



# 486 Tuatawa Road Coromandel

The Network Licensed REAA 2008



## Becks Greenhill

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Enquiries Over \$510,000



## Peaceful Hide-Away

First time on the market in 35 years! A Solidly built Utility building with remarkable views that overlook established native bush and pearly blue waters of the Pacific Ocean and beyond. The bush clad driveway takes you to a cleared parking site, with the opportunity for so much more. The power supply is run from a cleverly designed solar system. This bush hide-away in the popular Tuatēawa is the embodiment of charm, peace and privacy. With a generous land area, 4,702m<sup>2</sup>, (1.16 Acres), there is plenty of space and potential to develop this site into something more substantial, or just enjoy the simplicity.

This very appealing property is priced to sell, so call us today for a viewing. NB. Please note that viewings are strictly by appointment only.

486 Tuatēawa Road  
Coromandel

**Price:** Enquiries Over \$510,000  
**Land Area:** 4702m<sup>2</sup>  
**Floor Area:** 40m<sup>2</sup>  
**Rates:**  
**Rateable value:** \$475000 on 2020-08-31

**View Online:**  
<https://thenetwork.co.nz/property/peaceful-hide-away/>

**Open Homes:**  
Contact for viewing times



**Becks Greenhill**

REAL ESTATE CONSULTANT

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# Rating Information Database

## Property Details

Item	Details
Assessment Number	100584
Valuation Number	04811-22000
Legal Description	LOT 19 DPS 13057
Situation Address	486 Tuatēawa Road Tuatēawa
Region	TUATEAWA
Land Area	4702m <sup>2</sup> (0.4702 Ha)
Title	CT-10D/1219
Land Value	\$480,000.00
Improved Value	\$147,000.00
Capital Value	\$627,000.00

# Current Rates 2023/2024

Rate Type	Factor	Rate	Amount
District Transportation & Building Control	475000	0.00018500	\$87.88
General Rate Residential	370000	0.00102300	\$378.51
Solid Waste Collection - Coromandel/Colville	1	359.49000000	\$359.49
Stormwater Coromandel .6 - SUIP	1	52.04000000	\$52.04
Stormwater Coromandel .6 - Value Based	105000	0.00006200	\$6.51
Uniform Annual General Charge	1	600.31000000	\$600.31
Works & Services Farm/Hort/Rural/Res/Islands	1	269.85000000	\$269.85
Works & Services Residential	370000	0.00048200	\$178.34
Total:			\$1932.93

## Disclaimer

*These figures are based on the Rating Information Database as at March 2024 with a proposed 12.9% average rate increases that was included in the Long Term Plan and within these calculations are based on the proposed Thames Coromandel District 2023 general revaluation values. The rates and valuations for 2024/2025 will be finalised on 27 June 2024.*



Rates Proposed 2024/2025 (see disclaimer below)

Rate Type	Factor	Rate	Amount
District Transportation & Building Control	627000	0.00015000	\$94.05
General Rate Residential	480000	0.00087800	\$421.44
Solid Waste Collection - Coromandel/Colville	1	372.20000000	\$372.20
Stormwater Coromandel .6 - SUIP	1	65.37000000	\$65.37
Stormwater Coromandel .6 - Value Based	147000	0.00005700	\$8.38
Uniform Annual General Charge	1	725.13000000	\$725.13
Works & Services Farm/Hort/Rural/Res/Islands	1	352.65000000	\$352.65
Works & Services Residential	480000	0.00048400	\$232.32
Total:			\$2271.54



onsultation document. The valuations used  
d and adopted by Council at a special meeting

Rates 1 July 2023 - 30 June 2024

Rates Year 2023/2024

Valuation Number:	04811/220/00
Property Location:	486 Tuateawa Rd
Land Value (LV):	\$370,000
Capital Value (CV):	\$475,000
Area (Ha):	0.4702
Property Category:	LI197C
Improvements:	DWG OB OI (KEY)
Legal Description:	LOT 19 DPS 13057

Regional Council General

	Differential code	Value of factor	Rate factor	Rate amount
Thames-Coromandel		475,000 CV	0.00028586	135.78

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)		475,000 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
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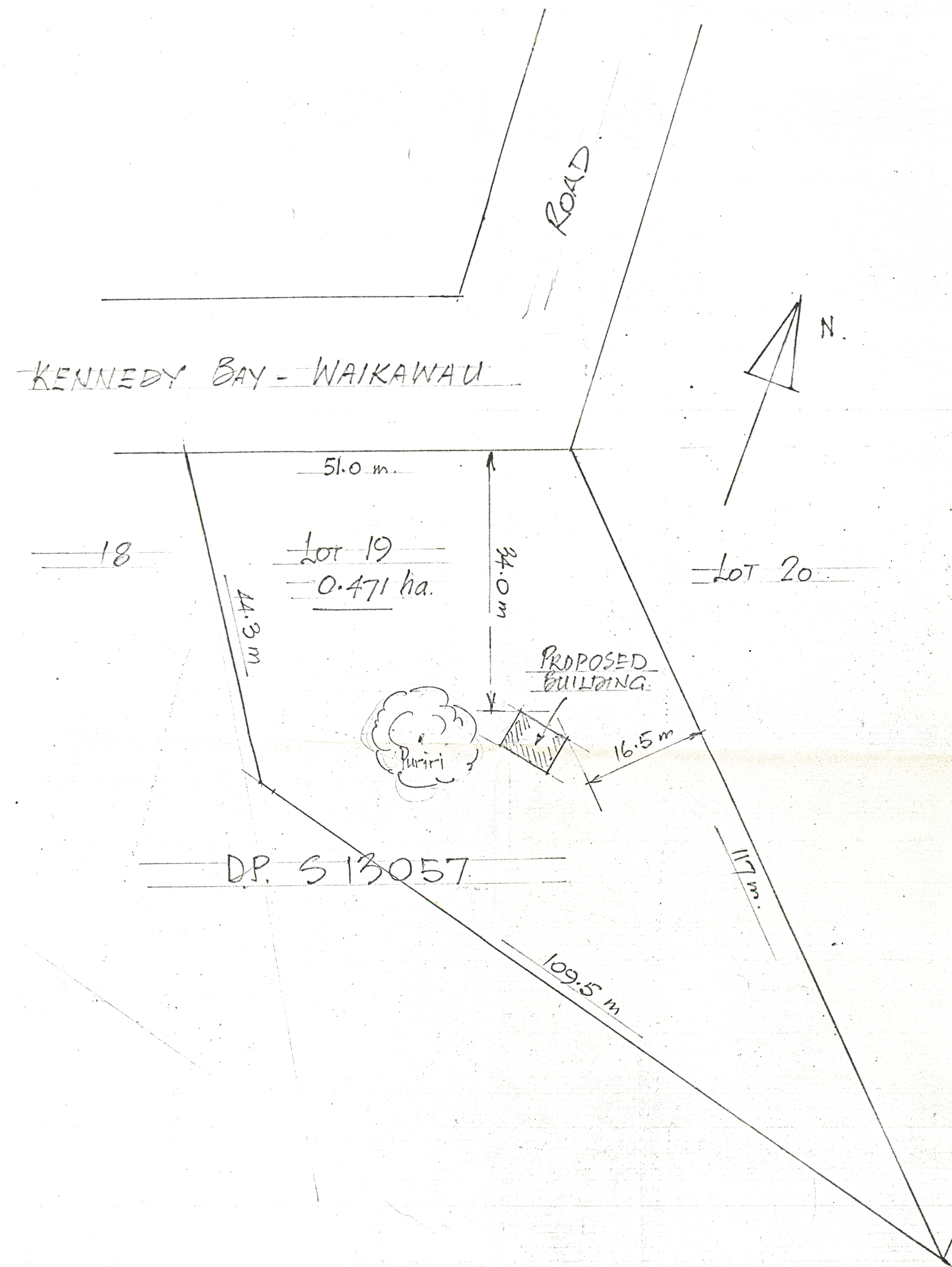
Natural Heritage	UR	1 UR	5.80	5.80
Civil Defence & Emergency Mgmt				
	Differential code	Value of factor	Rate factor	Rate amount
Civil Defence and Emergency Management	UR	1 UR	13.57	13.57
Biosecurity				
	Differential code	Value of factor	Rate factor	Rate amount
Pest Control and Regional Biosecurity (TCDC)		475,000 CV	0.00007143	33.93
Regional Theatre				
	Differential code	Value of factor	Rate factor	Rate amount
Secondary	UR	1 UR	0.52	0.52
Coromandel Peninsula				
	Differential code	Value of factor	Rate factor	Rate amount
Catchment (value based)		475,000 CV	0.00004230	20.09
Catchment (per property)	UR	1 UR	39.73	39.73
Total rates (including GST)				\$346.75



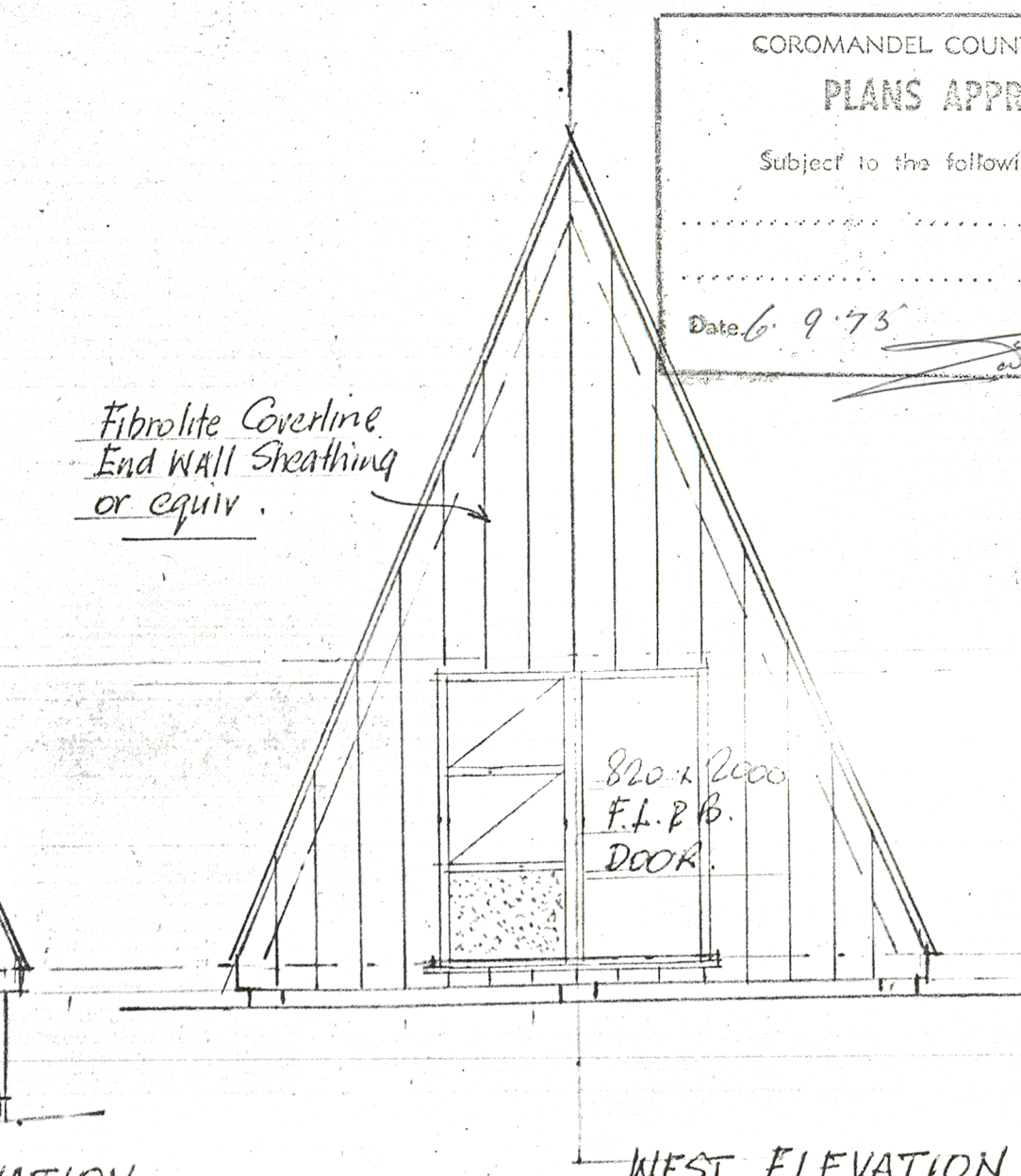
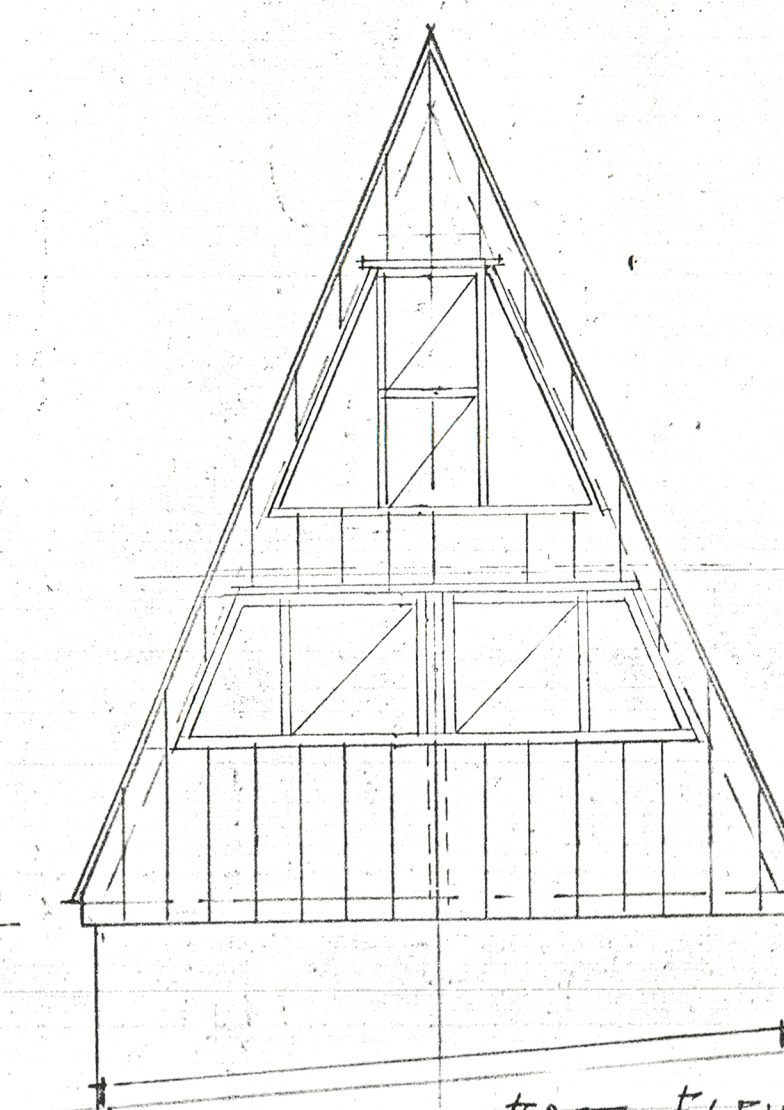
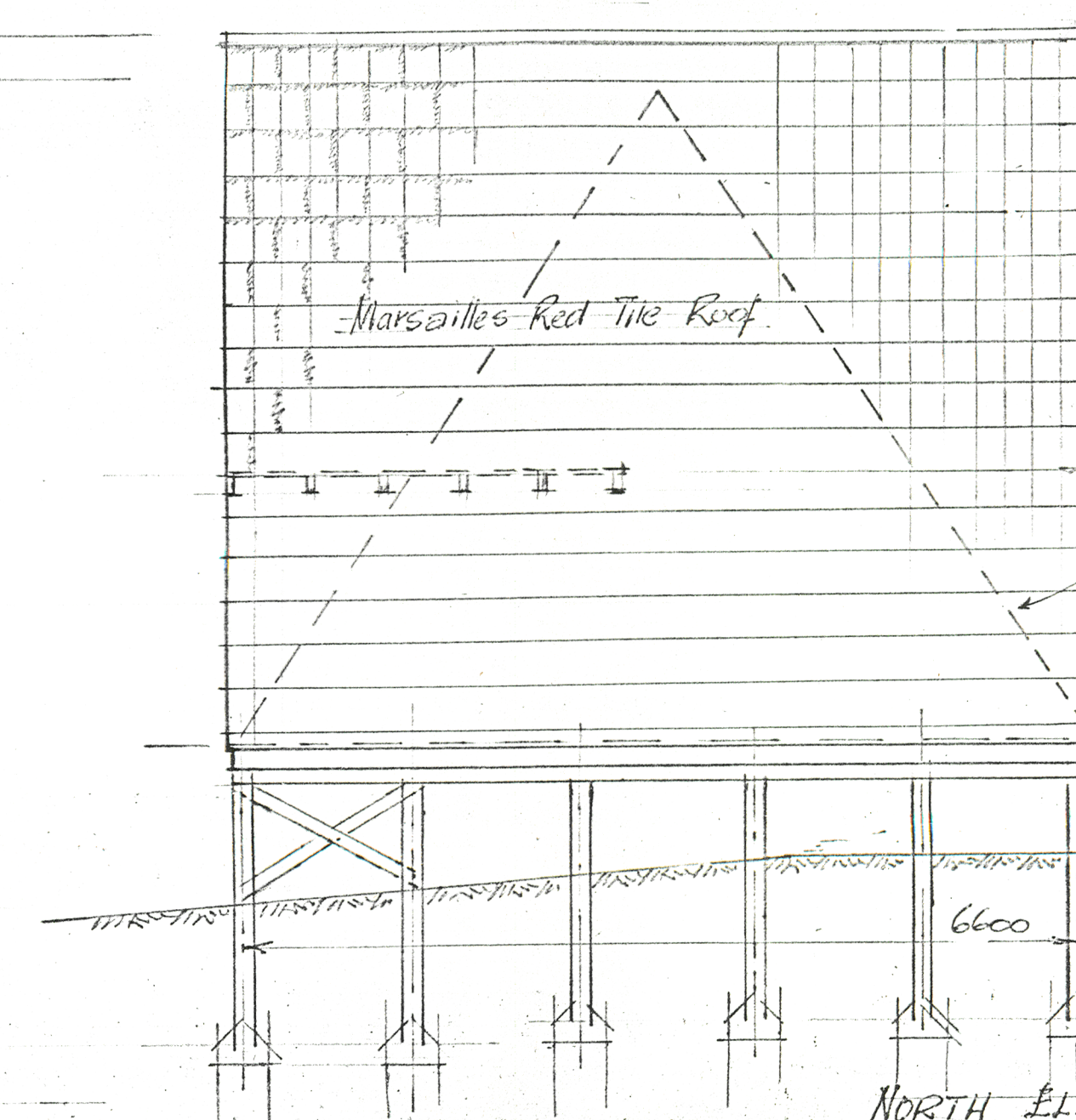
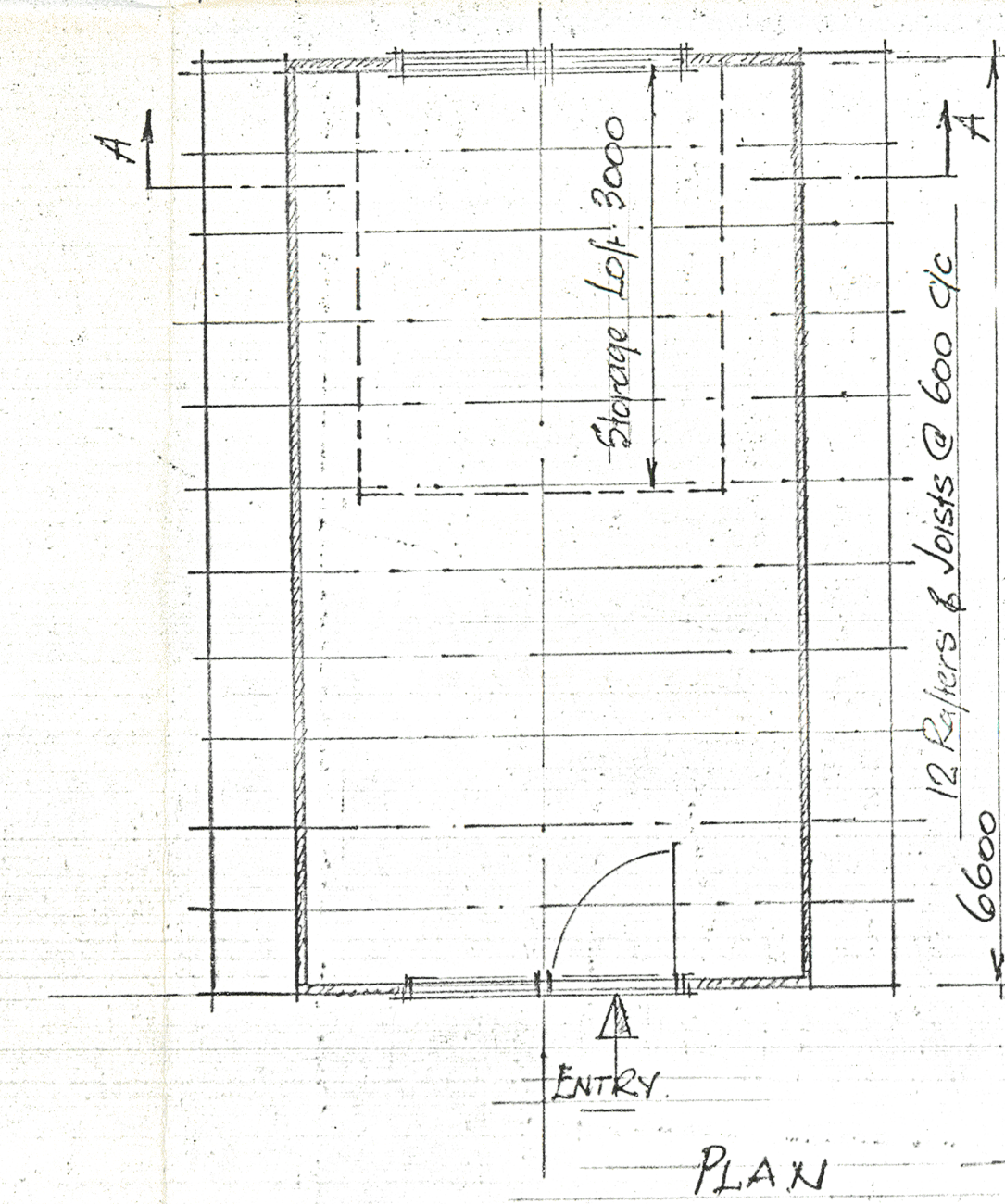
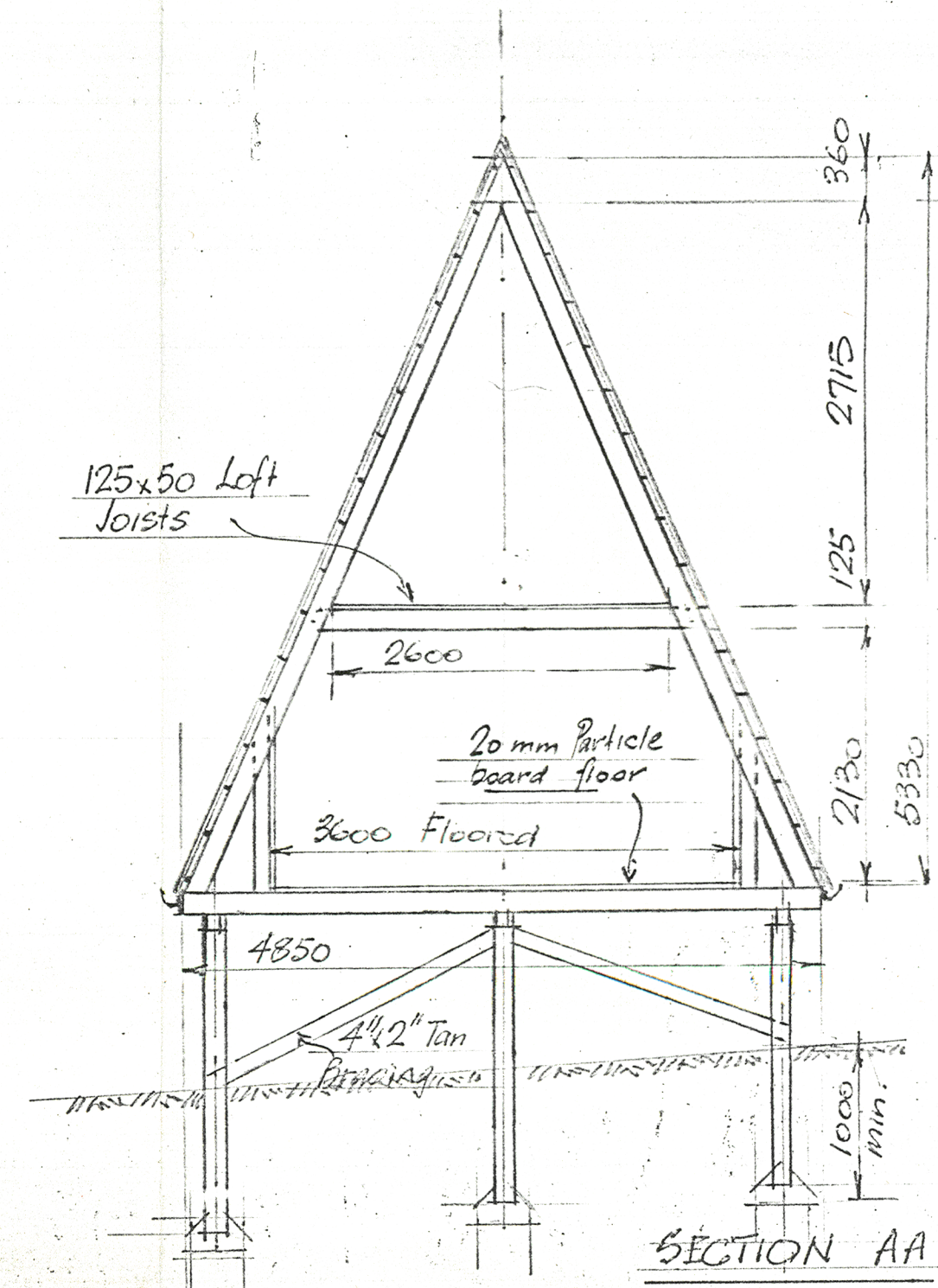
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PROPOSED STORAGE BUILDING FOR B.L. VICKERMAN  
 WAIHIRERE  
 31.8.75  
 SITE PLAN  
 SCALE 1:500



COROMANDEL COUNTY COUNCIL  
 PLANS APPROVED  
 Subject to the following conditions  
 Date 6.9.75  
 Building Inspector

Note: All dimensions in mm. unless otherwise indicated