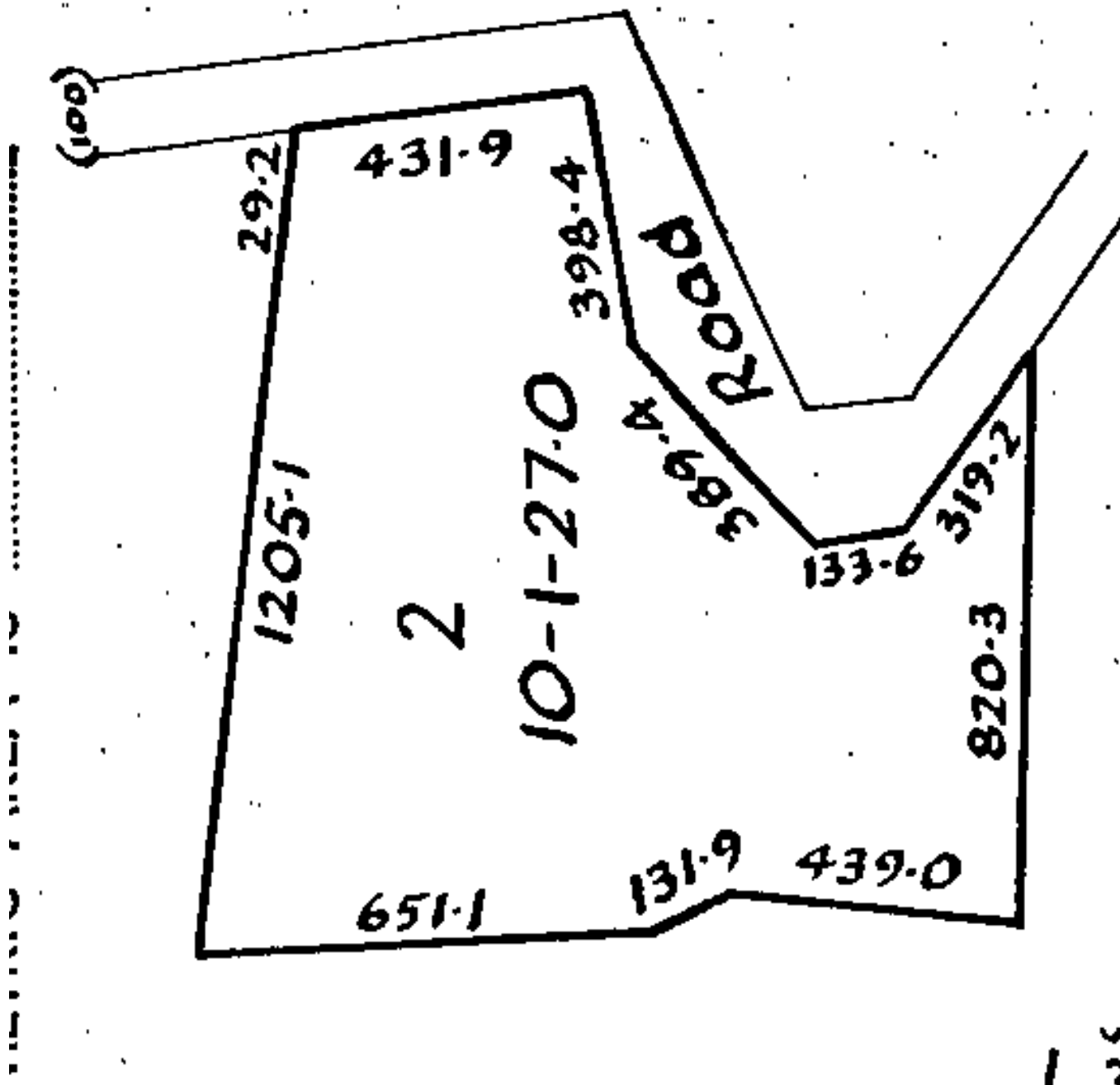
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**Estate** Fee Simple  
**Area** 4.2163 hectares more or less  
**Legal Description** Lot 2 Deposited Plan South Auckland  
11625

**Registered Owners**  
Maarama Waiora Davis and Tania Waana Davis

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**Interests**





COROMANDEL COUNTY COUNCIL.

BUILDING APPLICATION FORM.

I hereby apply for permission to ERECT, ALTER, ADD TO, DEMOLISH, REMOVE a building according to the locality plan and detailed plans, elevations, cross sections and specifications of the building deposited herewith.

PARTICULARS OF BUILDING AND LAND.

|  |          |                 |                          |  |                          |                       |
|--|----------|-----------------|--------------------------|--|--------------------------|-----------------------|
| LOCATION:<br><b>WAIHURIE</b>   |          |                 | OWNER:<br><b>F DAVIS</b> |  | ADDRESS OF OWNER:        |                       |
| VAL. NO.*  | LOT.*    | D.P.S.*         | BLOCK                    | SURVEY DISTRICT  | FRONTAGE<br>ft.<br>links | DEPTH<br>ft.<br>links |
|  | <b>2</b> | <b>17511625</b> | <b>V11</b>               | <b>HARATAPU SD</b>   |                          |                       |
| MATERIALS:   |          |                 |                          | AREA:  |                          |                       |
| Foundations <b>REINFORCED CONCRETE.</b>  |          |                 |                          | Ground floor <b>1780 SQ FT.</b>  |                          |                       |
| Walls <b>REINFORCED CONC. SPLIT STONE<br/>FACED TIMBER FRAMING</b>               |          |                 |                          | Outbuildings   |                          |                       |
| Roof <b>CORR GALV IRON.</b>  |          |                 |                          |  |                          |                       |
| ESTIMATED VALUE:   |          |                 |                          | Proposed USE of building<br>(dwelling, shop, office, garage, etc.)                 |                          |                       |
| Buildings : <b>31500</b>   |          |                 |                          | <b>DWELLING</b>  |                          |                       |
| Plumbing & Drainage : <b>1500</b>  |          |                 |                          |  |                          |                       |
| TOTAL \$ <b>33,000</b>   |          |                 |                          |  |                          |                       |
| Proposed use of occupancy of other part of the building                          |          |                 |                          | Nature of ground on which the building is to be placed and of the adjacent strata. |                          |                       |
| <b>BP 80.00</b><br><b>DR 10.00</b><br><b>SEL. 16.50</b><br><hr/> <b>\$106.50</b> |          |                 |                          | <b>CLAY &amp; BOULDERS.</b>  |                          |                       |
|  |          |                 |                          | Signed by: _____ Owner   |                          |                       |
|  |          |                 |                          | <b>Don Macpherson</b> Builder<br>Date: _____                                       |                          |                       |

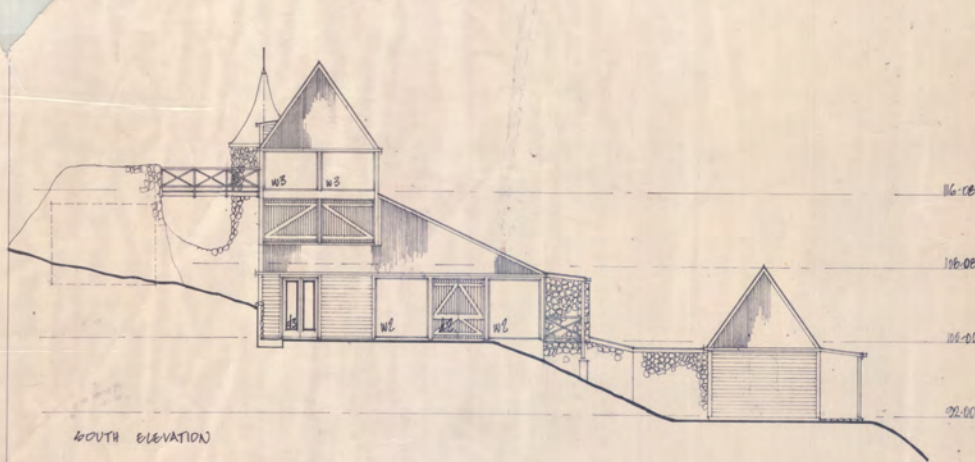
NOTE: \*PERMIT WILL NOT BE ISSUED, UNLESS EITHER VALUATION NUMBER, OR LOT NUMBER AND D.P.S. NUMBERS ARE SUBMITTED.

ESTIMATED VALUE: MEANS VALUE OF COMPLETED BUILDING, NOT COST OF COMPLETED BUILDING MATERIALS.

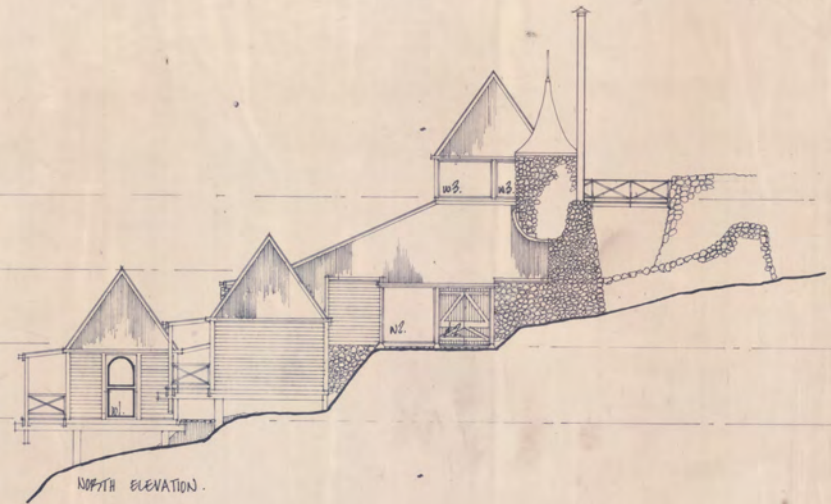
FOR OFFICE USE ONLY.

|               |                |               |            |               |
|---------------|----------------|---------------|------------|---------------|
| Fee Rec'd.    | Date           | Receipt No.   | Checked by | Permit No.    |
| <b>106.50</b> | <b>25/9/73</b> | <b>1660 B</b> | <b>RL</b>  | <b>ED4412</b> |

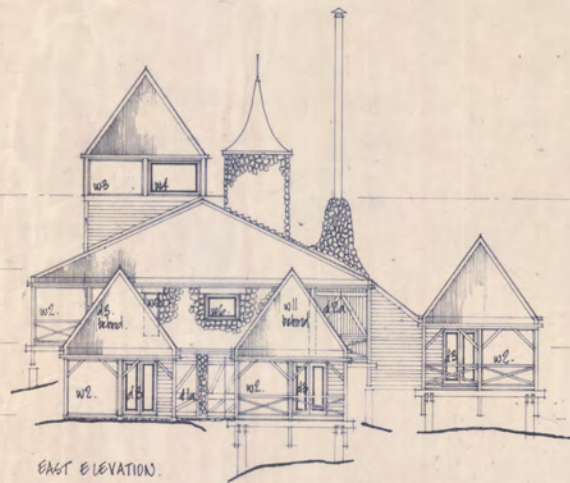




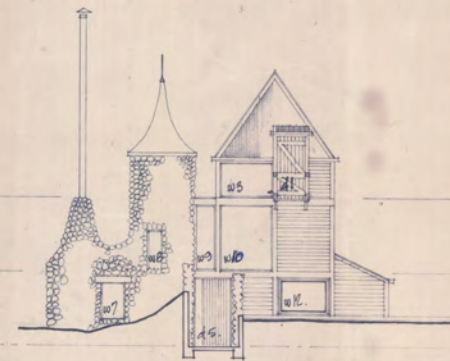
SOUTH ELEVATION



NORTH ELEVATION.

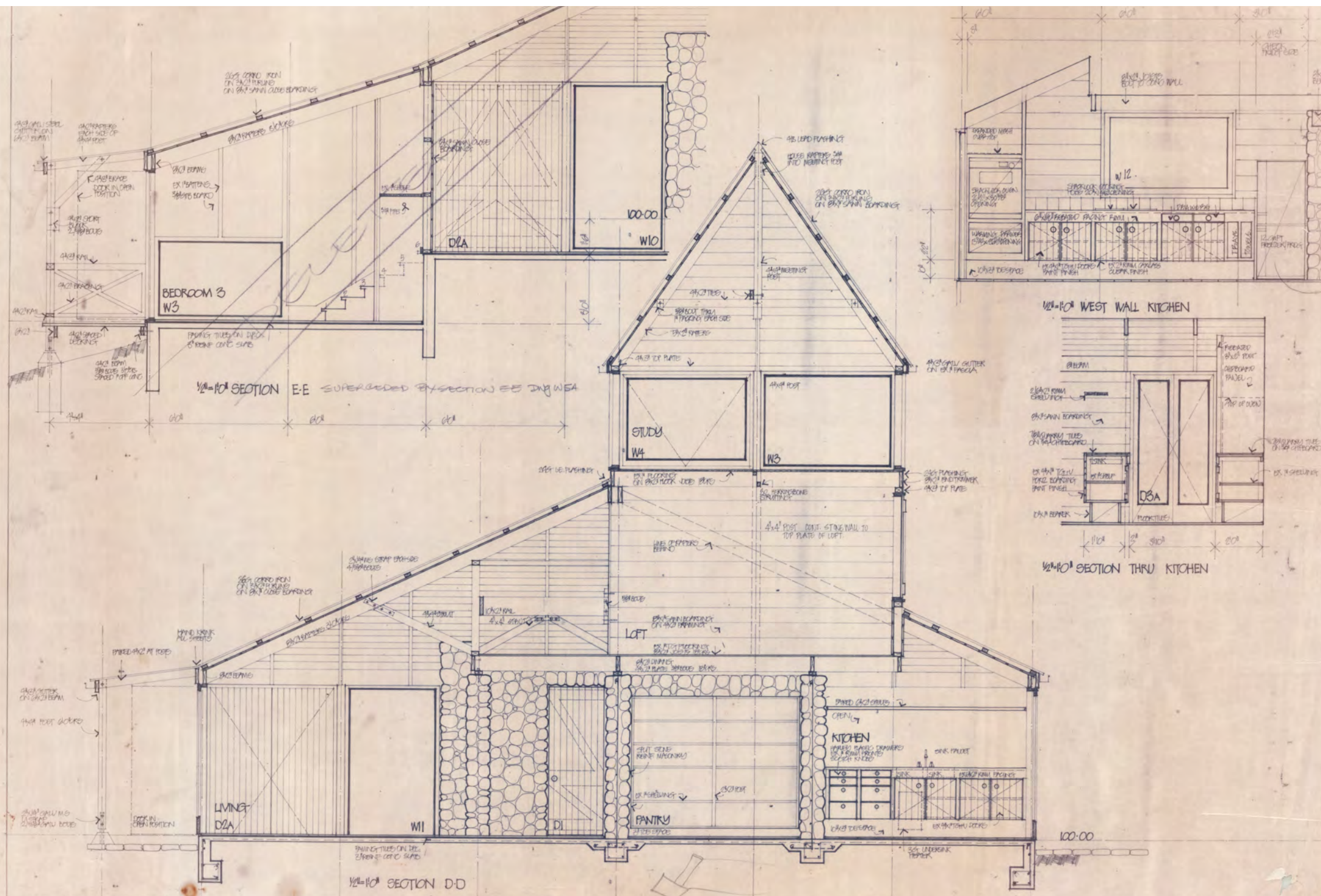


EAST ELEVATION.



WEST ELEVATION.

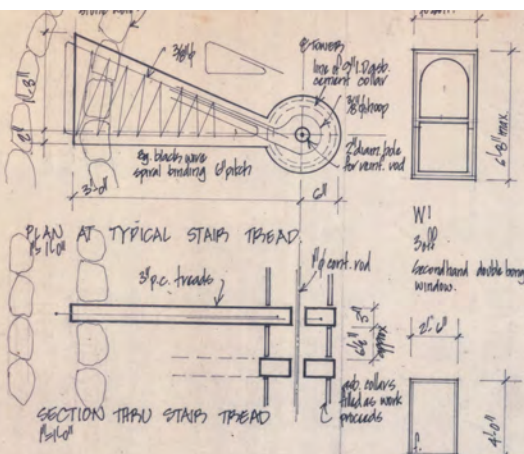
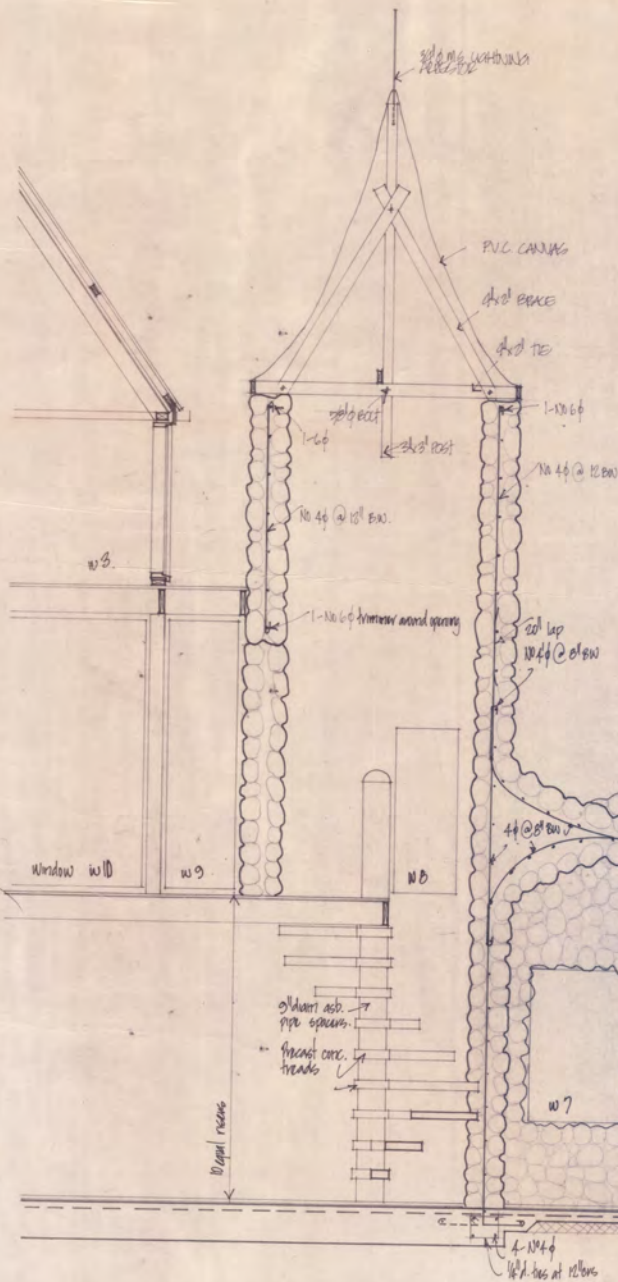




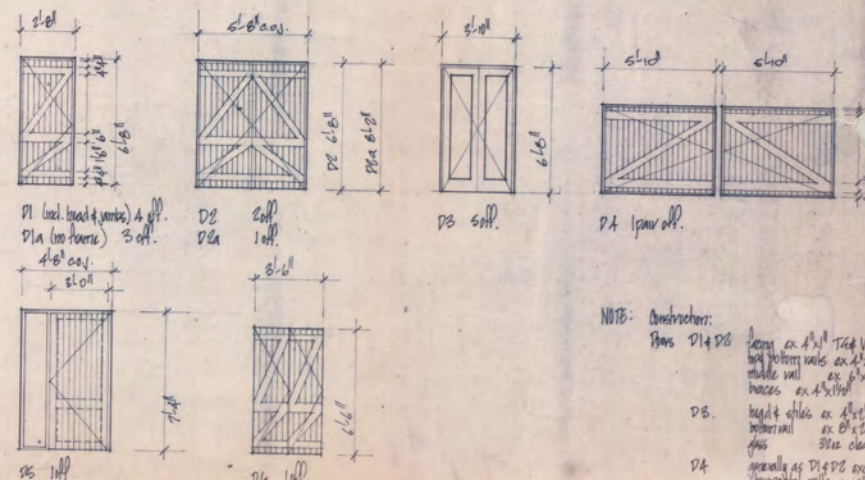








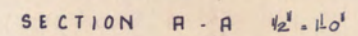
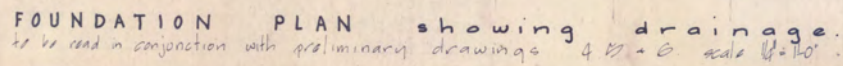
WINDOW SCHEDULE  
1/4\"/>



DOOR SCHEDULE  
1/4\"/>

NOTE: Construction:  
Doors D1 & D8  
D1 & D8: 4x11\"/>









# Rating Information Database

## Property Details

| Item              | Details                         |
|-------------------|---------------------------------|
| Assessment Number | 100571                          |
| Valuation Number  | 04811-14400                     |
| Legal Description | LOT 2 DPS 11625                 |
| Situation Address | 489 Tuatēawa Road Tuatēawa      |
| Region            | TUATEAWA                        |
| Land Area         | 42163m <sup>2</sup> (4.2163 Ha) |
| Title             | CT-11C/952                      |
| Land Value        | \$345,000.00                    |
| Improved Value    | \$135,000.00                    |
| Capital Value     | \$480,000.00                    |

## Current Rates 2023/2024

| Rate Type                                    | Factor | Rate         | Amount           |
|--|--------|--------------|------------------|
| District Transportation & Building Control   | 480000 | 0.00018500   | \$88.80          |
| General Rate Residential                     | 345000 | 0.00102300   | \$352.94         |
| Solid Waste Collection - Coromandel/Colville | 1      | 359.49000000 | \$359.49         |
| Stormwater Coromandel .6 - SUIP              | 1      | 52.04000000  | \$52.04          |
| Stormwater Coromandel .6 - Value Based       | 135000 | 0.00006200   | \$8.37           |
| Uniform Annual General Charge                | 1      | 600.31000000 | \$600.31         |
| Works & Services Farm/Hort/Rural/Res/Islands | 1      | 269.85000000 | \$269.85         |
| Works & Services Residential                 | 345000 | 0.00048200   | \$166.29         |
| Total:                                       |        |              | <b>\$1898.09</b> |

## Disclaimer

*The 2023/2024 figures are based on the Rating information Database as at July 2023. The rates were adopted by Council at a special meeting on 27 June 2023.*



# Rates 1 July 2023 - 30 June 2024

Rates Year 2023/2024

**Valuation Number:** 04811/144/00  
**Property Location:** 489 Tuataewa Rd  
**Land Value (LV):** \$345,000  
**Capital Value (CV):** \$480,000  
**Area (Ha):** 4.2163  
**Property Category:** LI197B  
**Improvements:** DWG OI **(KEY)**  
**Legal Description:** LOT 2 DPS 11625



## Regional Council General

|                   | Differential code | Value of factor | Rate factor | Rate amount |
|-------------------|-------------------|-----------------|-------------|-------------|
| Thames-Coromandel |                   | 480,000 CV      | 0.00028586  | 137.21      |

## Regional Services

|                   | Differential code | Value of factor | Rate factor | Rate amount |
|-------------------|-------------------|-----------------|-------------|-------------|
| Regional Services | UR                | 1 UR            | 3.79        | 3.79        |

## Urban Public Transport

|                                      | Differential code | Value of factor | Rate factor | Rate amount |
|--------------------------------------|-------------------|-----------------|-------------|-------------|
| indirect benefit (Thames-Coromandel) |                   | 480,000 CV      | 0.00000040  | 0.19        |

## Uniform Annual General Charge

|      | Differential code | Value of factor | Rate factor | Rate amount |
|------|-------------------|-----------------|-------------|-------------|
| UAGC | UR                | 1 UR            | 93.35       | 93.35       |

## Natural Heritage

|                  | Differential code | Value of factor | Rate factor | Rate amount |
|------------------|-------------------|-----------------|-------------|-------------|
| Natural Heritage | UR                | 1 UR            | 5.80        | 5.80        |

## Permitted Activity

|   | Differential code | Value of factor | Rate factor | Rate amount |
|---|-------------------|-----------------|-------------|-------------|
| Monitoring Compliance (properties 2ha+) | UR                | 1 UR            | 73.37       | 73.37       |

## Civil Defence & Emergency Mgmt

|  | Differential code | Value of factor | Rate factor | Rate amount |
|--|-------------------|-----------------|-------------|-------------|
| Civil Defence and Emergency Management | UR                | 1 UR            | 13.57       | 13.57       |

## Biosecurity

|  | Differential code | Value of factor | Rate factor | Rate amount |
|--|-------------------|-----------------|-------------|-------------|
| Pest Control and Regional Biosecurity (TCDC) |                   | 480,000 CV      | 0.00007143  | 34.29       |

## Regional Theatre

|           | Differential code | Value of factor | Rate factor | Rate amount |
|-----------|-------------------|-----------------|-------------|-------------|
| Secondary | UR                | 1 UR            | 0.52        | 0.52        |

## Stock Truck Effluent

|  | Differential code | Value of factor | Rate factor | Rate amount |
|--|-------------------|-----------------|-------------|-------------|
| Stock Truck Effluent (properties 2ha+) |                   | 480,000 CV      | 0.00000140  | 0.67        |

## Coromandel Peninsula

|                          | Differential code | Value of factor | Rate factor | Rate amount |
|--------------------------|-------------------|-----------------|-------------|-------------|
| Catchment (value based)  |                   | 480,000 CV      | 0.00004230  | 20.30       |
| Catchment (per property) | UR                | 1 UR            | 39.73       | 39.73       |

**Total rates (including GST)** **\$422.79**