



410 Pagitt Street Coromandel

The Network Licensed REAA 2008



Rob Keatley

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www.trinityrealestate.co.nz

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Enquiries Over \$530,000



Little Gem

This property truly is a little gem. Set on a substantial, flat section it is gardeners dream, with many established fruit trees and room for so much more. The solidly built house makes the most of the sunny aspect, so much potential here to put your own stamp on and turn this two-bedroom cutie into your own. It has a private setting, is fully fenced, family friendly and a short walk to town. Call us today for a viewing.

410 Pagitt Street Coromandel

Price: Enquiries Over \$530,000
Land Area: 827m²
Floor Area: 70m²
Rates: \$4063
Rateable value: \$600000 on 2023-06-30
View Online:



Rob Keatley

REAL ESTATE CONSULTANT

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FILE
4851/375

THAMES - COROMANDEL DISTRICT COUNCIL

PRIVATE BAG, THAMES

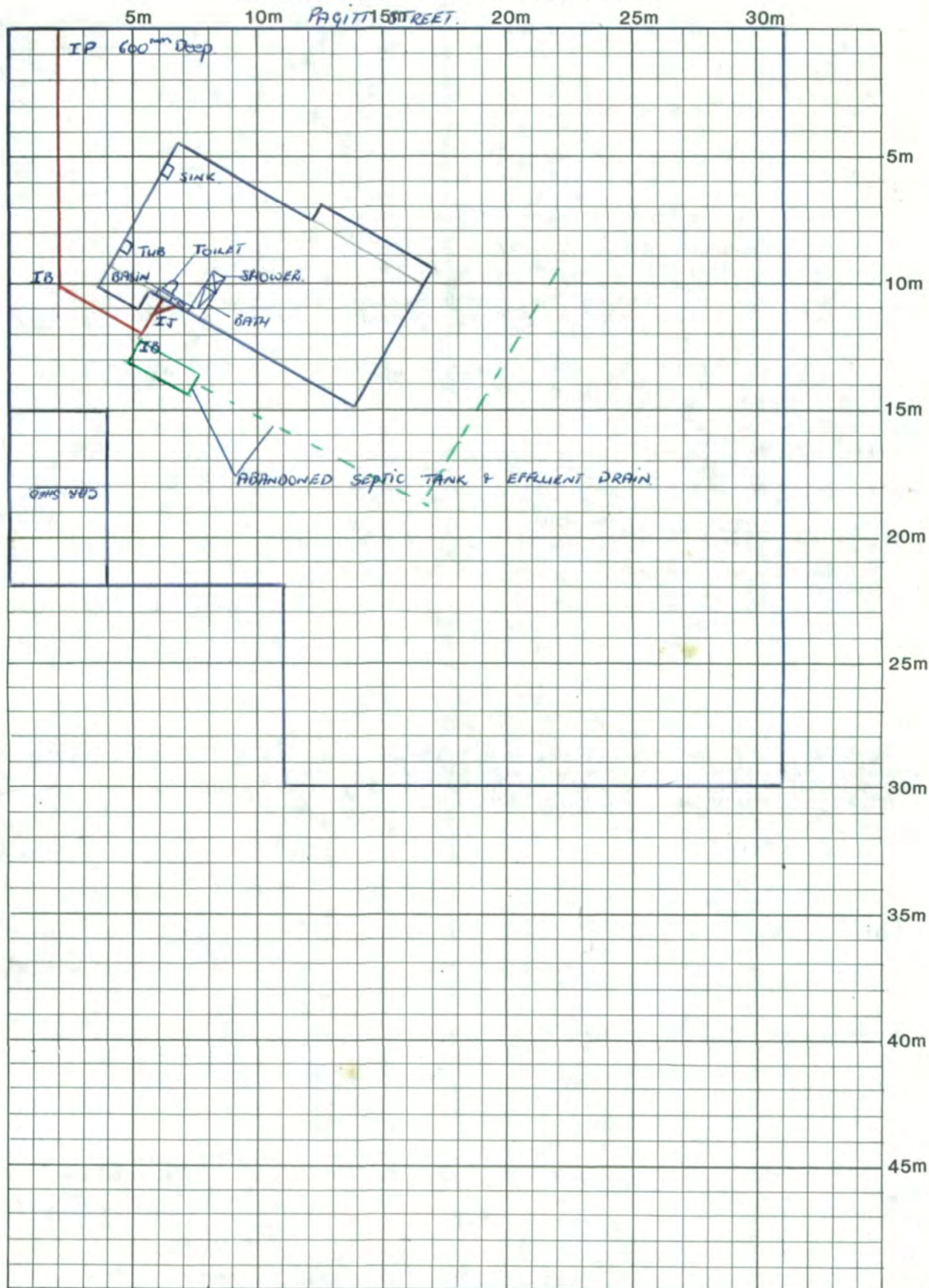
BUILDING INSPECTORATE

PHONE: 86025

AS LAID DRAINAGE PLAN

Show all property boundaries (front, side, rear) outline of all buildings, all sanitary plumbing fittings, all sanitary drains, inspection fittings (with depths) septic tanks, effluent disposal systems, sewer connections, stormwater drains

MARK SANITARY DRAINS IN RED - STORMWATER DRAINS IN GREEN



OWNER: MR. E. MCDONALD PERMIT No: 4345 DATE ISSUED: 14-10-88

PROPERTY DESCRIPTION (Street, Lot No., DPS No., Town etc) LOT 2, OPS. 17232

PAGITT STREET COROMANDEL

DRAINLAYER: J.A. WALKER DATE LAID: 17/1/89

Summary of Drainage Requirements

SEPTIC TANKS:

1. CONSTRUCTION: Must comply with N.Z.S. 4610 1982

Measurements of a standard septic tank are as follows:—

Length	2150 mm (Inside)	Walls and Floor	100 mm, min.
Width	1000 mm (Inside)	Liquid Depth	1255 mm
Air Space	300mm minimum	Capacity	2700 litres

Tanks must be poured in situ or approved pre-cast — only certain tanks have received approval so enquire from the PLUMBING/DRAINAGE INSPECTOR before ordering a pre-cast tank — NO CONCRETE BLOCK TANKS ARE PERMITTED.

2. SITING:

The Drainage and Plumbing Regulations 1978 require that:

- No sewage tank and no disposal system of any sewage tank shall be installed within 3 metres of any dwelling, or of any public building, or of any shop, schoolroom, office, factory, workshop, workplace or other building in which persons are employed, or any room used for the manufacture, preparation, storage or sale of food for human consumption, or within 1.5 metres of the boundary of any premises.** No sewage tank shall be installed in any place where, in the opinion of the engineer, it is likely to create a nuisance or where there are no approved means for the disposal of effluent.
- NO SEWAGE TANK SHALL BE INSTALLED WHERE A PUBLIC SEWAGE SYSTEM IS AVAILABLE. N.Z.S. 4610 1982, published by the NZ Standards Association, is the Code of Recommended Practice for the Disposal of Effluent from Household Septic Tanks.

3. EFFLUENT DISPOSAL:

- Refer to siting requirements in 2 above.
- Soil soakage conditions may not be suitable for septic tank installation in some areas — tests may be required — INQUIRE FIRST.
- Effluent disposal in sandy areas — specifications available on request.
- Disposal of effluent from septic tanks is usually to irrigation trenches containing metal and field tiles with an overlay of breather type cloth or paper or pvc filter cloth over the metal before backfilling takes place. Other disposal methods, such as seepage pits and deep bores, are used in certain locations, but the advice of the Area Plumbing/Drainage Inspector should be sought and approval obtained in all cases where the installation of a septic tank is proposed.

4. GENERAL:

The "Engineer" may refuse a permit if he is of the opinion that the age or condition of the building, or the use to which the building or fitting is to be put, does not justify the issue of a permit.

ENSURE THAT A PERMIT HAS BEEN ISSUED BEFORE COMMENCING WORK. ALSO THAT ONLY REGISTERED TRADESMEN CARRY OUT THE WORK.

5. SEWER CONNECTIONS:

Advice on locations of these can be obtained from Thames office of Building Department or local Area office.

6. STORMWATER:

All roof and yard water is to be disposed of by a means approved by Council — PLEASE INQUIRE regarding method of disposal for your section.

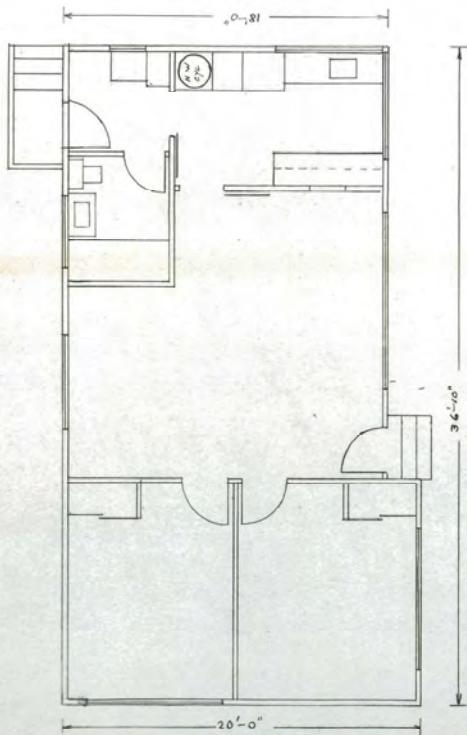
7. A water right may be required in some cases before an installation can be approved.

M.H. BRIDGMAN

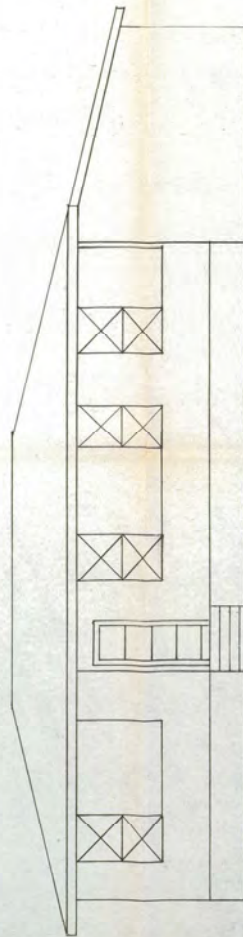
"Engineer" under Drainage and Plumbing Regulations 1978.

CONDITIONS

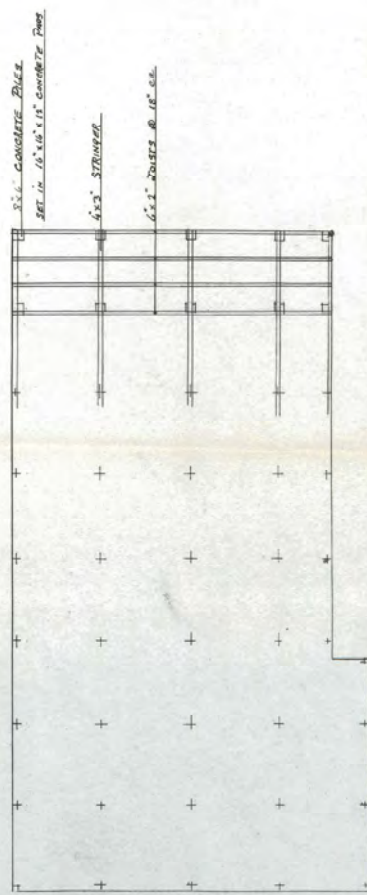
Approved/Declined



Floor Plan Scale $\frac{1}{4}'' = 1'$



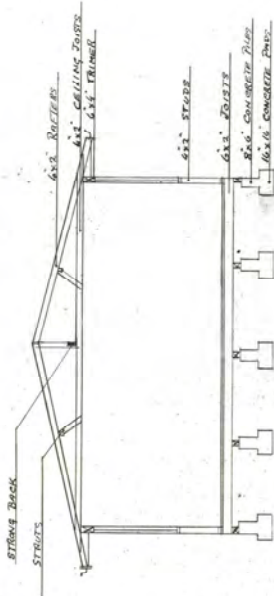
Front Elevation Scale $\frac{1}{4}'' = 1'$



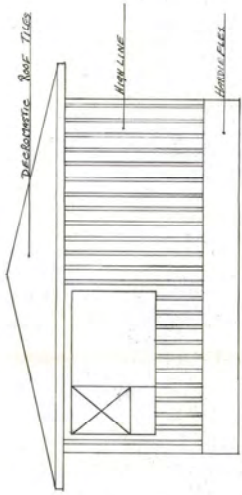
Foundation Plan Scale $\frac{1}{4}'' = 1'$

DRAWN
DUG A. HANSEN
BUILDING CONTRACTOR
CORONADO, N.M. 806

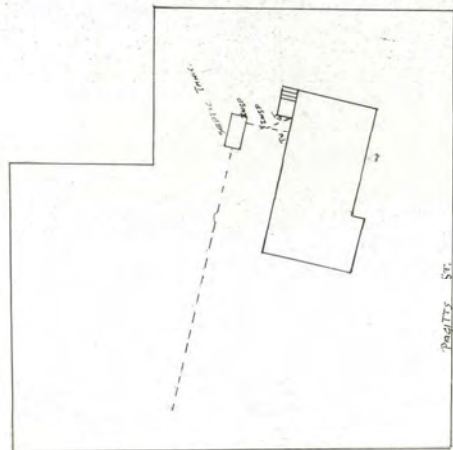
PROPOSED DWELLING FOR MRS. MACDONALD PAGUITES ST.
CORONADO



Typical Section Scale $\frac{1}{4}'' = 1'$



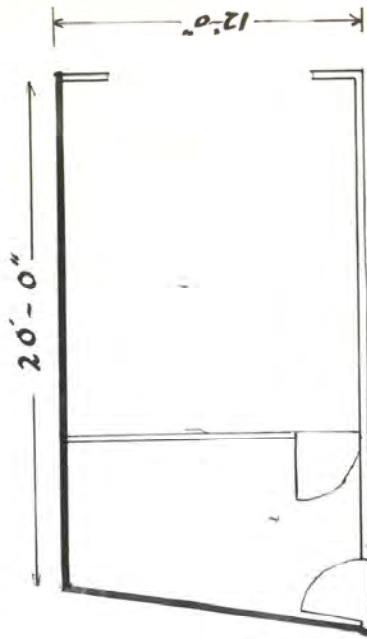
End Elevation Scale $\frac{1}{4}'' = 1'$



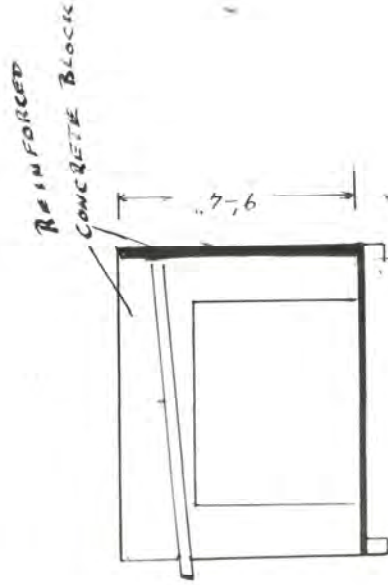
Site & Building Plan Scale $\frac{1}{4}'' = 1'$

SPECIFICATION

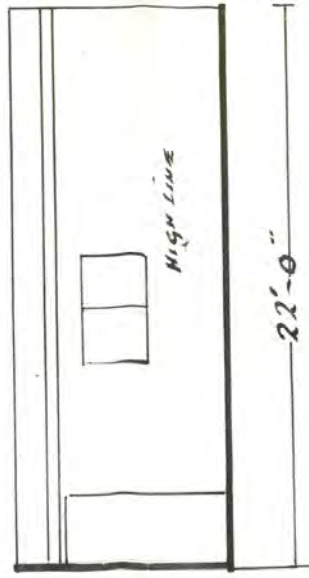
PILES	CONCRETE	8" x 6" x 12"
STAIRS	TREATED PINE	6" x 3"
FLOOR JOISTS	"	6" x 3"
STUDS	"	6" x 3"
TOP & BOTTOM PLATES	"	6" x 3"
DWANGS	"	6" x 3"
RAFTERS	"	6" x 3"
TILE BATTENS	"	2" x 1"
STUDS	"	6" x 3"
CEILING JOISTS	"	6" x 3"
ROOF	"	6" x 1"
WALLS	"	6" x 6"
BRACING	"	6" x 1"
EXTERIOR CLADDING	"	HORIZ. LINE
ROOF DECORATIVE TILES	"	
INTERIOR LINING	"	FOR BOARD



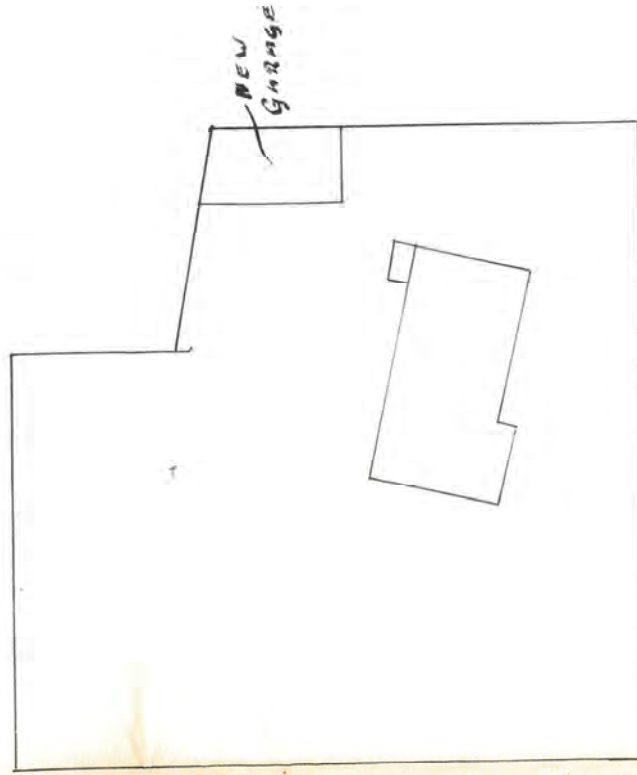
PLAN SCALE $\frac{1}{4}'' = 1'-0''$



ELEV SCALE $\frac{1}{4}'' = 1'-0''$



ELEV SCALE $\frac{1}{4}'' = 1'-0''$



SITE PLAN $\frac{1}{16}'' = 1'-0''$

DRAWN
DORIS M. MACDONALD
BUILDING CONSTRUCTION
CORPORATION

PROPOSED GARAGE FOR MRS MACDONALD



**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 **SA15C/358**
Land Registration District **South Auckland**
Date Issued 02 May 1973

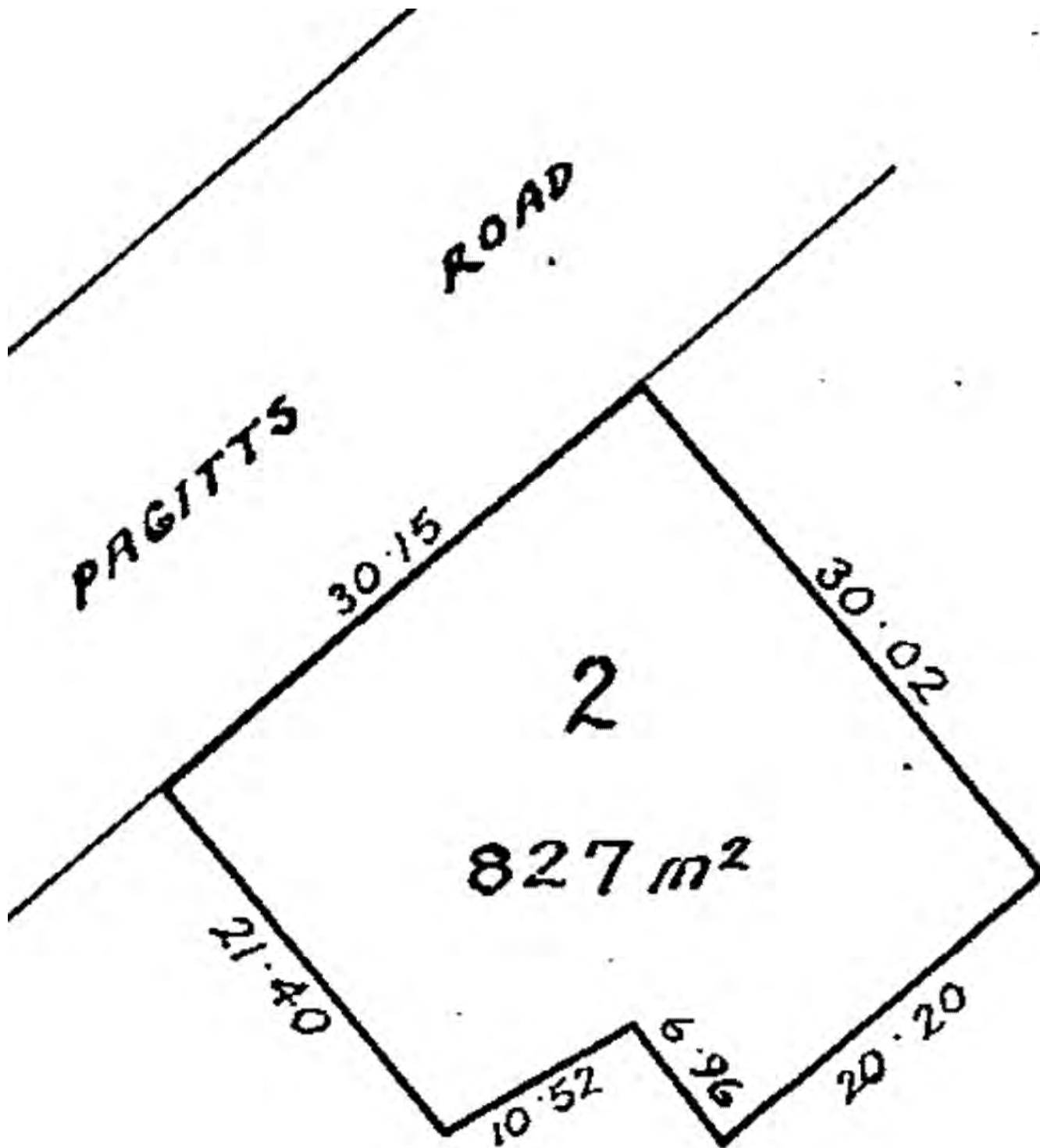
Prior References
SA2B/1358

Estate	Fee Simple
Area	827 square metres more or less
Legal Description	Lot 2 Deposited Plan South Auckland 17232

Registered Owners

Stewart Graeme Anthony MacDonald as to a 1/3 share
Alasdair Ian MacDonald as to a 1/3 share
Phillip Neil Wood as to a 1/9 share
Mathew Glenn Wood as to a 1/9 share
Nicholas James Wood as to a 1/9 share

Interests





Rating Information Database

Property Details

Item	Details
Assessment Number	105834
Valuation Number	04851-37500
Legal Description	LOT 2 DPS 17232
Situation Address	410 Pagitt Street Coromandel
Region	COROMANDEL
Land Area	827m ² (0.0827 Ha)
Title	CT-15C/358
Land Value	\$365,000.00
Improved Value	\$235,000.00
Capital Value	\$600,000.00

Current Rates 2023/2024

Rate Type	Factor	Rate	Amount
District Transportation & Building Control	500000	0.00018500	\$92.50
General Rate Residential	305000	0.00102300	\$312.02
Solid Waste Collection - Coromandel/Colville	1 359.49000000		\$359.49
Stormwater Coro - Value Based	195000	0.00010300	\$20.09
Stormwater Coromandel - SUIP	1 86.74000000		\$86.74
Uniform Annual General Charge	1 600.31000000		\$600.31
Wastewater Residential	1 953.25000000		\$953.25
Water Serviced/Metered	1 401.95000000		\$401.95
Works & Services Farm/Hort/Rural/Res/Islands	1 269.85000000		\$269.85
Works & Services Residential	305000	0.00048200	\$147.01
Total:			\$3243.21

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 which was adopted by the Council on 27 June 2024. within these calculations are based on the provisional 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	600000	0.00015000	\$90.00
General Rate Residential	365000	0.00087800	\$320.47
Solid Waste Collection - Coromandel/Colville	1	372.20000000	\$372.20
Stormwater Coro - Value Based	235000	0.00009400	\$22.09
Stormwater Coromandel - SUIP	1	108.95000000	\$108.95
Uniform Annual General Charge	1	725.13000000	\$725.13
Wastewater Residential	1	1069.00000000	\$1069.00
Water Serviced/Metered	1	410.94000000	\$410.94
Works & Services Farm/Hort/Rural/Res/Islands	1	352.65000000	\$352.65
Works & Services Residential	365000	0.00048400	\$176.66
Total:			\$3648.09

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

Valuation number	0485137500
Assessment number	2231633
Property location	410 Pagitt Street Thames-Coromandel District
Land value (LV)	\$305,000.00
Capital value (CV)	\$500,000.00
Previous land value (LV)	\$0.00
Previous capital value (CV)	\$0.00
Area (Ha)	0.0827
Property category	RD197B
Improvements (<u>KEY</u>)	DWG OB OI
Legal property description LOT 2 DPS 17232	

Rates charges

If no information is displayed here and you require further detail, call Waikato Regional Council's freephone 0800 800 401 or email rates@waikatoregion.govt.nz.

Rate description	Rate type	Rate factor	Factor	Value of factor	Rate amount (incl. GST)
Urban Public Transport Services	indirect benefit (Thames-Coromandel)	0.00000049	CV	500000	\$0.24
Urban Public Transport Services	direct benefit (Thames-Coromandel)	0.00000311	CV	500000	\$1.55
Total					\$1.79
Uniform Annual General Charge	UAGC	99.00513034	UR	1	\$99.01
Total					\$99.01
Regional Theatre	Secondary	0.59454107	UR	1	\$0.59
Total					\$0.59
Regional Services	Regional Services	3.70476808	UR	1	\$3.70
Total					\$3.70
Regional Council General	Thames-Coromandel	0.00027149	CV	500000	\$135.75
Total					\$135.75
Natural Heritage	Natural Heritage	8.6791374	UR	1	\$8.68
Total					\$8.68
Coromandel Peninsula Coromandel Zone	Catchment (value based)	0.00004683	CV	500000	\$23.41

Coromandel Peninsula Coromandel Zone	Catchment (per property)	43.51227764	UR	1	\$43.51
Total					\$66.92
Coromandel Peninsula Coromandel Township	Coromandel Township Maintenance	0.00009136	CV	500000	\$45.68
Coromandel Peninsula Coromandel Township	Coromandel Township Indirect (capital)	0.00000103	CV	500000	\$0.52
Total					\$46.20
Civil Defence & Emergency Mgmt	Civil Defence and Emergency Mgmt	16.06748589	UR	1	\$16.07
Total					\$16.07
Biosecurity	Pest Control and Regional Biosecurity	0.00007427	CV	500000	\$37.14
Total					\$37.14
Total Rates					\$415.85

Google maps

[Click here to view the property via Google Maps](#)

Map view

A new page will open when you click on the [Map link](#) and you will need to select VGNumber in the search criteria and enter the Valuation number

To do another search, click Previous, enter new search criteria in one of the Address, Valuation or Assessment number search options