

TEAM CORO

The Real Reason
You Buy Here.



3 Kayes Crescent Coromandel

The Network Licensed REAA (2008)



Rob Keatley

REAL ESTATE CONSULTANT

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TEAM CORO

The Real Reason You Buy Here.



Asking Price \$600,000

Little Bay Escape

PRICE REDUCED !!

This very appealing section in the very popular Little Bay will suit all holidaymakers or permanent wanting to experience this idyllic spot. It has a substantial flat, cleared area and native bush on the hill, which could also be developed.

This section surrounded by native bush and reserve land on one side comes with a few desirable bonuses to make your future plans easier.

There is your own little private bush walk down through the reserve to the beach which is approximately a 3-minute walk.

Included In the sale is the large Oxford caravan and 2 utility sheds. Power and septic tank are also onsite, they just need to be connected. Water supply is also available onsite.

This beautiful spot also provides great swimming, fishing and diving on your doorstep.

There is everything you need here, create your holiday memories in this awesome spot today.

3 Kayes Crescent Coromandel

Price:	Asking Price \$600,000
Land Area:	2000m ²
Floor Area:	m ²
Rates:	\$2222

View Online:

<https://properties.teamcoro.co.nz/property/3-kayes-crescent-coromandel/>

Open Homes:

Contact **Rob** for viewing times

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the network.



**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

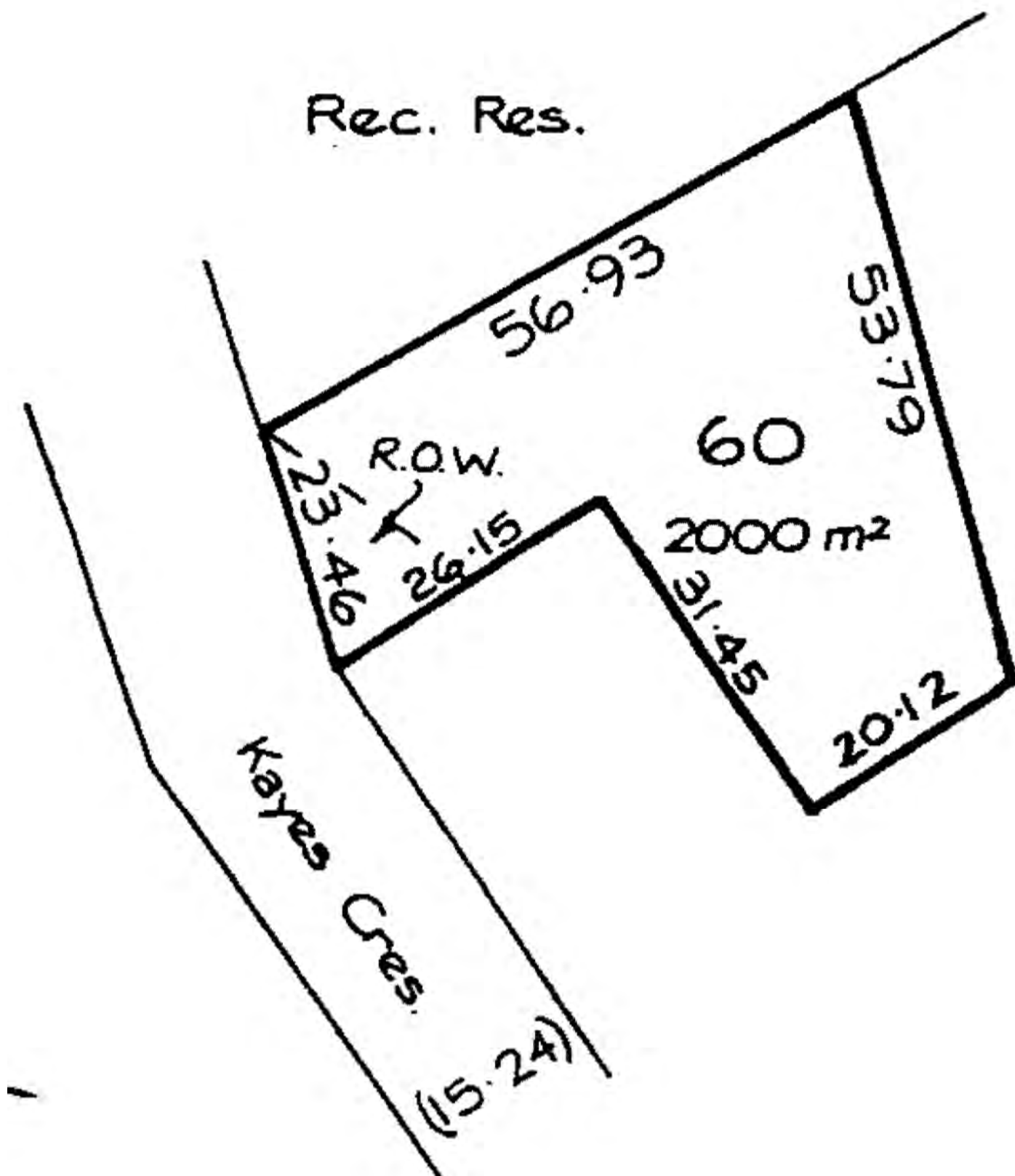
Identifier SA38B/708
Land Registration District South Auckland
Date Issued 15 May 1987

Prior References
SA14B/904

Estate Fee Simple
Area 2000 square metres more or less
Legal Description Lot 60 Deposited Plan South Auckland
15819

Registered Owners
Rita Doreen McNeil as to a 1/2 share
Rodger Harold McNeil as to a 1/2 share


Interests
S541758 Building Line Restriction
Subject to drainage rights (in gross) over parts coloured yellow and sepia on DPS 15819 in favour of Coromandel County Council created by Transfer S560499
The easements created by Transfer S560499 are subject to Section 37 (1) (a) Counties Amendment Act 1961
Subject to a right of way over parts coloured blue and sepia on DPS 15819 specified in Easement Certificate S593567
The easements specified in Easement Certificate S593567 are subject to Section 37 (1) (a) Counties Amendment Act 1961



S541758 BLR

S.P. 147

I hereby certify that the Coromandel County Council duly resolved on 20 October 1971 as follows:
The Coromandel County Council hereby pursuant to Section 34 of the Counties Amendment Act 1961 approves the survey plans of the subdivision of Part Matamataharakeke Block, Blocks IV and VI Harataunga Survey District, comprised in Certificate of Title 955/37 subject to the condition that easements set out in the memoranda of easements endorsed on the said plans be duly granted or reserved and further subject to the imposition of building line restriction, such restrictions to require that no buildings or parts thereof erected or substantially re-erected on Lots 37 - 41, 49, 50, 57 - 60, shall stand within a distance of 33 feet from the middle line of Lot 110, being road to be vested; and on Lot 89, 90, 91, 95, 96 within a distance of 33 feet from Lot 112, being road to be vested AND authorizes the common seal of the Council to be affixed to the said plans.


B.H. de Boer,
COUNTY CLERK.

C.T. 955/37

Lots 37-41 plan S. 15816

Lots 49, 50, 57, 58 plan S. 15817

Lots 59, 60 plan S. 15819.

Lot 89 plan S. 15820

Lots 90, 91, 95 & 96 plan S. 15821.

541758

~~541500~~
Building Line Restriction
PARTICULARS ENTERED IN THE REGISTER-BOOK
VOL. 955 FOLIO 37

THE 13th DAY OF June 1972
AT 9.25 O'CLOCK.

A. L. R.

Assistant Land Registrar,
SOUTH AUCKLAND

Resolution Cancelling the within
Building Line Restriction ~~as to~~
lot 59 Plan S.158A (CT. 174/900) See
H.185525 entered 30-6-1978 at 14.04
10.04 O'C

A. L. R.

A.L.R.

H.185595 Resolution cancelling
the building line restriction
in respect of lot 58 DPS 15817
(CT 28A/143) entered 23.7.1982
at 2.02 p.m.

for A.L.R.

6A

LAND & DEEDS	
Nature:	B.L.R.
Firm:	Coromandel County Council
Date:	2 DEC 1971
Time:	9.20.
For:	
Abstract No.	9620.



S 560499 TE

Stamp Duty AKU

17-VI-72 40198 -DTY *****1.00

(Approved by the District Registrar, Auckland, No. 3360)

(New Zealand)

(C)

Under the Land Transfer Act, 1952

Memorandum of Transfer

GRANT OF EASEMENT IN GROSS

KENNETH MARTEN RABARTS, of Coromandel, Farmer, (hereinafter with his successors and assigns called "the Grantor")

being registered as proprietor

of an estate in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in all those pieces of land situated in the Land District of South ..

Auckland containing together Four acres eight decimal ^{nine} three perches (4 a. 0 r. 8 ⁹ p.)

more or less being Lots 34 and 38, Deposited Plan S15816, Lots 59 and 60, Deposited Plan S.15819, Lots 79, 80, 81, 82, 83, 84 and 85, Deposited Plan S.15820, and Lot 91, Deposited Plan S.15821 (hereinafter called "the said Lots") being parts of the land situated in Block VI and VII Harataunga Survey District, being part of the Matamataharakeke Blocks, part of the said Lots being part of Lot 2, Deposited Plan .. 13950, and being part of the land in Certificate of Title Volume 955 Folio 37, South Auckland Registry, SUBJECT TO Mortgages S.467122 and S.498576

AND WHEREAS a condition of the approval by the Coromandel County Council of the subdivision effected by the said plans was that a Drainage Easement in gross be transferred and granted by the Grantor to THE CHAIRMAN, COUNCILLORS AND INHABITANTS OF THE COUNTY OF COROMANDEL incorporated under the Counties Act 1956 (hereinafter with its successors and assigns referred to as and included in the term "the Grantee") over the parts of the said Lots coloured respectively yellow, blue, yellow, yellow and sepia, blue, yellow, blue, blue, yellow, sepia, blue, and blue, on the said plans (hereinafter called "the servient tenement")

NOW THEREFORE in order to comply with the said condition of approval .. the Grantor DOETH HEREBY TRANSFER AND GRANT to the Grantee full and free uninterrupted right liberty and privilege for ever hereafter to carry .. convey and drain water whether flood rain tempest spring soakage or ... seepage water in any quantity through over along or under the servient .. tenement and for such purpose and from time to time to lay construct .. extend maintain replace repair alter renew and cleanse open drains pipes and conduits (all or any of them at the discretion of the Grantee) through over along or under the servient tenement such open drains pipes and ... conduits to be of such depth width or diameter and at such depth below .. the surface of the soil as may be considered necessary by the Grantee, .. together with full power and authority for the Grantee its surveyors, .. engineers, workmen, agents and servants with or without horses, carts, .. and other vehicles, trucks, machines, tools and implements from time to .. time and at all times to enter and remain for any of the purposes afore- said upon such parts of the said lots as shall be necessary to do and .. perform such acts and things as shall be necessary or proper for or in .. relation to any of the purposes aforesaid of this grant

AND THE GRANTEE DOETH HEREBY COVENANT AND AGREE WITH THE GRANTOR as follows :-

- (1) That the Grantee shall and will at all times cleanse, repair and maintain such open drains as may be constructed, and such pipes and conduits as may be laid down in or under the servient tenement in a good and efficient state of repair for the purposes for which the same are designed and will prevent them from becoming a nuisance
- (2) When the Grantee enters upon any of the said lots for any purpose connected with or authorised by the within grant, it shall and will carry out and complete any necessary work with as little disturbance to the ... surface of the land as possible and with the least possible inconvenience to the grantor his guests servants and invitees, and shall and will immediately upon the completion of any such work thereon restore the surface of any land disturbed as nearly as possible to its original condition and will sow in pasture grasses to be approved by the Grantor .. such part thereof as shall require the same by reason of such disturbance thereof ..
- (3) That the Grantee will from time to time repair and make good all damage .. to any buildings, fences, gates or drains caused by the Grantee in carrying out any construction or repair work or caused by the flooding or leakage of the said drains pipes or conduits
- (4) That subsequent to the erection of dwellings on any of the said lots the . Grantee shall carry out all excavation or other work required to be done . upon any lots upon which a dwelling has been erected by the use of hand . tools only and will not enter the lot affected with any wheeled mounted or . track mounted excavator or other wheeled vehicle or implement .
Provided that where the Grantee's engineers because of emergency or the .. nature of the work involved are unable to do the necessary work without .. the aid of track or wheel mounted implements or vehicles they may apply to the Grantor for his consent to the waiver of the terms of this covenant .. and the Grantor's consent shall not be arbitrarily withheld

AND the Grantor HEREBY COVENANTS with the Grantee that the Grantor will not at any time hereafter do permit or suffer any act whereby the rights powers licences and liberties hereby granted to the Grantee may be interfered with or affected.. Nothing herein contained or implied shall be deemed to compel the Grantee to ... conduct water through over along or under the servient tenement and the Grantee may discontinue such drainage at will and having so discontinued such drainage .. may again re-commence drainage at its will or pleasure

AND IT IS HEREBY FURTHER AGREED BY AND BETWEEN THE GRANTOR AND THE GRANTEE that nothing herein contained shall be deemed to abrogate limit restrict or abridge any of the rights powers and remedies vested in the Grantee by any statute and in particular The Land Drainage Act 1908, The Municipal Corporations Act 1954 and .. The Public Works Act 1928, or any of them or any amendment thereof or any Act or Acts passed in substitution thereof.

IN WITNESS WHEREOF these presents have been executed this ^{8/11}
day of May One thousand nine hundred and seventy two.

SIGNED by the above-named KENNETH MARTEN RABARTS as Grantor in the .
presence of :-

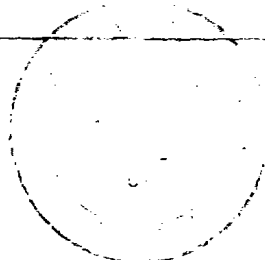
K. M. Rabarts
Handwritten signature
Chairman

THE COMMON SEAL of the body corporate called THE CHAIRMAN, COUNCILLORS AND INHABITANTS OF THE COUNTY OF COROMANDEL was hereto affixed as Grantee in the presence of :-

K. M. Rabarts..... Chairman

..... Councillor

S. L. S. S...... County Clerk



~~In Consideration of~~

(the receipt of which sum is hereby acknowledged)

Do hereby Transfer to the said

all

estate and interest in the

~~said piece of land above described~~

CONSENT OF MORTGAGEES

WE ERIC CHARLES DAY, of Auckland, Retired, and ALFRED CLIFFORD HEBBEND, of Hamilton, Clerk of Works, the Mortgagees of the within-described land under and by virtue of Memorandum of Mortgage No. S.467122, South Auckland Registry, HEREBY CONSENT to the within-written Memorandum of Transfer.

DATED this 8th day of May 1972.

SIGNED by the above-named ERIC CHARLES DAY as Mortgagee in the presence of :-

R. C. Repton
Solicitor Auckland

SIGNED by the above-named ALFRED CLIFFORD HEBBEND as Mortgagee in the presence of :-

R. C. Repton
Solicitor
Auckland

~~In witness whereof these presents have been executed this~~ day of

19

Signed by the above named

~~in the presence of~~

CONSENT OF MORTGAGEE

I PETER PARLEVLIET, of Coromandel, Garage Proprietor, the Mortgagee of the within-described land under and by virtue of Memorandum of Mortgage No. S.498576, South Auckland Registry, HEREBY CONSENT to the within-written Memorandum of Transfer.

DATED this 8th day of May 1972.

SIGNED by the above-named PETER PARLEVLIET as Mortgagee in the presence of :-

P. C. Godwin
P. C. Godwin
Coromandel

P. C. Godwin

S 560499

TRANSFER

GRANT OF EASEMENT IN GROSS in respect of
~~TRANSFER OF~~ Estates in fee simple
within described

Correct for the purposes of the Land Transfer Act.

26

Robmes

Solicitor for the Transferee.

K.M. RABARTS

Grantor
~~Transferor~~

THE CHAIRMAN, COUNCILLORS &
INHABITANTS OF THE COUNTY OF
COROMANDEL

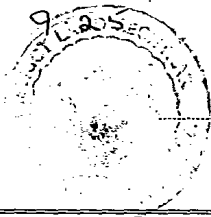
Grantee
~~Transferee~~

SOLICITOR FOR THE TRANSFEE
(OR LESSEE)

Particulars entered in the Register-Book Vol. 955

Folio 37

the 13th day of June 1972
at 9 o'clock



St. Houghton
Assistant Land Registrar
of the District of South
Auckland

Robmes
13/6/72

with S 560499
The easement created by Transfer No. 560499
subject to the provisions of section 37 (1) (a) of the
Counties Amendment Act 1961.
St. Houghton
A.L.R.

7)

LAND TRANSFERS	
Nature:	T
Firm:	REYBURN, McARTHUR, BOYES & LYON,
Date:	13 JUN 1972
Time:	9.25
Fee:	5.00
Abstract No.	729988

Solicitors,

AUCKLAND.

Solicitors for the Transferee





Rating Information Database

Property Details

Item	Details
Assessment Number	100534
Valuation Number	04811-04400
Legal Description	LOT 60 DPS 15819
Situation Address	3 Kayes Crescent Little Bay
Region	LITTLE BAY
Land Area	2001m ² (0.2001 Ha)
Title	CT-38B/708
Land Value	\$520,000.00
Improved Value	\$30,000.00
Capital Value	\$550,000.00

Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	550000	0.00017300	\$95.15
General Rate Residential	520000	0.00088500	\$460.20
Solid Waste Collection - Coromandel/Colville	1	361.25000000	\$361.25
Uniform Annual General Charge	1	709.03000000	\$709.03
Works & Services Farm/Hort/Rural/Res/Islands	1	340.10000000	\$340.10
Works & Services Residential	520000	0.00044800	\$232.96
Total:			\$2198.69

Valuation number	0481104400
Assessment number	2227084
Property location	3 Kayes Cres Thames-Coromandel District
Land value (LV)	\$520,000.00
Capital value (CV)	\$550,000.00
Previous land value (LV)	\$0.00
Previous capital value (CV)	\$0.00
Area (Ha)	0.2001
Property category	Residential-Vacant Site
Improvements (<u>KEY</u>)	OB OI
Legal property description LOT 60 DPS 15819	

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) Flat Rate	0.00000001	CV	550000	\$0.01
Total					\$0.01
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	550000	\$122.17
Total					\$122.17
Passenger Transport	Regional Unserviced 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	550000		\$19.95
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.95	Fixed	1		\$44.95
Total						\$64.90
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	550000		\$34.97
Total						\$34.97
Total Rates						\$368.06

Google maps

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