



# 1900 Tiki Road Coromandel

The Network Licensed REAA 2008



**Rob Keatley**

**M:** 0275 777 424

**E:** [rob.keitley@trinitynetwork.co.nz](mailto:rob.keitley@trinitynetwork.co.nz)

**[www.trinityrealestate.co.nz](http://www.trinityrealestate.co.nz)**

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

The documents provided in this information pack are review copies only, many provided by third parties and may not be current or complete. The records and reports are subject to update at any time. The information contained is therefore only being provided for basic introductory purposes and should not be relied upon by purchasers. Purchasers are encouraged to obtain their own copies of any records and seek independent legal and professional advice.





Enquiries Over \$1,200,000



## ENDLESS OPPORTUNITIES

This is a rare opportunity to purchase two separate homes on one title. The well landscaped property hides a real treasure on a generous sunny fully fenced section, which is private and only a five - minute drive to the bustling Coromandel township.

The two bedroom front cottage has been refurbished to a high standard and boasting high ceilings and beautiful native wood flooring which exudes timeless appeal. At the rear of the property is a two bedroom 2005 architecturally designed build with two bedrooms open plan lounge, dining and a fantastic indoor outdoor flow.

Entertainers will be delighted by the outdoor offerings which is perfect for gatherings barbeques and creating cherished family memories. The combination of space charm and functionality ensures that this property will cater to a wide range of lifestyles. Whilst relaxing in the cedar hot tub take in the native birdsong and surroundings and enjoy what a fantastic setting this really is.

Yes, two homes on one property the ideas are endless, extended family, friends sharing the cost of one property and having two dwellings, call us today to book a viewing and we will help you make this happen.

### 1900 Tiki Road Coromandel

**Price:** Enquiries Over \$1,200,000  
**Land Area:** 1457m<sup>2</sup>  
**Floor Area:** m<sup>2</sup>  
**Rates:** \$3,181  
**Rateable value:** \$1,280,000 on 2023-06-30

**View Online:**  
<https://www.trinityrealestate.co.nz/property/1900-tiki-road-coromandel/>

**Open Homes:**  
 Contact Rob for viewing times



**Rob Keatley**

REAL ESTATE CONSULTANT

**M:** 0275 777 424  
**E:** rob.keatley@trinitynetwork.co.nz  
**W:** www.trinityrealestate.co.nz



**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** **SA2A/1305**  
**Land Registration District** **South Auckland**  
**Date Issued** 12 July 1963

---

**Estate** Fee Simple  
**Area** 1457 square metres more or less  
**Legal Description** Allotment 119 Parish of Kapanga

**Registered Owners**

John Philip Ronald Bell as to a 3/4 share  
Janet Mary Panther as to a 1/4 share

---

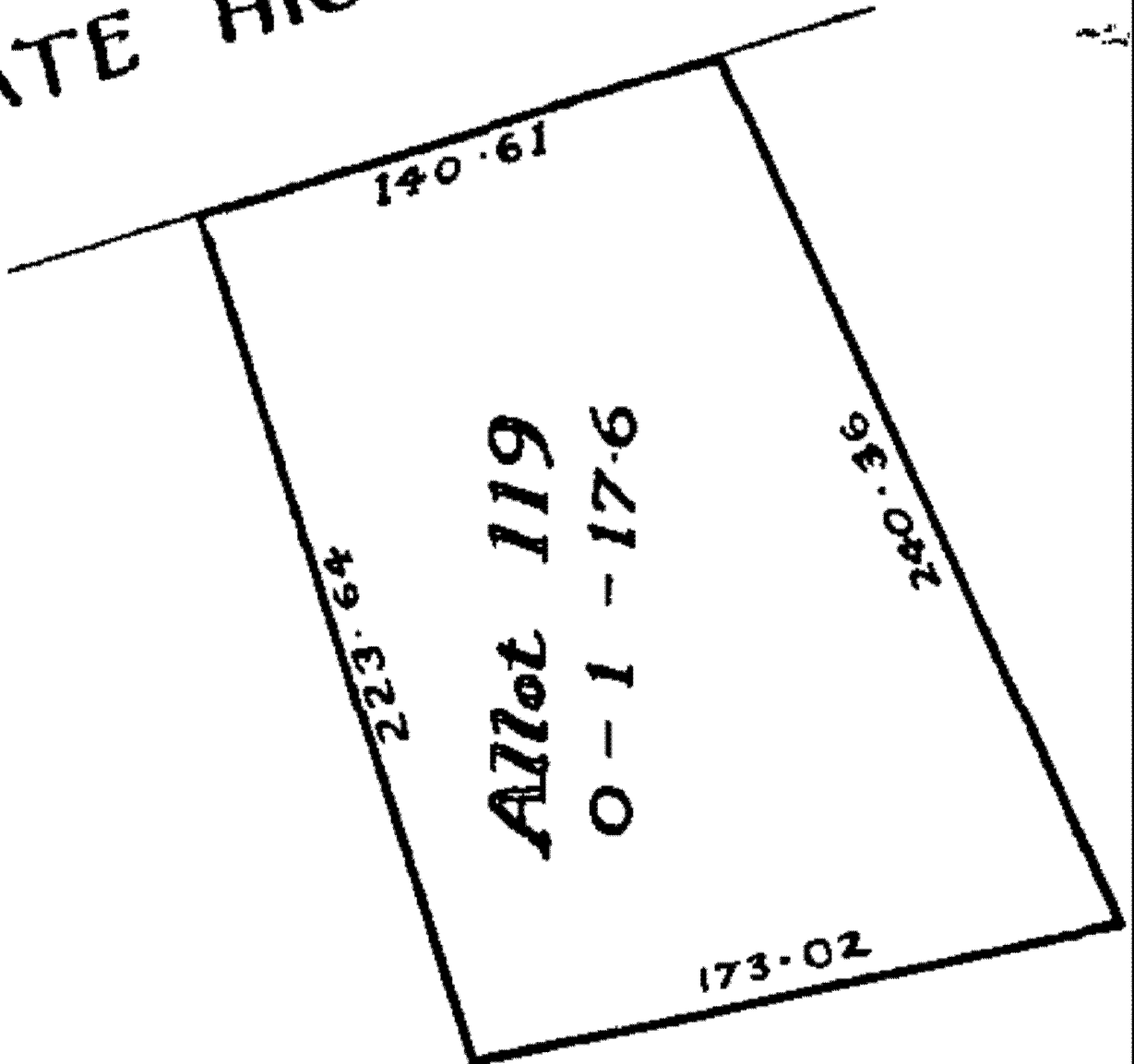
**Interests**

5220445.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway to be a limited access road - 14.5.2002 at 2:52 pm

5752344.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 6.10.2003 at 9:00 am

6210783.1 Encumbrance to The Thames Coromandel District Council - 10.11.2004 at 9:00 am

STATE HIGHWAY No 25







FILE COPY

## CODE COMPLIANCE CERTIFICATE SECTION 43(3) BUILDING ACT 1991

**BUILDING CONSENT NUMBER:** ABA 20030831

### SITE LOCATION

**Address:** 1900 TIKI ROAD (SH25), COROMANDEL 2851  
**Legal Description:** ALLOT 119 PARISH KAPANGA  
**Valuation No:** 04851 58800

### INTENDED USE(S):

Alts & adds to Dwelling

### INTENDED LIFE

Indefinite, but not less than 50 years

### THIS IS:

- ☒ A final Code Compliance Certificate issued in respect of all of the building work under the above Building Consent.
- ☐ An interim Code Compliance Certificate in respect of part only, as specified in the attached particulars, of the building work under the above Building Consent.
- ☐ This certificate is issued subject to the conditions specified in the attached \_\_\_\_\_ pages headed "Conditions of Code Compliance Certificate" (being this certificate).

**SIGNED FOR, AND ON BEHALF OF, THE COUNCIL**

Chris Newmarch  
Team Leader - Building Control

16/03/2004

District Office: 515 Mackay Street, Private Bag, Thames, New Zealand  
Telephone: (07) 868 6025, Fax: (07) 868 9027

Email: [customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz) Website: [www.tcdc.govt.nz](http://www.tcdc.govt.nz)

OFFICES AT: COROMANDEL • WHITIANGA • WHANGAMATA

DWS: 415768

Building Consent Issued by: Thames-Coromandel District Council

**CODE COMPLIANCE CERTIFICATE**

Section 95, Building Act 2004

No: ABA/2005/300

**THE OWNER:**

Name:	B J Hunt and L I Abernethy and D J Underwood	Contact Person:	B J Hunt and L I Abernethy and D J Underwood
Mailing Address:	1900 Tiki Rd Coromandel Waikato 2851		
Street Address:	1900 Tiki Rd Coromandel Waikato 2851		
Ph:	Fax:	After hrs:	

**SITE LOCATION:**

Street Address:	1900 Tiki Road SH25 COROMANDEL
Legal Description:	Allot 119 SO KAPANGA
Description:	Dwelling Incl Fireplace
Building Name: [If applicable]	Level/Unit No: [If applicable]
Location within site/block:	Number of levels:

Current, lawfully established, use: Dwelling Incl Fireplace

Year first constructed: Unknown

First Point of Contact:

- I. The first point of contact for communications with the building consent authority will be with the duty Building Control Officer.

**Code compliance:**

The building consent authority named above is satisfied, on reasonable grounds, that

- ☒ (a) the building work complies with the building consent;
- ☐ (b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.

**Attachment:**

Compliance schedule number: .....

Chris Newmarch

Building Control Team Leader

On behalf of: Thames-Coromandel District Council

Date: 25-Jan-2006

District Office: 515 Mackay Street, Private Bag, Thames, New Zealand

Telephone: (07) 868 0200, Fax (07) 868 0234

Email: [customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz) Website: [www.tcdc.govt.nz](http://www.tcdc.govt.nz)

OFFICES AT: COROMANDEL – WHITIANGA – WHANGAMATA



DWS: 415778  
FILE COPY

25-Jan-2006

B 3100.1900

B J Hunt and L I Abernethy and D J Underwood  
1900 Tiki Rd  
Coromandel  
Waikato 2851

Dear Burwell, Lorraine and David

**ABA/2005/300 Code Compliance Issue**  
**Location: 1900 Tiki Road SH25 COROMANDEL**

The final inspection for this Building Consent has been carried out and a Code Compliance Certificate is enclosed subject to any condition specified therein.

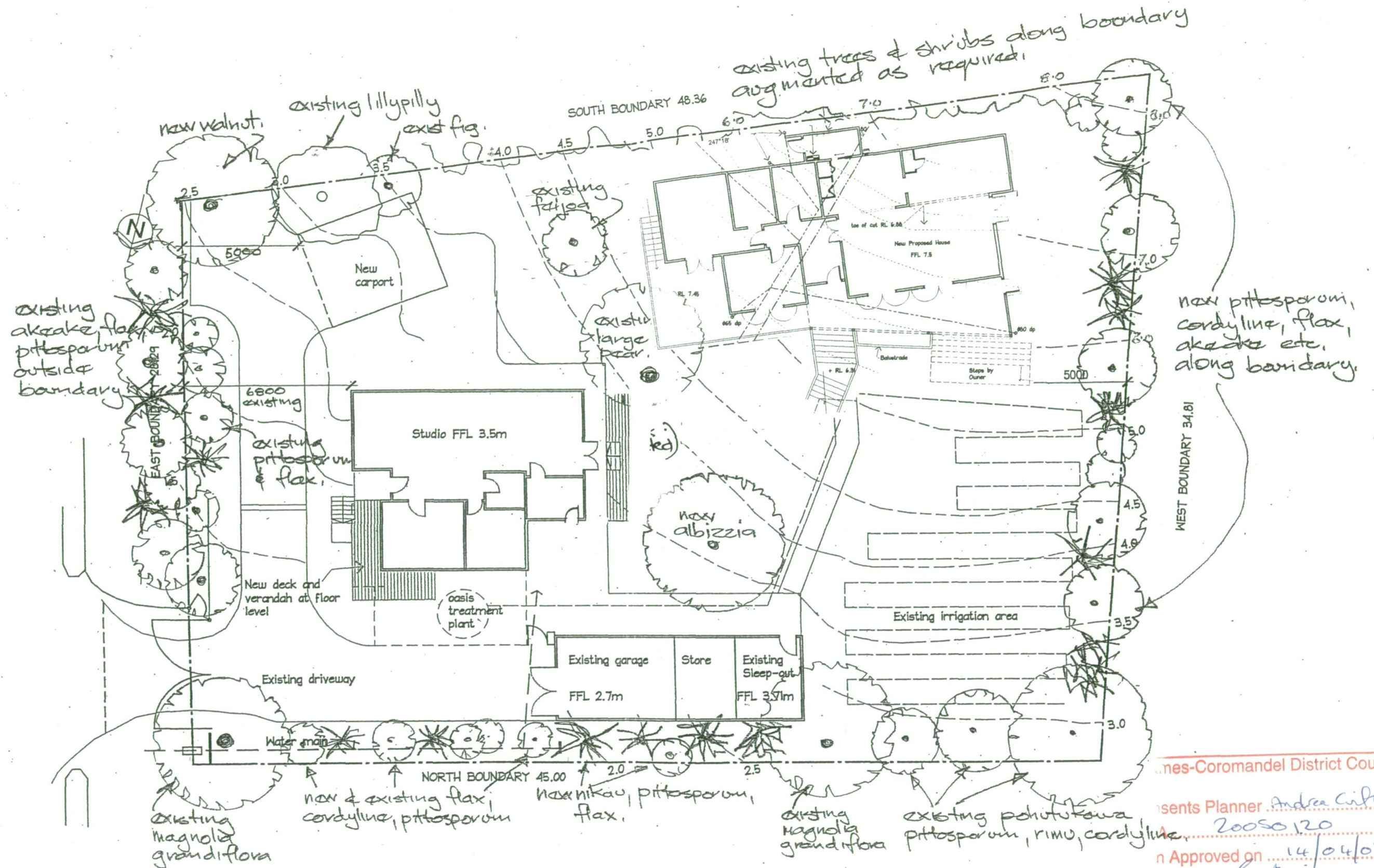
This Certificate is an important document and may be required for insurance purposes or by interested parties when the property is sold. Please retain for your records.

If you have any queries please do not hesitate to contact me.

Yours sincerely

Teresa Paul  
ADMINISTRATION ASSISTANT  
**ENVIRONMENTAL SERVICES**





Coromandel District Council  
 Presents Planner Andrea Cipriotti  
 20050120  
 Approved on 14/04/05  
 ned htr

		Areas (m <sup>2</sup> ) approved in Resource Consent RMA20040127	Areas for which a Variation is sought
Existing	Studio (old house)	88	91.1
New	Covered decks for studio	30	9.67 (in stage 2)
Existing	Garage workshop for boat, store and sleepout	50	50.2
New	Carport	35	35 (in Stage 2)
New	House, including covered decks	132 } total 167 35 }	184.03
	Total site coverage approved 25.5%	370	370

PRELIMINARY

**HUNT HOUSE, 1900 TIKI RD, COROMANDEL**  
**PROPOSED LANDSCAPING**

Scale 1:200      Original Size A3      Drawn HER      Job 3002

**HUNT DAVIES TENNENT**  
**ARCHITECTURE & INTERIOR DESIGN**  
 PO Box 6435 • 24 Blair Street • Wellington • New Zealand • Tel (04) 385 2621 • Fax (04) 385 2629 • architects@hdt.co.nz

Drawing No.

SK07

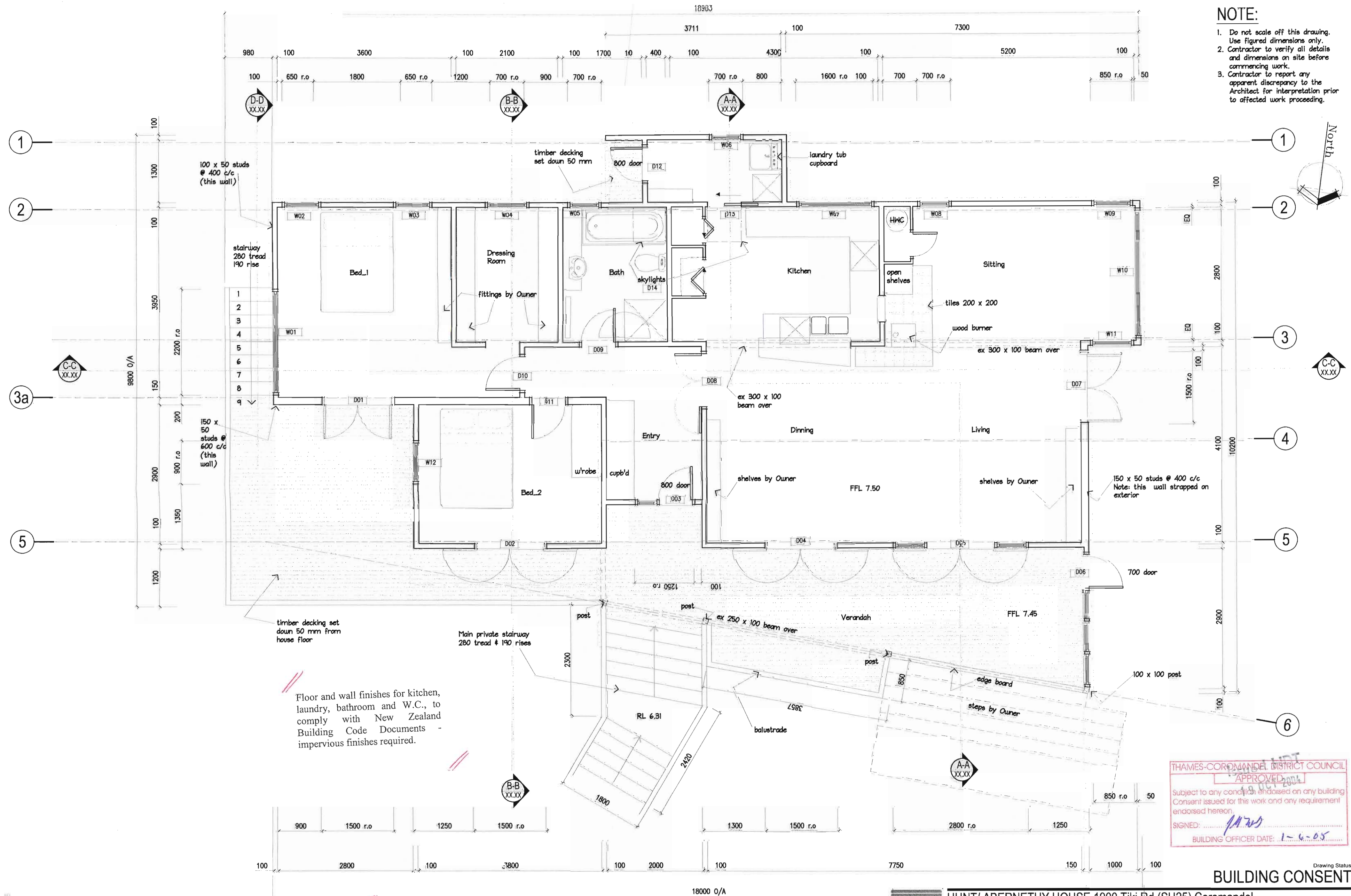
Rev. 1 31/3/05

24/11/03 - 10:33



# NOTE:

1. Do not scale off this drawing. Use figured dimensions only.
2. Contractor to verify all details and dimensions on site before commencing work.
3. Contractor to report any apparent discrepancy to the Architect for interpretation prior to affected work proceeding.



Drawing Status

**BUILDING CONSENT**

HUNT/ABERNETHY HOUSE 1900 Tiki Rd (SH25) Coromandel

Floor Plan

**HUNT DAVIES TENNENT**

ARCHITECTURE &  
INTERIOR DESIGN

PO Box 6435 24 Blair Street Wellington New Zealand  
Tel (04) 385 2621 Fax (04) 385 2629 architects@hdt.co.nz

Job No. 3002	Drawn este
Scale 1:50	Original Size A2
Drawing No.	Revision No.
<b>A1.10</b>	<b>P1</b>



# Rating Information Database

## Property Details

Item	Details
Assessment Number	106047
Valuation Number	04851-58800
Legal Description	Allot 119 SO KAPANGA
Situation Address	1900 Tiki Road SH25 Coromandel
Region	COROMANDEL
Land Area	1456m <sup>2</sup> (0.1456 Ha)
Title	CT-2A/1305
Land Value	\$395,000.00
Improved Value	\$885,000.00
Capital Value	\$1,280,000.00



## Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	1280000	0.00017300	\$221.44
General Rate Residential	395000	0.00088500	\$349.58
Solid Waste Collection - Coromandel/Colville	1	361.25000000	\$361.25
Uniform Annual General Charge	1	709.03000000	\$709.03
Water Serviced/Metered	1	577.73000000	\$577.73
Works & Services Farm/Hort/Rural/Res/Islands	1	340.10000000	\$340.10
Works & Services Residential	395000	0.00044800	\$176.96
Total:			<b>\$2736.09</b>

## Disclaimer

*The 2025/2026 figures are based on the Rating Information Database as at July 2025. The rates were set by Council at a meeting on 24 June 2025.*

<b>Valuation number</b>	0485158800
<b>Assessment number</b>	2236244
<b>Property location</b>	1900 Tiki Sh25 Road Thames-Coromandel District
<b>Land value (LV)</b>	\$395,000.00
<b>Capital value (CV)</b>	\$1,280,000.00
<b>Previous land value (LV)</b>	\$0.00
<b>Previous capital value (CV)</b>	\$0.00
<b>Area (Ha)</b>	0.1456
<b>Property category</b>	Residential-Multiple Dwellings-Mixed Age-average
<b>Improvements</b> <b>(<u>KEY</u>)</b>	2 DWG OB OI
<b>Legal property description</b> Allot 119 SO KAPANGA	



## 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](mailto: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) Flat Rate	0.00000001	CV	1280000	\$0.01
Urban Public Transport Services	direct benefit (Thames-Coromandel) Flat Rate	0.00000001	CV	1280000	\$0.01
Total					\$0.03
Uniform Annual General Charge	UAGC UR	99.1	Fixed	1	\$99.10
Total					\$99.10
Regional Theatre	Secondary UR	0.56	Fixed	1	\$0.56
Total					\$0.56
Regional Services	Regional Services UR	3.71	Fixed	1	\$3.71
Total					\$3.71
Regional Council General	Thames-Coromandel FltRate	0.00022213	CV	1280000	\$284.33
Total					\$284.33

Passenger Transport	Regional Unserved UR	11.68	Fixed	1	\$11.68
Total					\$11.68
Natural Heritage	Natural Heritage UR	15	Fixed	1	\$15.00
Total					\$15.00
Coromandel Peninsula Coromandel Zone	Catchment (value based) FltRate	0.00003628	CV	1280000	\$46.44
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.95	Fixed	1	\$44.95
Total					\$91.39
Civil Defence & Emergency Mgmt	Civil Defence and Emergency Mgmt UR	15.96	Fixed	1	\$15.96
Total					\$15.96
Biosecurity	Pest Ctrl and Regional Biosec (TCDC) FltRate	0.00006359	CV	1280000	\$81.40
Total					\$81.40
Total Rates					\$603.15