



270 Tiki Road Coromandel

The Network Licensed REAA 2008



Rob Keatley

M: 0275 777 424

E: rob.keitley@trinitynetwork.co.nz

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.



**Asking Price \$2,295,000
+SAV+GST (if any)**

Turning of the Tide

Welcome to Tidewater Motel and Tourist Park in Coromandel Town—a thriving business opportunity! This well-established property offers diverse accommodation options for all budgets, ensuring steady income year-round. Just a two-minute walk from town, it features powered and unpowered campsites, one- and two-bedroom self-contained units, and studio units.

Guests can enjoy communal facilities like a large kitchen, outdoor BBQ area, and fish filleting station. With potential for subdivision, the property can host up to 150 guests and is meticulously maintained, including the owner's 3-bedroom villa, which has been updated while retaining its charm.

With summer approaching, Coromandel is a sought-after holiday destination. Don't miss out—call today to schedule a viewing! \$2,295,000 + SAV + GST (if any)

270 Tiki Road Coromandel

Price: \$2,295,000 +SAV +GST (if any)
Land Area: 5691m²
Floor Area:
Rates:
Rateable value:

View Online:
<https://thenetwork.co.nz/property/270-tiki-road-coromandel-1/>

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

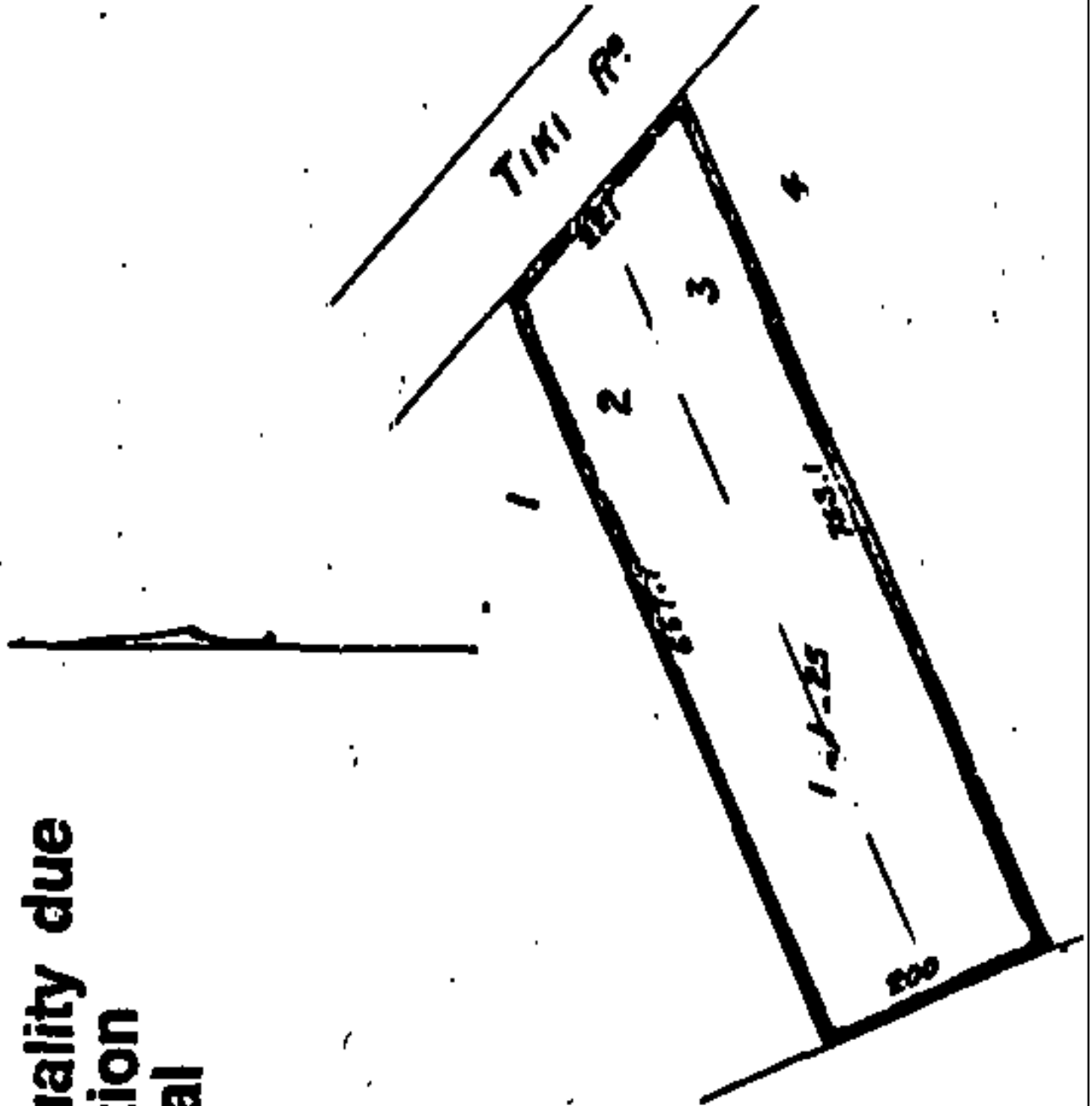
Identifier SA149/190
Land Registration District South Auckland
Date Issued 09 September 1907

Prior References
SA11/138

Estate Fee Simple
Area 5691 square metres more or less
Legal Description Lot 2-3 Deposited Plan 1691
Registered Owners
Kelvin Rodney Robinson and Shelley Nicole Robinson

Interests
11022117.3 Mortgage to ANZ Bank New Zealand Limited - 8.2.2018 at 3:24 pm

**Image Quality due
to Condition
of Original**





CODE COMPLIANCE CERTIFICATE NO. 95/5876
SECTION 43(3), BUILDING ACT 1991

Building Consent No.: 95/5876

PROJECT LOCATION: Property No.. 105979
270 TIKI ROAD, COROMANDEL

PROJECT:

2 MOTEL UNITS

Project Stage..... TOTAL PROJECT
Intended Life..... 50 years

Valuation No. 04851/52700
Legal Desc... LOTS 2 3 DP 1691 BLK VI COROMANDEL SD

CHARGES (As Invoiced)

The Council's balances of charges payable before uplifting this Code Compliance Certificate is: \$0.00

Receipt No.: _____ Date: _____

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 / page(s) headed 'Conditions of Code Compliance Certificate No. 95/5876' (being this certificate)

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

Signature: _____

Date: 02 JUL 96

Name: _____

Position: B.A.O



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

APPLICABLE TO BUILDING CONSENT No. B502001455

SITE LOCATION

Address : 270 TIKI ROAD, COROMANDEL 2851

Legal Description. : DP1691/2&3

Valuation No. : 04851/52700

PROJECT DESCRIPTION

Intended Use(s) : Garage

Intended Life : 20 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.

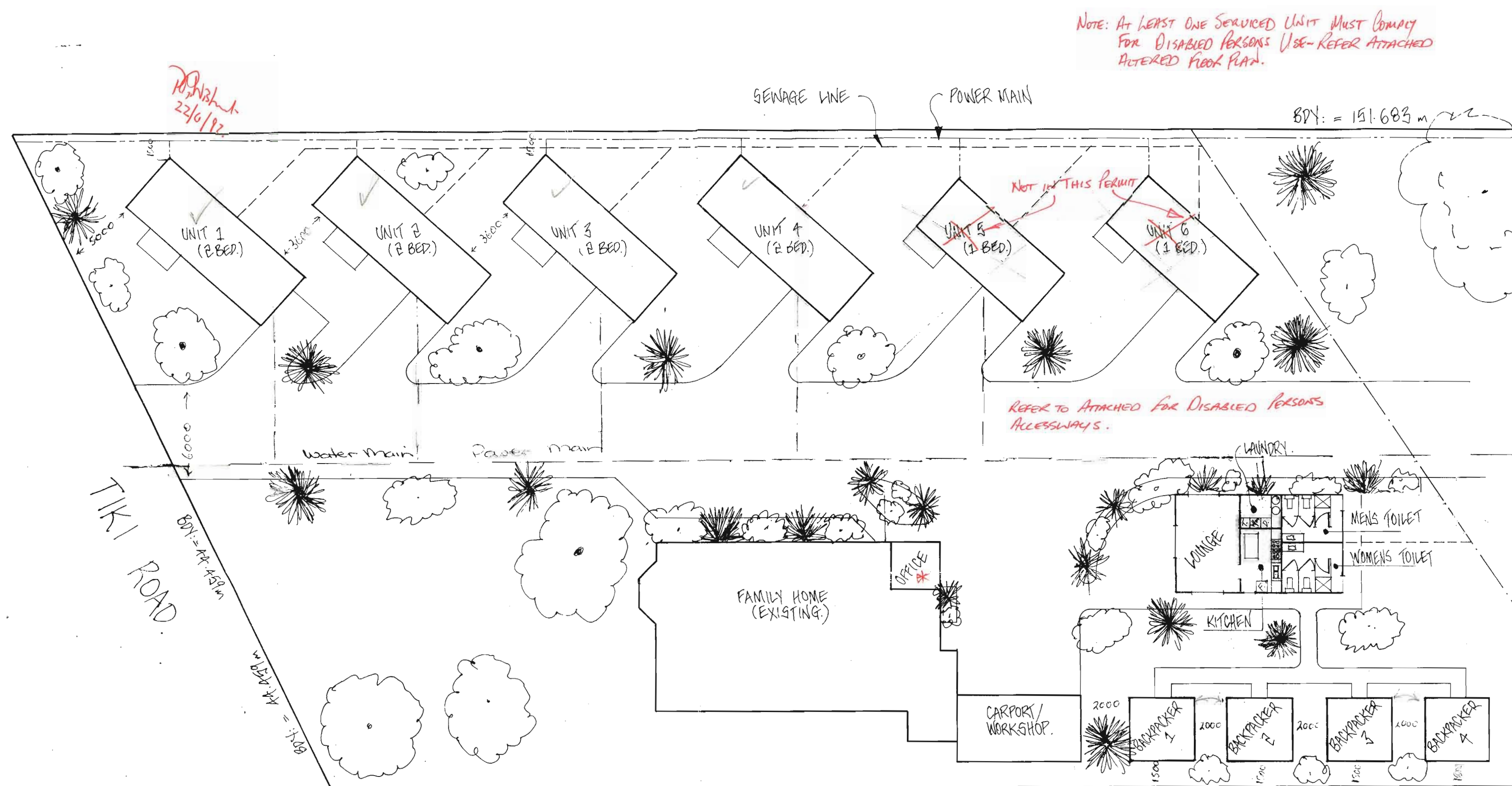
☐

This certificate is issued subject to the conditions specified in the attached page/s.

SIGNED FOR AND ON BEHALF OF THE COUNCIL :

pp O.E. Reid
.....

Chris Newmarch
Senior Building Inspector
26 May 2000



NOTE: AT LEAST ONE SERVICED UNIT MUST COMPLY FOR DISABLED PERSONS USE - REFER ATTACHED ALTERED FLOOR PLAN.

REFER TO ATTACHED FOR DISABLED PERSONS ACCESSWAYS.

* FACILITIES IN OFFICE MUST COMPLY FOR DISABLED PERSONS. IE DOORWAY, ACCESS, PUBLIC COUNTER.

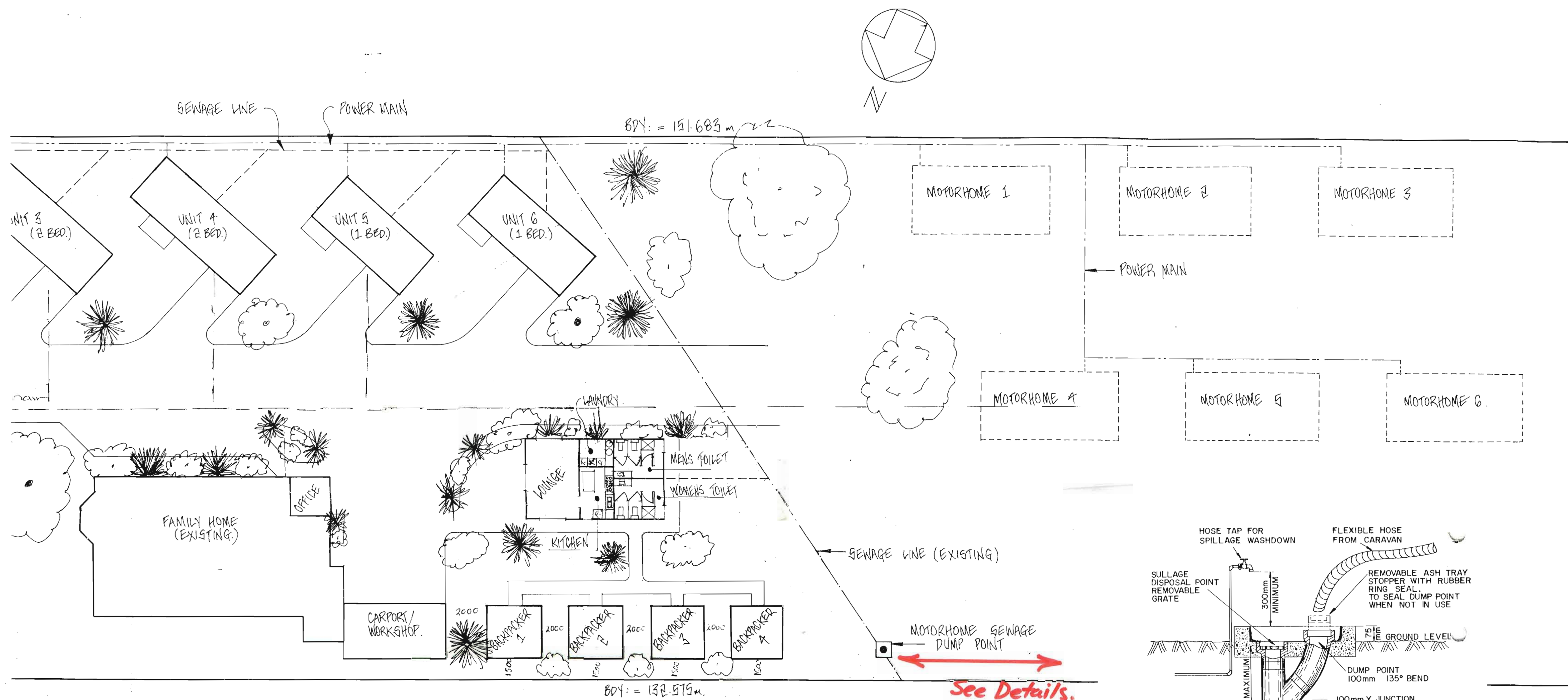
SITE PLAN

PROPOSED TOURIST COMPLEX
FOR R & G STEWART
TIKI ROAD - COROMANDEL.

THAMES-COROMANDEL DISTRICT COUNCIL		
Private Bag Thames	IMPORTANT	Phone (0843) 86025
VARIATIONS TO APPROVED PLANS		
NO DEPARTURE FROM OR VARIATION TO THESE APPROVED PLANS AND PERMIT IS PERMITTED UNLESS WRITTEN APPROVAL HAS BEEN OBTAINED FROM COUNCIL'S BUILDING DEPARTMENT.		
FAILURE TO OBSERVE THIS REQUIREMENT CAN RESULT IN A STOP WORK NOTICE		

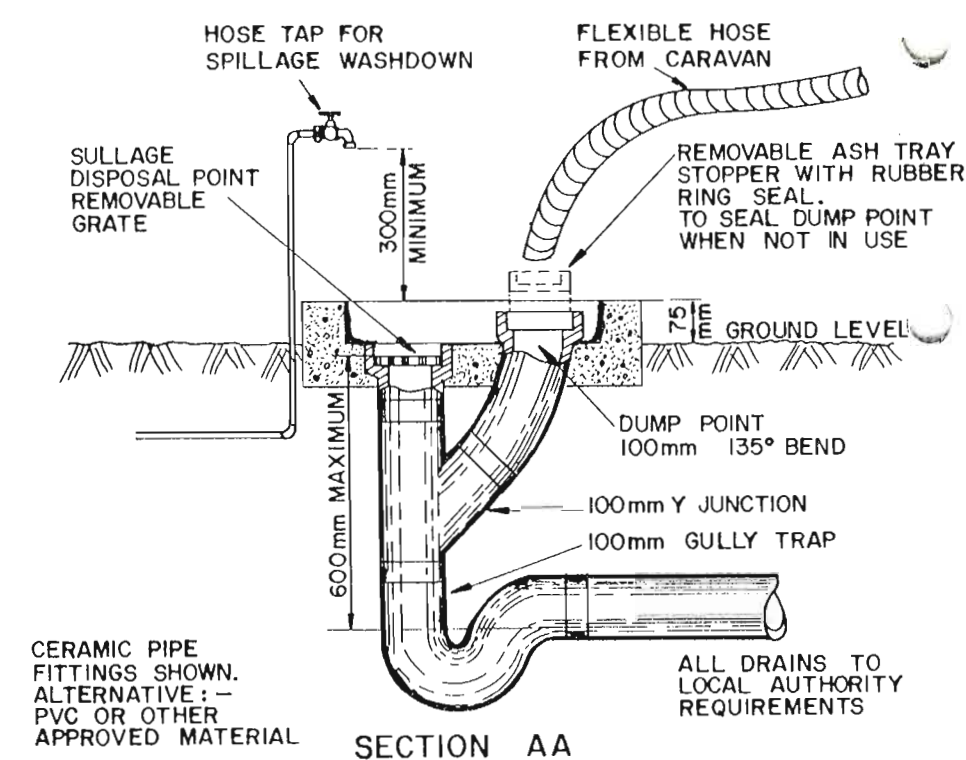
THAMES-COROMANDEL DISTRICT COUNCIL	
STORMWATER DISPOSAL	
Spouting and downpipes to be fitted and all roof and stormwater must be taken to approved disposal system.	

THAMES-COROMANDEL DISTRICT COUNCIL	
APPROVED	
Subject to any condition endorsed on any Building Permit issued for this work and any requirement endorsed hereon.	
SIGNED: <i>[Signature]</i>	
T.C.D.C. BUILDING INSPECTOR DATE 3-7-92	

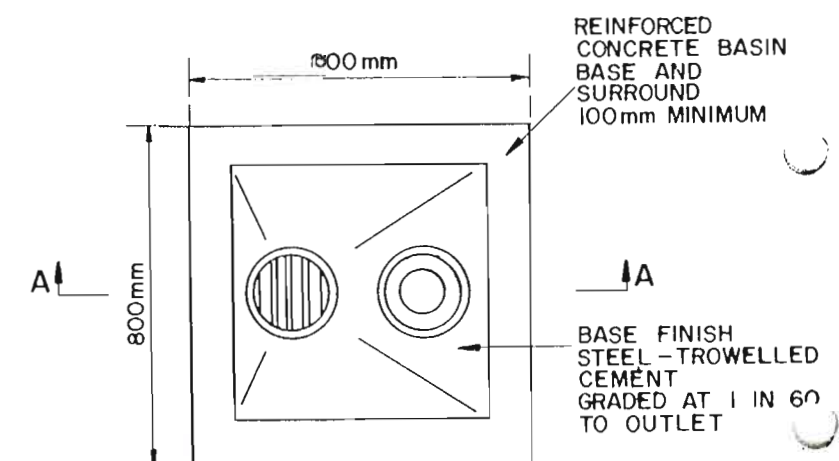


SITE PLAN

PROPOSED TOURIST COMPLEX LAYOUT.
FOR R & G STEWART
TIKI ROAD - COROMANDEL. (SCALE=1:200)

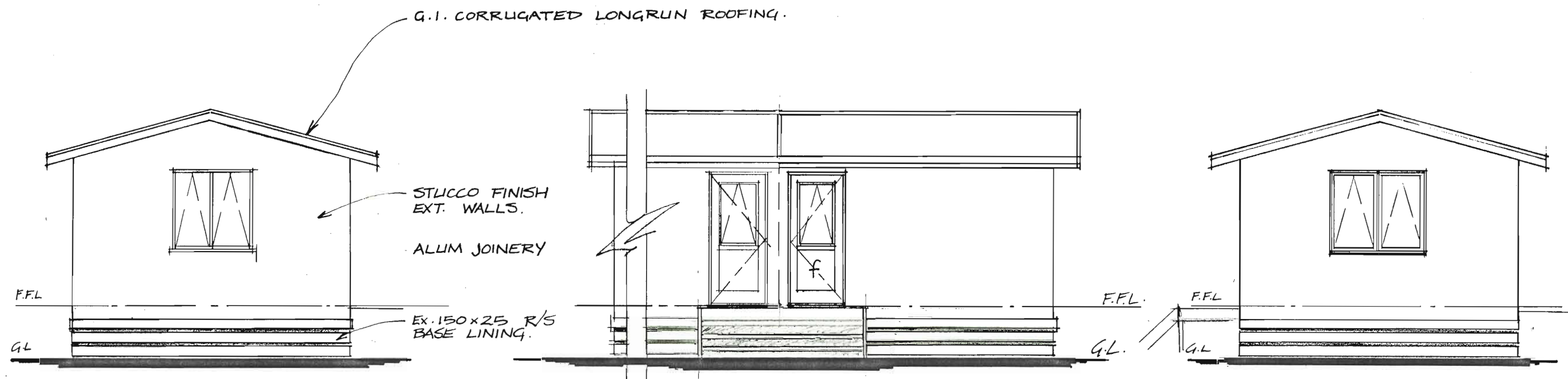


SECTION AA



TYPICAL DUMP POINT

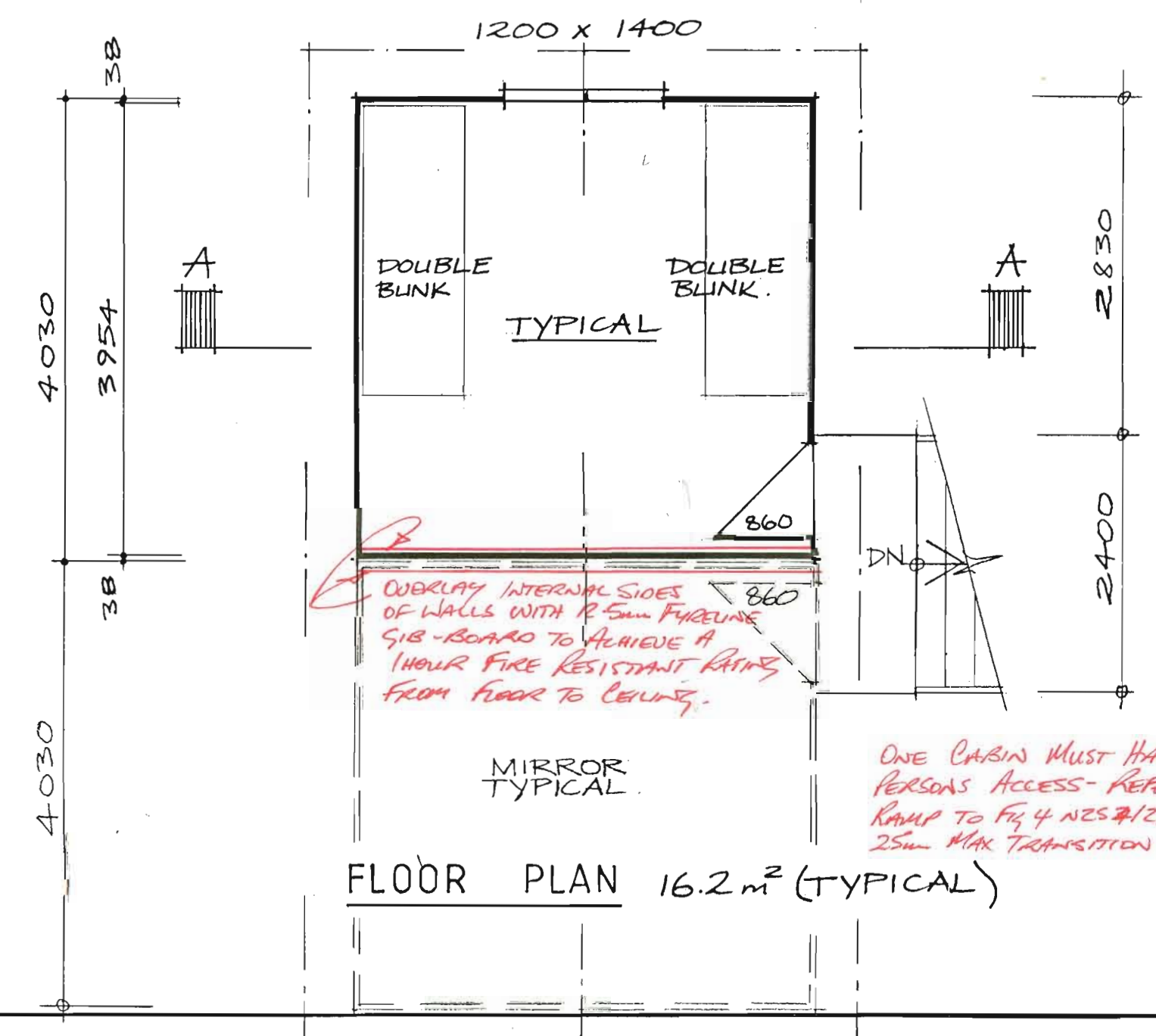
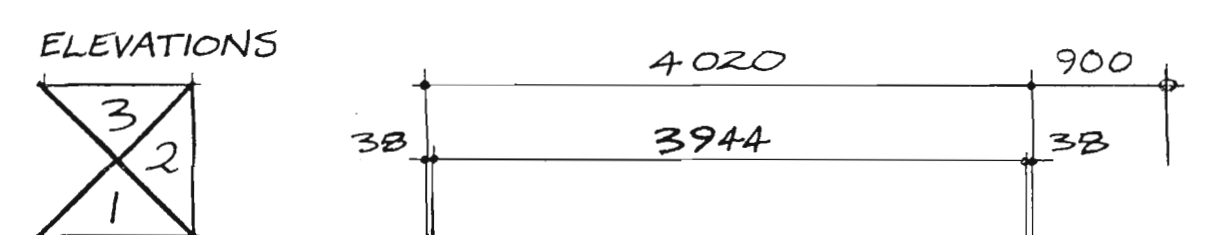
THAMES-COROMANDEL DISTRICT COUNCIL
APPROVED
Subject to any condition endorsed on any Building Permit issued for this work and any requirement endorsed hereon.
SIGNED: [Signature]
T.C.D.C. BUILDING INSPECTOR DATE 3-7-92



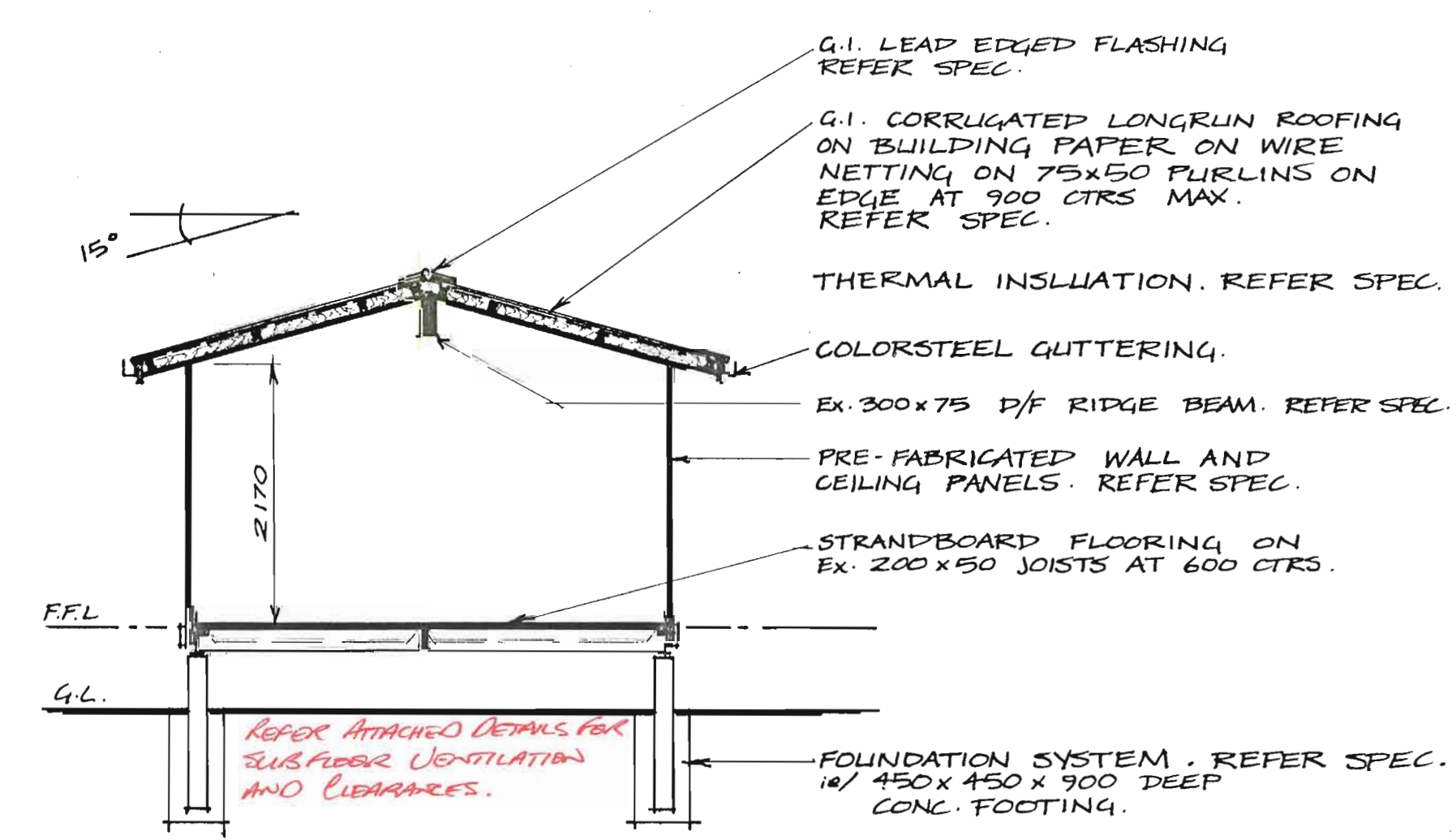
ELEVATION 1

ELEVATION 2

ELEVATION 3



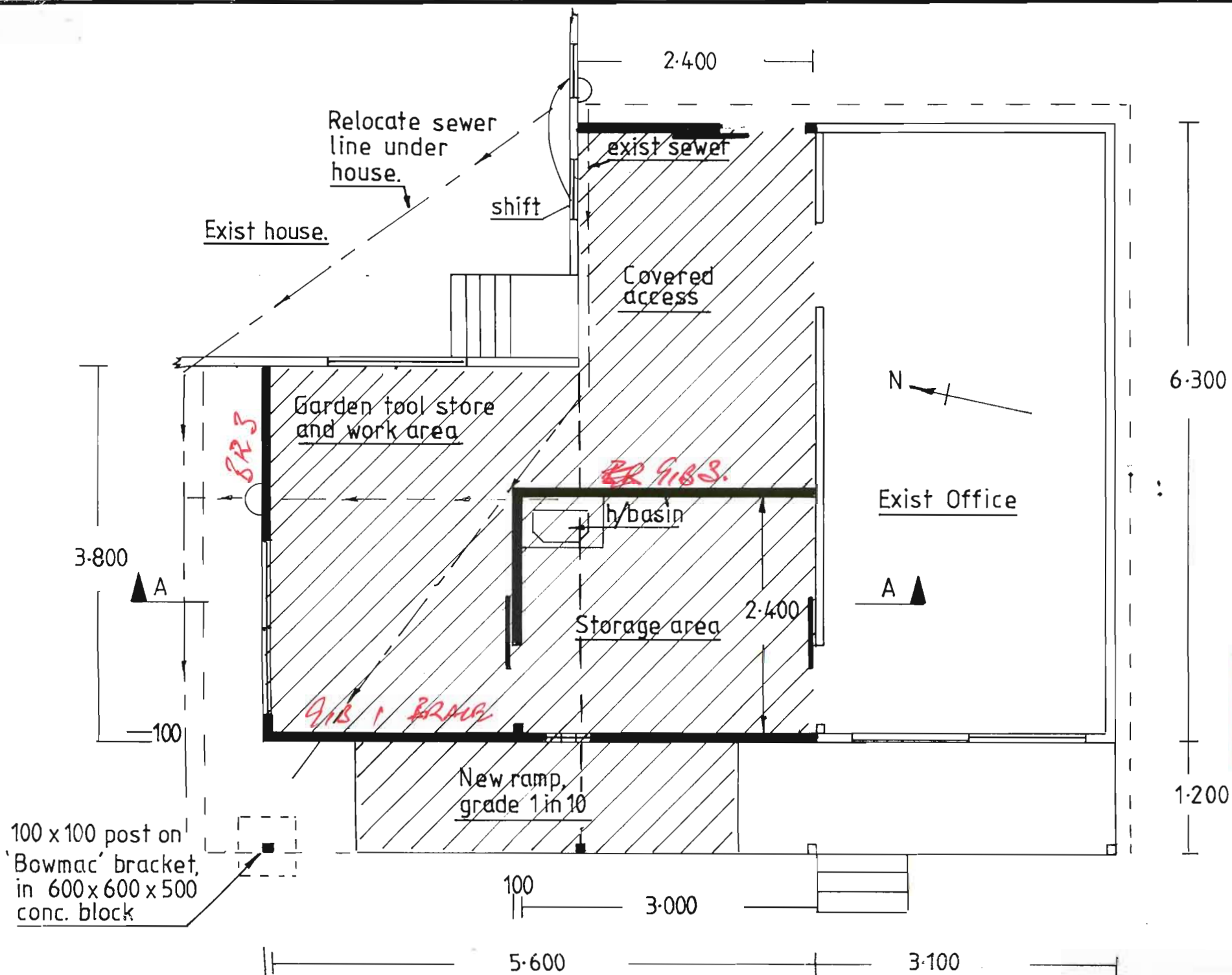
FLOOR PLAN 16.2 m² (TYPICAL)



CROSS SECTION A-A

THAMES-COROMANDEL DISTRICT COUNCIL
APPROVED
Subject to any condition endorsed on any Building Permit issued for this work and any requirement endorsed hereon.
SIGNED: [Signature]
T.C.D.C. BUILDING INSPECTOR DATE 3-7-92

A		REVISED STEPS. SHOWING ABUTTED CABIN.	21/5/92
Nº	REVISION		DATE
		DESIGN	
		DRAWN	NAC
		CHECKED	
		APPROVED	
		DATE	MAY 1992
JOB TITLE			
CAMPERS CABIN FOR G & R STUART, COROMANDEL			
DRAWN SCALE		REVISION	
1:50		A	
JOB Nº	CODE	DWG. Nº	
922		02	



PLAN

THAMES-COROMANDEL DISTRICT COUNCIL
IMPORTANT
FOOTING - SITING - INSPECTION
 When footings have been excavated and steel placed the owner must notify Council's Area Building Officer 24 hours (excluding weekends and holidays) prior to requiring inspection. Notification must also be given for pole and pile foundations.
NO CONCRETE IS TO BE POURED UNTIL APPROVAL GIVEN BY AREA BUILDING OFFICER

THAMES-COROMANDEL DISTRICT COUNCIL
IMPORTANT
PRE - LINING INSPECTION
 Prior to fixing of internal wall and ceiling linings the owner must give the Area Building Officer 24 hours notice (1 working day) requesting an inspection. LININGS NOT TO BE FIXED UNTIL INSPECTOR HAS GIVEN HIS APPROVAL

THAMES-COROMANDEL DISTRICT COUNCIL
IMPORTANT
COMPLETION INSPECTION
 The owner shall as soon as Practicable advise Council, using the required form that the building work has been completed to the extent required by the Building Consent issued in respect of that Building Work.
THIS REQUIREMENT IS CONTAINED IN SEC. 43 OF THE BUILDING ACT 1991

All proprietary products are to be selected and installed in strict accordance with the manufacturers specifications.

All aspects of this project, once completed, must fully comply with all the relevant provisions of the New Zealand Building Code irrespective of whether or not detailed in these plans and specifications. No Code Compliance Certificate will be issued until this is achieved.

NOTE: ALL PLUMBING AND DRAINAGE WORK IS TO BE DONE BY SUITABLY REGISTERED TRADES PEOPLE THAT HOLD CURRENT LICENCES UNDER THE PLUMBERS GASFITTER AND DRAINLAYERS ACT 1976 AND ANY AMENDMENTS TO THAT ACT.

THAMES COROMANDEL DISTRICT COUNCIL PLUMBING & DRAINAGE INSPECTIONS	
FLOOR SLAB PIPEWORK	No.
PLUMBING PRELINE. 1500 KPA WATER TEST	ONE
DRAINAGE	ONE
COMPLETION	
OTHER	
ALSO REFER TO STAMPS ON PLANS	

All fastenings to comply with N.Z.S. 3604, App. A, for high wind zone

roof. iron over nett. and bldg. paper

75x50 purlins at 900 c/c

250x50 ridge beam

Gib linings to wall & ceiling

Exist. office

If ceiling left unlined, fasten dragon tie to external chr.

Sheet sheathing to exterior to match existing

150x50 rafters at 600 c/c.

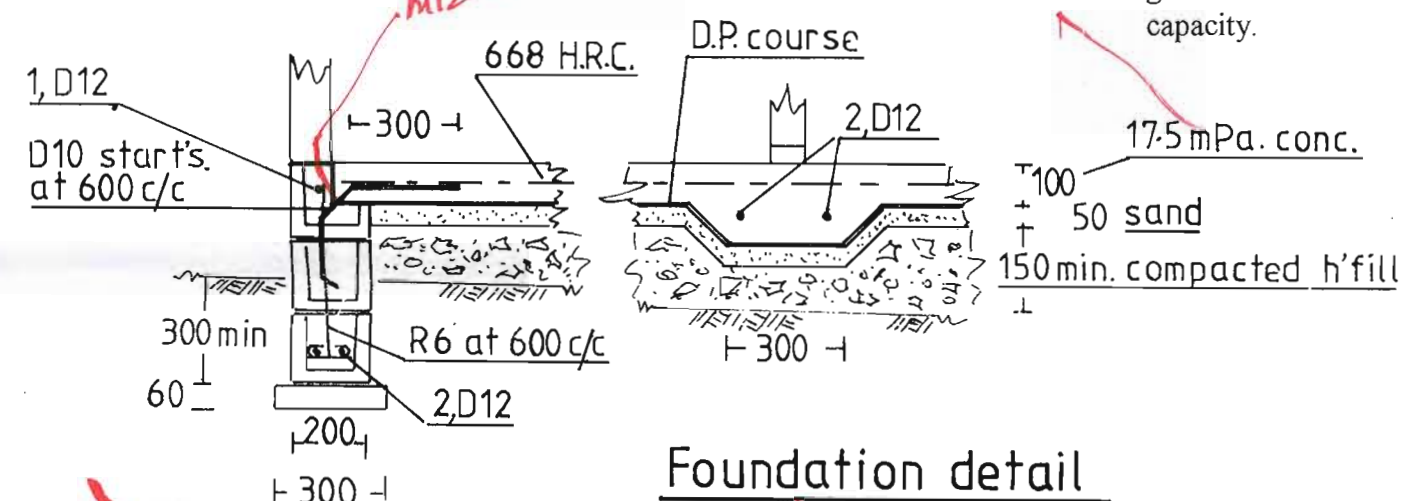
all framing tan. 100x50 at 600 c/c

F.L. as exist

Section A-A

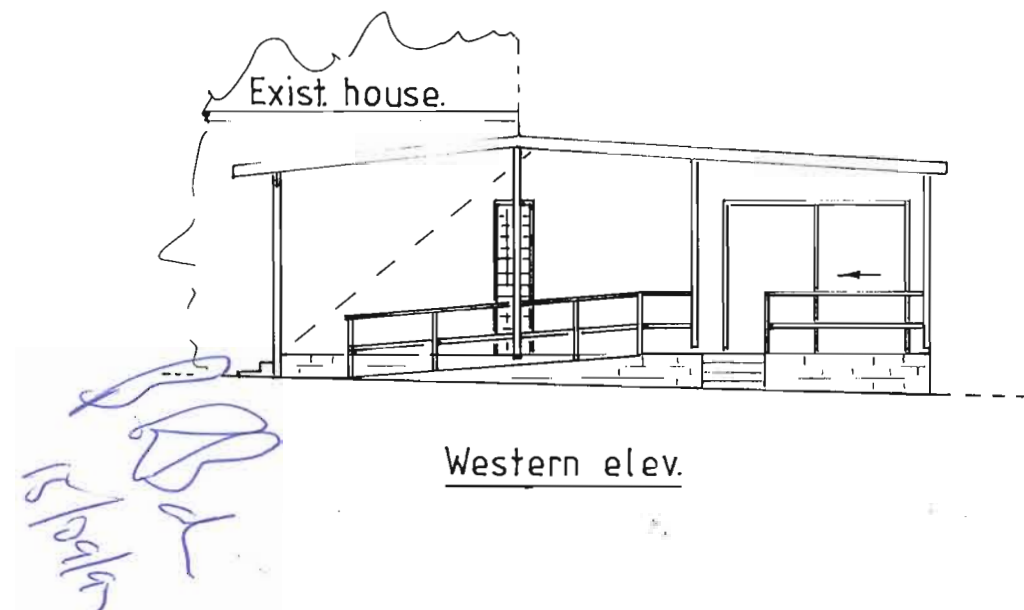
THAMES-COROMANDEL DISTRICT COUNCIL
IMPORTANT
FLOOR SLAB AND BOND BEAM INSPECTIONS
 When floor slab and bond beam reinforcing steel is placed the owner must give the Area Building Officer 24 hours notice (1 working day) requesting an inspection.
NO CONCRETE IS TO BE POURED UNTIL APPROVAL GIVEN BY AREA BUILDING OFFICER

Due to possible fill on site. Footings to go through any fill - into undisturbed ground of 100 KPA bearing capacity.

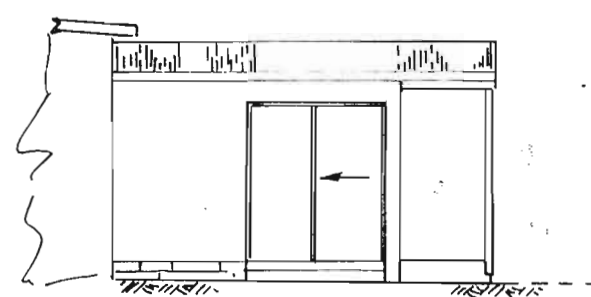


Foundation detail

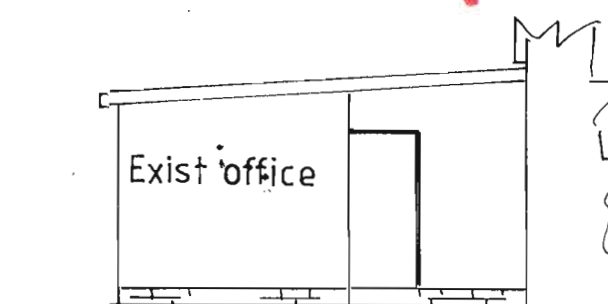
THAMES-COROMANDEL DISTRICT COUNCIL
STORMWATER DISPOSAL
 Spouting and downpipes to be fitted and all roof and stormwater must be taken to approved disposal system.



Western elev.



Northern elev.



Eastern elev.

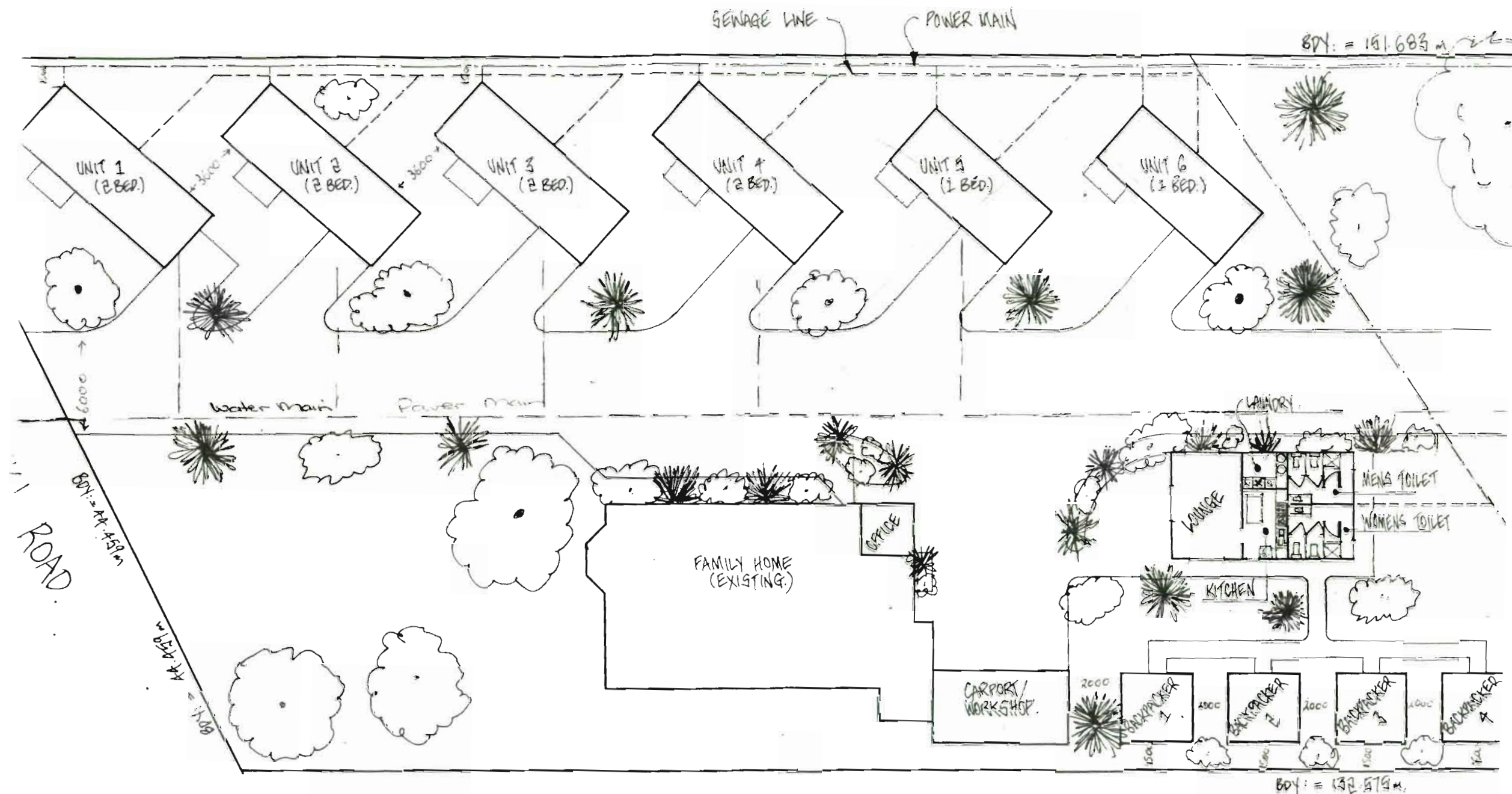
THAMES-COROMANDEL DISTRICT COUNCIL
IMPORTANT
 The Light Timber Frame Construction of this Building must comply with the requirements of NZS 3604:1990
HIGH WIND ZONE.

THAMES-COROMANDEL DISTRICT COUNCIL
APPROVED
 Subject to any condition endorsed on any building Consent issued for this work and any requirement endorsed hereon
 SIGNED: [Signature]
 BUILDING OFFICER DATE: 26/8/97

ADMIN. ADDITIONS TO "TIDEWATER TOURIST PARK"
 TIKI ROAD, COROMANDEL.

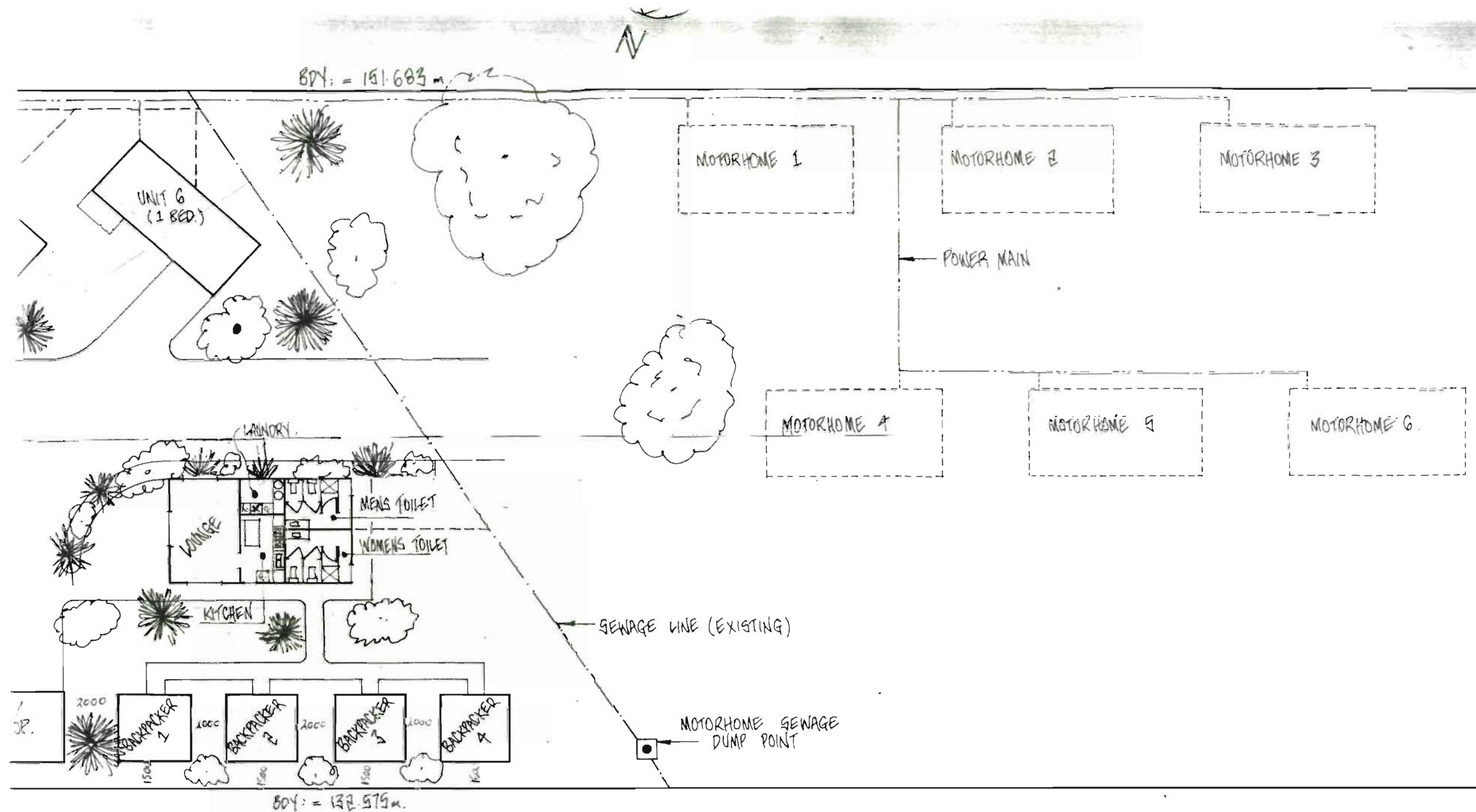
DRKeeves R.E.A. T.M.I.PENZ.

DRAWN	CHECKED	SCALE 1:20	1:50	SHEET
TRACED	DATE 8/97	1:100		REF



SITE PLAN

PROPOSED TOURIST CAMP
FOR R & G STEWART
TIKI ROAD - COROMANDE



PROPOSED TOURIST COMPLEX LAYOUT.
 FOR R & G STEWART
 TIKI ROAD : COROMANDEL. (SCALE = 1:200)



File

PLANNING
DEPARTMENT

*If Calling Please
Ask For:*

Helen Findlater

Please Quote Ref:

P105979

19 February 1992

_Lname
_Lfirm
_box
_town

Dear Sir,

re: APPLICATION - R.L. & G.J. STEWART, TIKI ROAD, COROMANDEL

I wish to advise you of Councils decision at its meeting on 11 February 1992 in respect of the above application.

The decision is as follows:

That Council, pursuant to Sections 105 and 108 of the Resource Management Act 1991, grant consent to R.L. & G.J. Stewart to establish a tourist accommodation complex on Lots 2 and 3 DP.1691 subject to the following conditions:

1. That a plan of landscaping be submitted showing overall landscaping of the entire site, and with particular emphasis on providing screening from Tiki Road. This plan is to be submitted for the approval of the Chief Planner before work begins.
2. Parking space provision should be undertaken as shown on the site plan submitted with the proposal. In addition six carparks are to be provided (four for the cabins - two extra).
3. The area which is currently tree dump should be rehabilitated to a standard acceptable to the Chief Engineer before any development proceeds on that part of the site.
4. All new buildings are to be 'colonial' in colour, to the satisfaction of the Chief Planner.
5. The development should proceed in accordance with the Camping Ground Regulations 1985.
6. A reserve contribution based on the value of 20 metres of the site for four units \$1,054 plus GST is to be paid.
7. That firefighting requirements be provided to the satisfaction of the Chief Inspector.

../2

8. All native trees on the site are to be preserved, where felling is considered necessary the approval of the Chief Planner should be obtained.

Note: The applicants water will now be charged at a commercial rate.

You are advised that, pursuant to Section 121 of the Resource Management Act 1991 you have 15 working days after receipt of notification of this decision, or any part of the decision to which it relates, to lodge an appeal with the Registrar of the Planning Tribunal, Wellington.

If you wish to appeal you are advised to seek legal advice.

Yours faithfully,

.....
H.M. Findlater
PLANNING SECRETARY

HMF/AH

•
R.L. & G.J. Stewart
Tiki Road
COROMANDEL

R.G. & C.R. Butchers
600 Whangapoua Road
COROMANDEL

Michael D. Stemson
Firlawn House
Kapanga Road
COROMANDEL

3. NOTIFIED APPLICATIONS UNDER THE RESOURCE MANAGEMENT ACT 1991 (delegated)

3.1 R.L. & G.J. Stewart
Tiki Road
COROMANDEL

K02/31/1033, P105979

Application for consent to establish a tourist accommodation complex in the Housing Zone.

Decision:

That Council, pursuant to Sections 105 and 108 of the Resource Management Act 1991, grant consent to R.L. & G.J. Stewart to establish a tourist accommodation complex on Lots 2 and 3 DP.1691 subject to the following conditions:

1. That a plan of landscaping be submitted showing overall landscaping of the entire site, and with particular emphasis on providing screening from Tiki Road. This plan is to be submitted for the approval of the Chief Planner before work begins.
2. Parking space provision should be undertaken as shown on the site plan submitted with the proposal. In addition six carparks are to be provided (four for the cabins - two extra).
3. The area which is currently tree dump should be rehabilitated to a standard acceptable to the Chief Engineer before any development proceeds on that part of the site.
4. All new buildings are to be 'colonial' in colour, to the satisfaction of the Chief Planner.
5. The development should proceed in accordance with the Camping Ground Regulations 1985.
6. A reserve contribution based on the value of 20 metres of the site for four units \$1,054 plus GST is to be paid.
7. That firefighting requirements be provided to the satisfaction of the Chief Inspector.
8. All native trees on the site are to be preserved, where felling is considered necessary the approval of the Chief Planner should be obtained.

Note: The applicants water will now be charged at a commercial rate.

Green/Scott

THAMES-COROMANDEL DISTRICT COUNCIL
APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88
OF THE RESOURCE MANAGEMENT ACT 1991

To: The General Manager
Thames-Coromandel District Council
Private Bag
THAMES

ATTENTION: CHIEF PLANNER

I/We *Pauanui Waterways Ltd*
(Name of Applicant in Full)

hereby apply for consent to *raise the level of lowlying esplanade reserve areas by placement of sand, covering with topsoil and grassing* at the following location:

Street Address: Area of Site:

Legal Description:

The type of resource consent(s) sought are: *Land Use*

(For any activity in the coastal marine area, specify coastal permit. Otherwise specify one of the following: land use consent, subdivision consent, water permit or discharge permit.)

Additional resource consents required in relation to this proposal are:

Application has been made to Waikato Regional Council for a Coastal Permit for sand placement to seawards of MHWS

I/We have applied for these consents (Answer Yes or No): *Yes*

I am the owner/occupier/possible purchaser of the subject site of this proposal. I attach \$ 800-00 (inclusive GST) now which is non-refundable as part of the fee. The balance of the cost (if any) will be paid after receipt of invoice. (Note: deposit is subject to Council's approval).

If the applicant is not the owner, name and address of owner:

Address for Service: *P O Box 110, Orewa, Attention: Mr Leigh Hopper*

Signature: *[Signature]* Date
(to be signed for or on behalf of applicant)

Phone No: (Home) 0942 65829 (Work): *0942 65079*
(PLEASE SEE OVER)

FOR OFFICE USE ONLY

Fee Paid: Amount Receipt Date

File



PLANNING
DEPARTMENT

*If Calling Please
Ask For:*

Helen Findlater

Please Quote Ref:

P105979

5 February 1992

R.L. & G.J. Stewart,
Tiki Road,
COROMANDEL

Dear Sir/Madam,

re: APPLICATION - TIKI ROAD, COROMANDEL

Enclosed is a copy of the "Councillors' Information Sheet and Town Planning Recommendations" which is circulated to all Councillors and interested parties.

Yours faithfully,

.....
H.M. Findlater
PLANNING TECHNICIAN

HMF/AH

Encl.



File

PLANNING
DEPARTMENT

*If Calling Please
Ask For:*

Helen Findlater

Please Quote Ref:

P105979

5 February 1992

R.G. & C.R. Butchers,
600 Whangapoua road,
COROMANDEL

Dear Sir/Madam,

re: APPLICATION - R.L. & G.J. STEWART, TIKI ROAD, COROMANDEL

Enclosed is a copy of the "Councillors' Information Sheet and Town Planning Recommendations" which is circulated to all Councillors and interested parties.

Yours faithfully,

.....
H.M. Findlater
PLANNING TECHNICIAN

HMF/AH

Encl.

3.1.1

**THAMES-COROMANDEL DISTRICT COUNCIL
TOWN PLANNING INFORMATION SHEET**

K02/31/1033, P 105979**HEARING DATE:**

Tuesday, 11 February 1992 at 10.30 a.m.

PLACE:Council Chambers
Mackay Street
THAMES**APPLICANT: NAME:
ADDRESS:**R.L. and G.J. Stewart
Tiki Road,
COROMANDEL**SOLICITOR/
AGENT: NAME:
ADDRESS:**

As Above

**LEGAL DESCRIPTION OF
PROPERTY:**

Lots 2 and 3 DP 1691

ZONING:

Housing

PURPOSE OF APPLICATION:To establish a tourist accommodation complex in
the Housing Zone.**SITE DESCRIPTION:**

The site compromises .5691 square metres. It is flat, the front two thirds being in lawn. A colonial villa occupies the northern side. The back third of the site is currently occupied by part of the Thames-Coromandel District Council's tree dump.

Tree Dump at the Rear of the Site

This is the part of the site where the applicant intends to develop a campervan "park".

The applicant has a written agreement with Council which requires Council to rehabilitate the area currently occupied by the tree dump. The dump is full and Council is currently looking for an alternative place to relocate the dump.

THE APPLICATION:

To develop a 'high quality' budget accommodation complex to meet the needs of the middle income tourist trade, as follows:

Six 'family' units - each unit is fully self-contained. Four units are designed to accommodate five people. Two units will accommodate two people each.

Four cabins will be serviced by an ablution block and will accommodate four people each.

Six motorhome sites.

40 people in units and cabins, plus those in motorhomes.

(For summary of the proposal see attached).

COMMENTS:

Area Engineer (North):

The entrance way of Tiki Road to be a commercial crossing.

Sewerage and water connection fees are to be charged.

Coromandel Community Board:

Support the application, subject to adequate screening from the roadway.

SUBMISSIONS:

P.G. and C.P. Butchers
Oppose the application.

- * They do not agree that there is an urgent need for high quality budget accommodation for middle income tourists in Coromandel, it is in fact more than adequate.
- * Backpackers are not in the "middle income", but in the "budget economy" grouping.
- * The Housing Zone does not permit the proposal, and consent would create a precedent, which could detrimentally affect property values.
- * Exit and entry of vehicles and campervans on to Tiki Road would create a traffic hazard, particularly as the fire station is sited almost opposite.
- * Request that the Council:
 - modify the consent to the stated intention of satisfying the "middle income" tourist and reducing traffic flow by limiting the consent to the six self-contained units, deleting provision for backpackers and campervans.

M.D. Stenson (Fairlawn House) (Objection one day late)
Opposes the application.

- * Diminishes the "country village" approach to Coromandel where trees, gardens and houses maintain the quaint old qualities.
- * In respect of any further marine development an adequate buffer zone of residential non-commercial needs to be maintained.
- * Ample provision for visitor accommodation is already available in zones where it is permitted.
- * The proposal will cause congestion of part of the road which needs to be kept clear as the entrance to the town and for fire and ambulance to have access and emergency exit.

DISTRICT SCHEME:

Motel units are defined as:

"Travellers Accommodation", Under Rule 2004 this is a Discretionary Activity for up to nine units at an average density not exceeding one unit per 100 square metres site area.

This proposal is therefore a Discretionary Activity.

The motorhome park and cabins are defined as a "Camping Ground" and is also a Discretionary Activity (Rule 2007).

Both activities are assessed in terms of Rule 2013 (Criteria for Assessing Discretionary Activity Applications).

1. Furthering the Objectives and Policies of the Zone: There is only one objective which refers to application for commercial uses in the Housing Zone, i.e. 'To consider applications for commercial uses more favourably in coastal villages than coastal enclaves' (Rule 403.3) This is only partially relevant to Coromandel as Coromandel is classified at the top of the settlement hierarchy as a "fully serviced major settlement" (Rule 401).
2. There is to be minimal adverse effect on the amenities of the surrounding area: This is a large site in a fairly open area. The location of the house on the northern side of the site provides a buffer between part of the proposal and neighbouring northern properties.
There is a dwelling on the property to the south which is near the common boundary with the subject site. No objection has been lodged by the owner.
3. It is considered that this road is of adequate size and construction to easily accommodate the increase in traffic movements. The increased number of vehicles will not affect the safe operation of the Fire Station. This is a major road in the District, and is designed to cater for relatively large volumes of traffic.
4. Landscaping is considered to be an essential element of the proposal in order to ensure a softening of the view of the property from both Tiki Road and from Coromandel Harbour.
5. The requirements for parking can be met within normal yards requirements as follows:
 - 1 per campervan site
 - 1 per accommodation unit.

6. The design of the units is considered to be 'low impact' and an adequate design in terms of architectural merit for the area. However, screen planting is considered necessary to screen and soften the effect of the new buildings which cannot be said to add to the 'colonial' character of Coromandel. Colonial colour schemes would also help to make the buildings more compatible with the landscape.
7. The form and scale of the proposal is appropriate to the character of the locality. The density of the motel units is approximately double that allowed in the zone, i.e. the density for this proposal is approximately 200 square metres per motel unit.
8. It is unlikely the proposal will generate noise to the extent of creating a significant negative impact on the surrounding area.

OBJECTIONS:

The concern over the detracting from the colonial and heritage values of the area can be overcome by the implementation of a landscaping plan.

The motel units are small scale and will have minimal visual impact. The cabin and associated facilities are hidden from view from the road by the existing home.

The road is considered adequate to absorb the extra traffic movements, particularly turning traffic. Site distances are adequate.

Both objections are from other businesses offering "middle" to "economy" tourist accommodation. Under Section 104(3) the consent authority shall not take into account the effects of trade competition on trade competitors.

CONCLUSION:

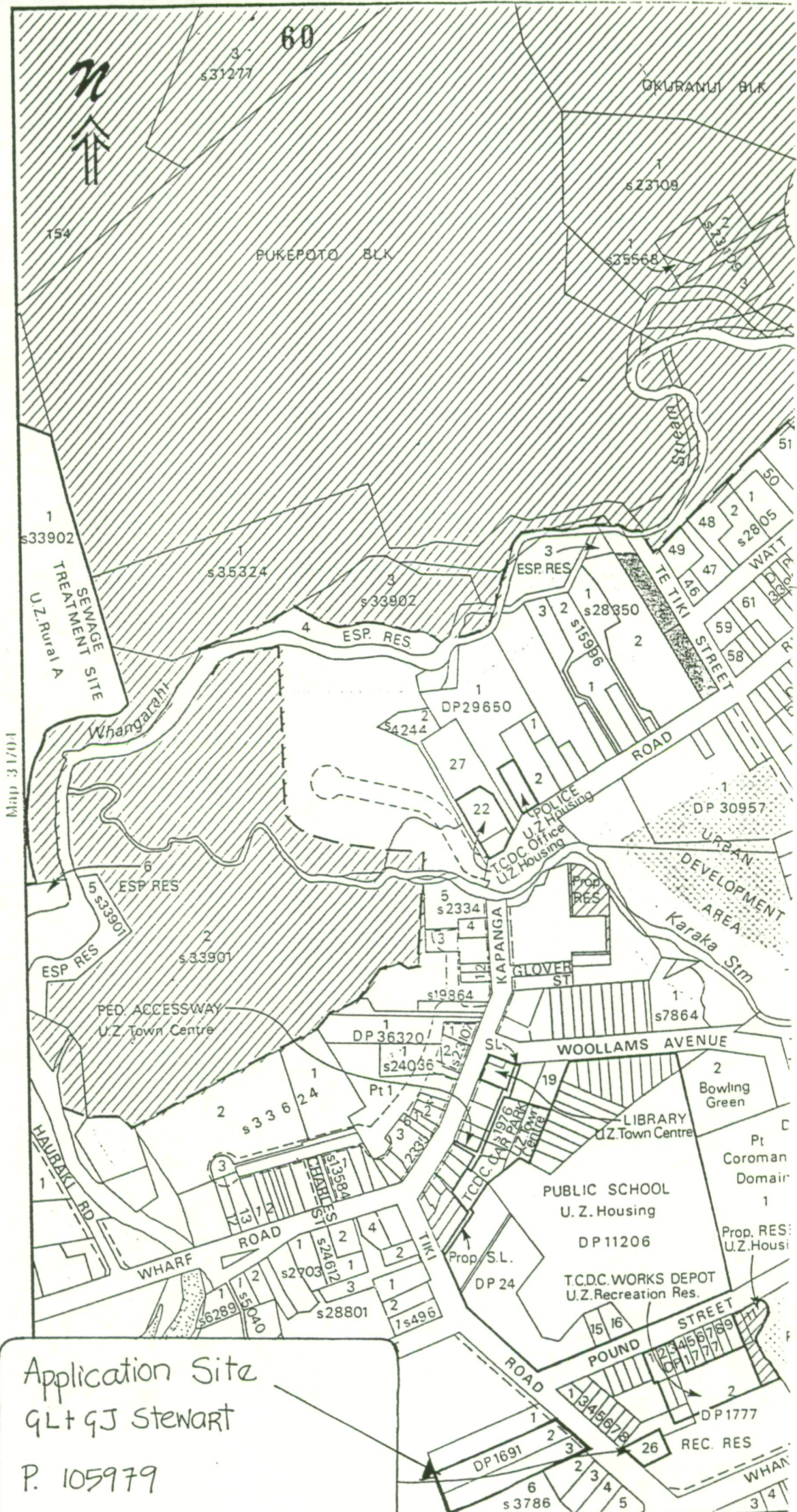
In terms of the District Scheme criteria the proposal can be considered suitable on the site, provided that appropriate landscaping and colour schemes are used.

CONDITIONS:

1. That a plan of landscaping be submitted showing overall landscaping of the entire site, and with particular emphasis on providing screening from Tiki Road. This plan is to be submitted for the approval of the Chief Planner before work begins.
2. Parking space provision should be undertaken as shown on the site plan submitted with the proposal.
3. The area which is currently tree dump should be rehabilitated to a standard acceptable to the Chief Engineer before any development proceeds on that part of the site.
4. All new buildings are to be 'colonial' in colour, to the satisfaction of the Chief Planner.
5. The development should proceed in accordance with the Camping Ground Regulations 1985.
6. A water reticulation headworks contribution is to be paid (amount to be advised).
7. A reserve and public services contribution of 0.5 percent of the assessed value of the development is to be paid.

8. That firefighting requirements be provided to the satisfaction of the Chief Inspector.
9. All native trees on the site are to be preserved, where felling is considered necessary the approval of the Chief Planner should be obtained.

Note: The implementation of these conditions will be reviewed one year from the commencement of work on the site.



HOLIDAY FLATS

This is a relatively new concept, on speaking to the Motel Association they are most enthusiastic about this type of accommodation, they are motels units not cabins, but families may bring their own linen for a cheaper rate. They do not have a category that this type of accommodation fits into-the closest they have is holiday/tourist flat.

The family units are two-bedroomed and will sleep 5, the single units have one double room and will sleep two. Each unit has their own bathroom and kitchen facilities. (see enclosed plans)

CABINS

These will accomodate 4 persons and will be serviced by the ablution block directly opposite. They are each over 16sq meters which is above the code of 14.5 sq meters required for a 4 person unit.

MOTORHOMES

Electricity, water supply and sewage dump will be supplied as well as facilities in the ablution block which is within the required 75meters.

BATHROOM FACILITIES

Based on figures of 16 persons in cabins, and 24 persons staying in motor homes we have a total of 40 people needing to use these facilities. We are able to increase this figure by 10 head and still provide the following facilities based on 50% men and women.

Ladies:	2 toilets
	1 shower
	1 handbasin
Men:	2 toilets (only 1 required)
	1 shower
	1 handbasin

Laundry: At any one time there will be a maximum of 64 persons staying at the complex and we will provide:

- 1 washing machine
- 1 tub
- 1 dryer (not legally required)

NB:

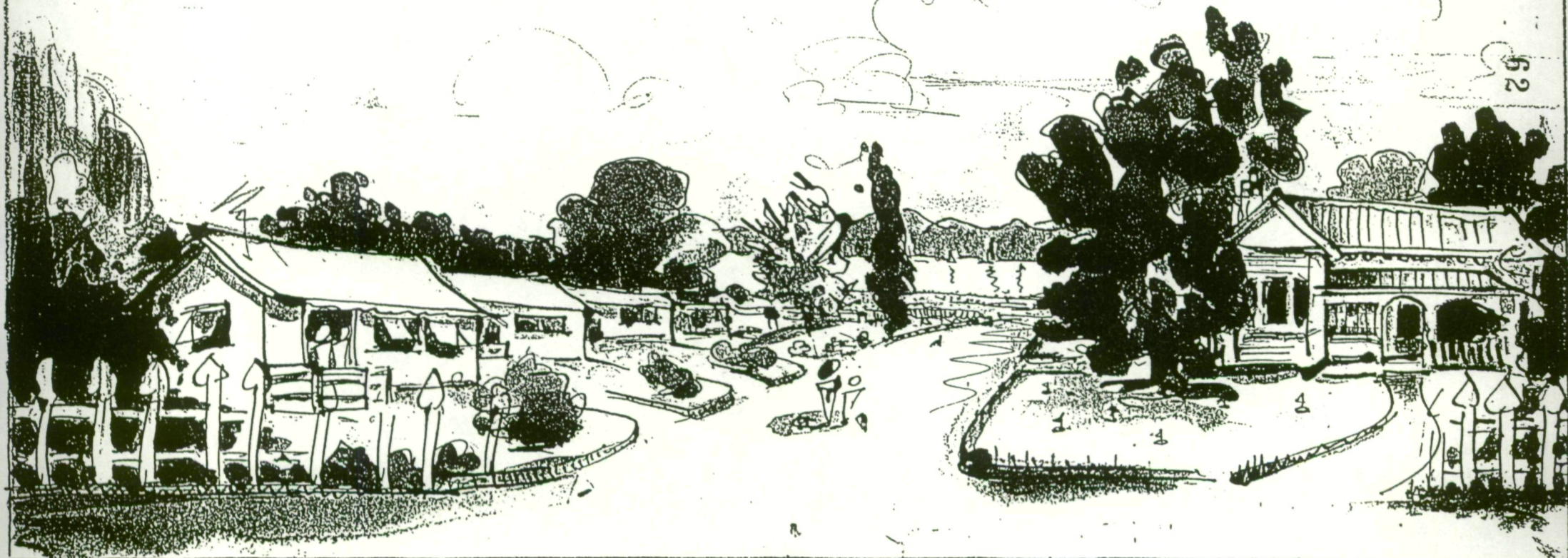
- The elevation provided of the holiday flats will be slightly different as our land is flat and the plan is on an elevated piece of land.
- The property is not on the state highway
- We are on town water supply
- We are on the sewage system.

CONCLUSION

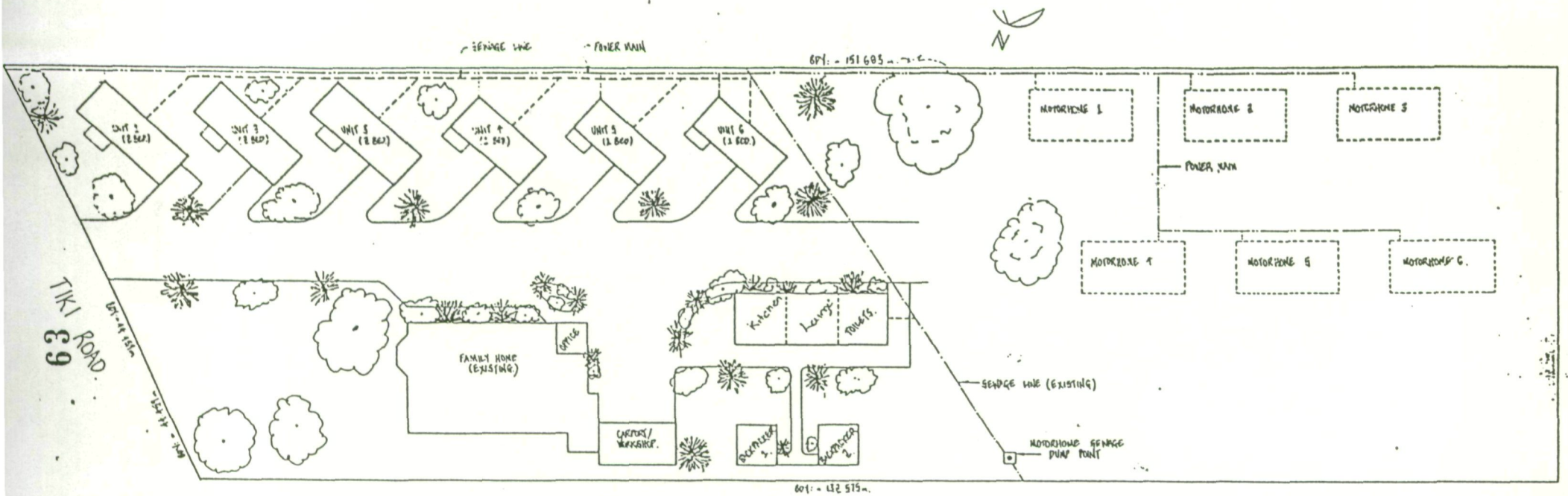
We feel that there are no negative affects that our complex will have on the environment, on the contrary the area will be enhanced with new buildings and landscaped gardens and grounds. There are large existing trees on the property that will remain.

Please find enclosed photographs that may assist you with your decision. The Tennis Courts are directly opposite, we have neighbours on either side of our property and none on our western or back boundary.

We feel our complex can only enhance the surrounding area as well as providing a spin-off for the town.

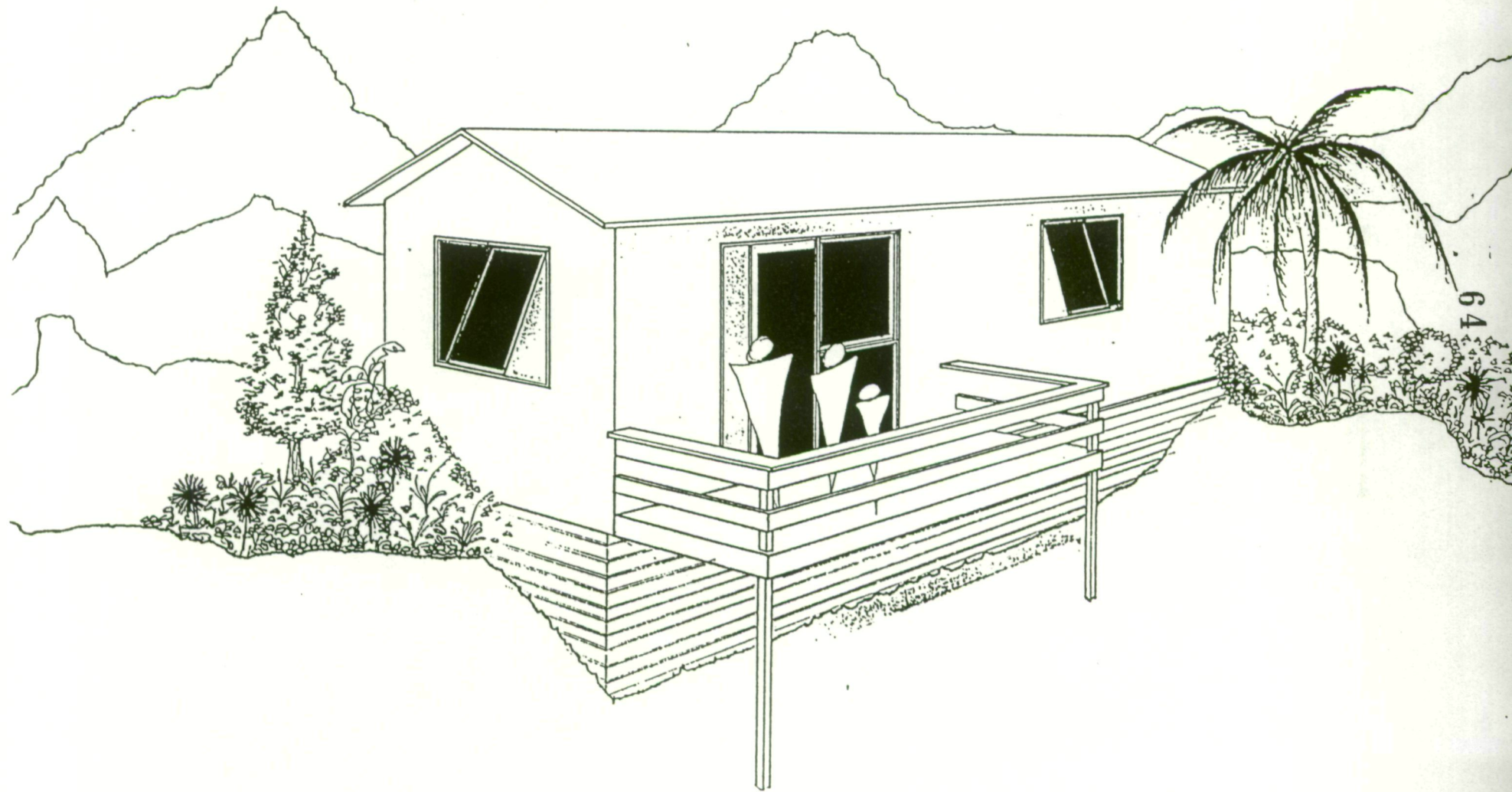


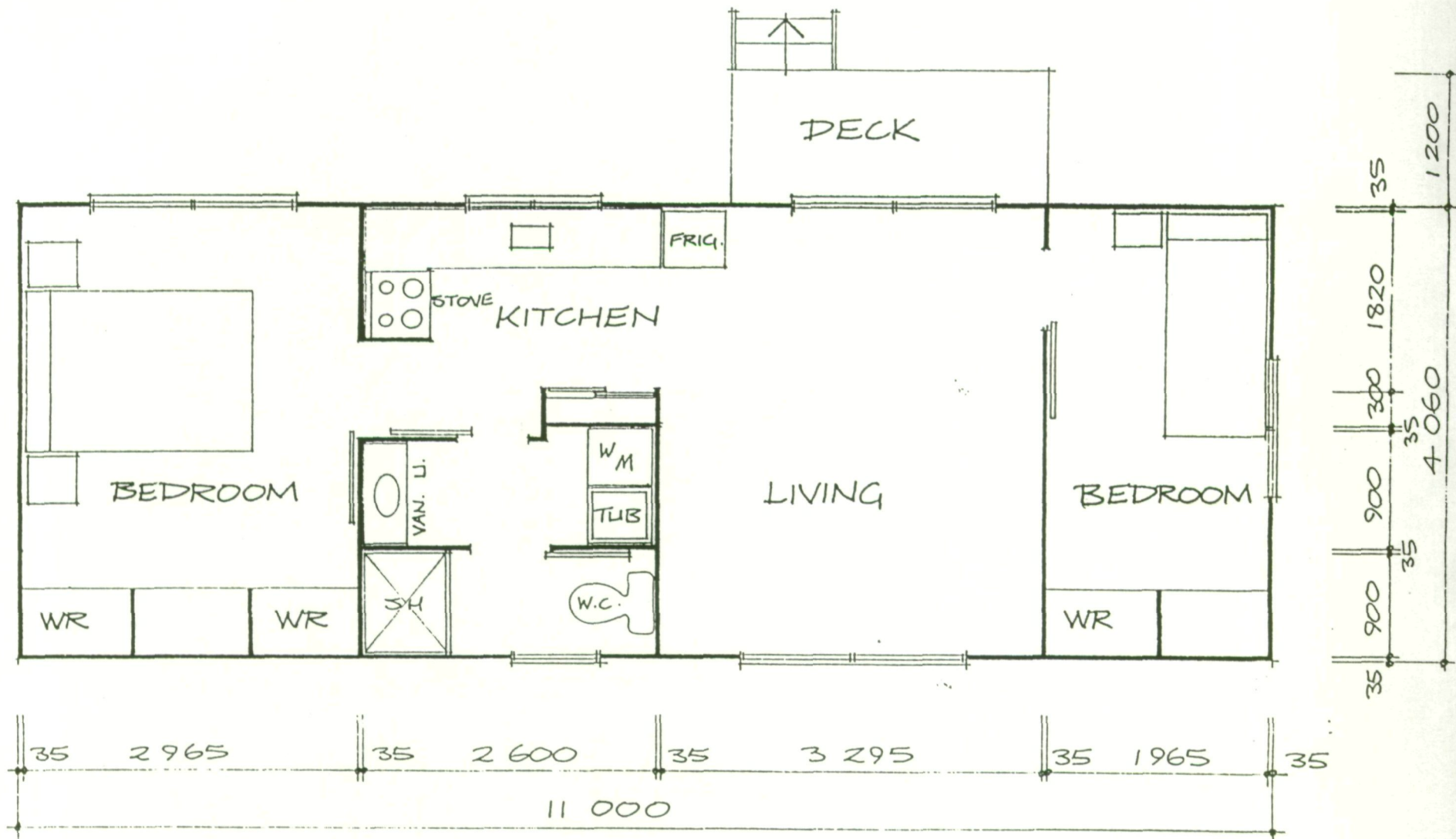
Impression of Proposed Motel Motocamp & Family Home for R. & G. STEWART Aiki Road Coromandel.



PROPOSED COMPLEX
 FOR R & G STENART
 TIKI ROAD: COROMANDEL. (SCALE-1:200)

elevation .





1.1/2 BEDROOM



Rating Information Database

Property Details

Item	Details
Assessment Number	105979
Valuation Number	04851-52700
Legal Description	LOT 3 DP 1691, LOT 2 DP 1691
Situation Address	270 Tiki Road Coromandel
Region	COROMANDEL
Land Area	5691m ² (0.5691 Ha)
Title	CT-149/190
Land Value	\$680,000.00
Improved Value	\$1,120,000.00
Capital Value	\$1,800,000.00

Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
Coromandel Water Loan		322.54000000	\$322.54
District Transportation & Building Control	1800000	0.00017300	\$311.40
Economic Development Industrial Commercial	1120000	0.00067600	\$757.12
General Rate Industrial Commercial	680000	0.00088500	\$601.80
Solid Waste Collection - Coromandel/Colville	1	361.25000000	\$361.25
Stormwater Coro - Value Based	1120000	0.00010400	\$116.48
Stormwater Coromandel - SUIP	1	118.61000000	\$118.61
Uniform Annual General Charge	1	709.03000000	\$709.03
Wastewater Other > 1 pan	9	626.29000000	\$5636.61
Water Serviced/Metered	1	577.73000000	\$577.73
Works & Services Indust/Comm/Forest		340.10000000	\$340.10
Works & Services Industrial Comm	680000	0.00044800	\$304.64
Total:			\$10157.31

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.

Enquiry Detail View

Change the Rating Period

2025 - 2026 Rating Year

Compare these with last year's rates for this property

Valuation number	0485152700
Assessment number	2236123
Property location	270 Tiki Road Thames-Coromandel District
Land value (LV)	\$680,000.00
Capital value (CV)	\$1,800,000.00
Previous land value (LV)	\$0.00
Previous capital value (CV)	\$0.00
Area (Ha)	0.5691
Property category	Commercial-Accom-Provincial-average
Improvements (<u>KEY</u>)	DWG MOTEL OB OI UNIT
Legal property description LOT 3 DP 1691 LOT 2 DP 1691	

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	1800000	\$0.02
Urban Public Transport Services	direct benefit (Thames-Coromandel) Flat Rate	0.00000001	CV	1800000	\$0.02
Total					\$0.04
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	1800000	\$399.83
Total					\$399.83

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	1800000	\$65.30
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.95	Fixed	1	\$44.95
Total					\$110.25
Coromandel Peninsula Coromandel Township	Coromandel Township Maintenance FltRate	0.00007429	CV	1800000	\$133.72
Coromandel Peninsula Coromandel Township	Coromandel Township Indirect (capital) FltRate	0.00000077	CV	1800000	\$1.39
Total					\$135.11
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	1800000	\$114.46

Total	\$114.46
Total Rates	\$905.70

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

Previous