



# 4B Moana Crescent 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)**

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Asking Price \$399,000



## Classic Kiwi Bach

Kennedy Bay

Tucked away off the main road nestled on an elevated site, this one bedroom open plan home with expansive rural views across farmland and towards Kennedy Bay beach .

Fishing, diving and a beautiful beach for swimming are at your door, With 1563m<sup>2</sup> of land and a nice cleared site above the dwelling with sea views, this is the perfect location for your summer holidays and endless summer BBQ's.

### 4B Moana Crescent Coromandel

**Price:** Asking Price \$399,000  
**Land Area:** 1563m<sup>2</sup>  
**Floor Area:** 46m<sup>2</sup>  
**Rates:** \$2376  
**Rateable value:** \$480000 on 2023-06-30

#### View Online:

<https://thenetwork.co.nz/property/4b-moana-crescent-coromandel-1/>  
<https://thenetwork.co.nz/property/4b-moana-crescent-coromandel-1/>

#### Open Homes:

Contact Rob for viewing times



**Rob Keatley**

REAL ESTATE CONSULTANT

**M:** 0275 777 424

**E:** rob@teamcoro.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** SA24A/1014  
**Land Registration District** South Auckland  
**Date Issued** 28 August 1978

**Prior References**  
SA21B/517

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**Estate** Fee Simple  
**Area** 1563 square metres more or less  
**Legal Description** Lot 6 Deposited Plan South Auckland  
21491

**Registered Owners**  
Scott Allen Jeanes as to a 1/2 share  
Sarah Louise McLennan as to a 1/2 share

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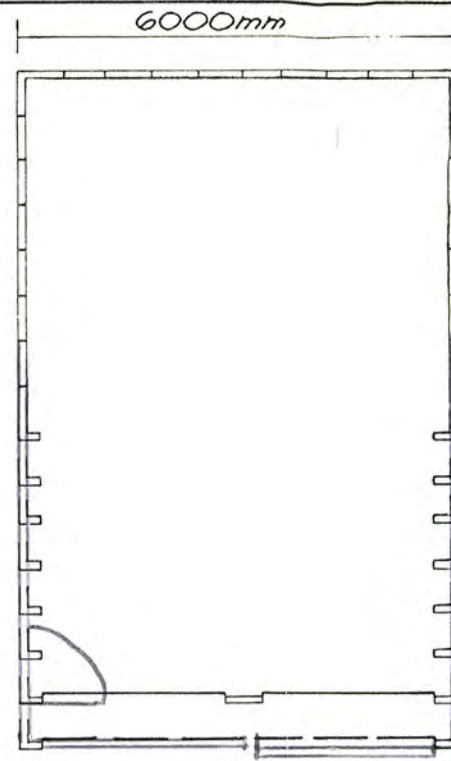
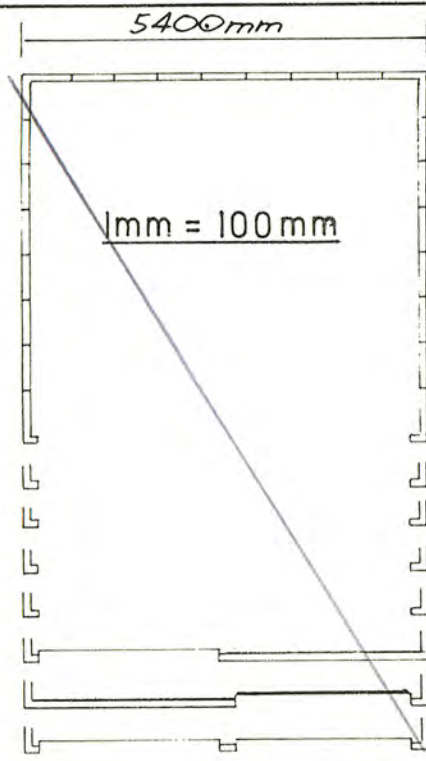
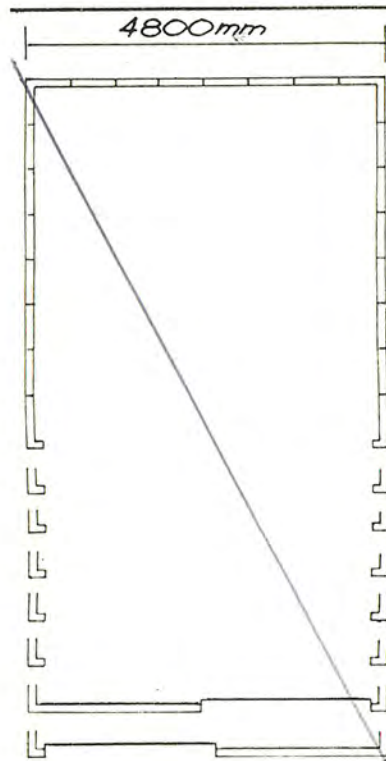
**Interests**

Appurtenant hereto is a right of way specified in Easement Certificate H099846.2  
Subject to a right of way over part marked D on DPS 21491 specified in Easement Certificate H099846.2  
The easements specified in Easement Certificate H099846.2 are subject to Section 37 (1) (a) Counties Amendment Act 1961  
12405178.2 Mortgage to Bank of New Zealand - 11.4.2022 at 11:30 am



NZMS SHEET No. 1 OF 1

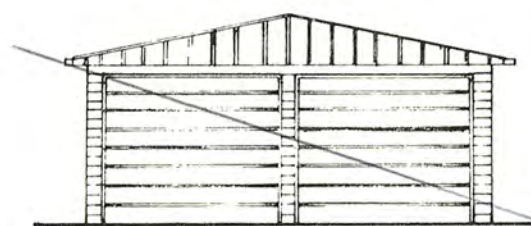
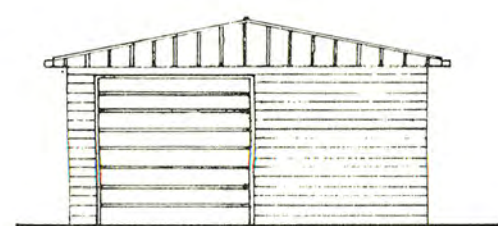




# SKYLINE GARAGES

manufactured by Skyline Buildings Ltd.,  
64 A Wall's Rd., Penrose, Auckland. Ph. 598.821

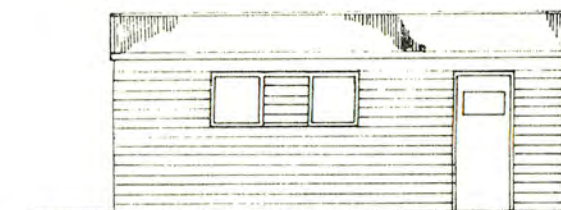
**IMPORTANT**  
THAMES COROMANDEL  
DISTRICT COUNCIL  
Private Bag, Thames. Phone 405 The 102  
**FOOTING (Foundation) INSPEC**  
When footings have been excavated  
steel placed the Builder must notify  
District Building Inspector at the  
address.  
No concrete is to be poured until  
Inspector has given his approval.  
Sufficient notice must be given (at least  
48 hrs) when an inspection is required.



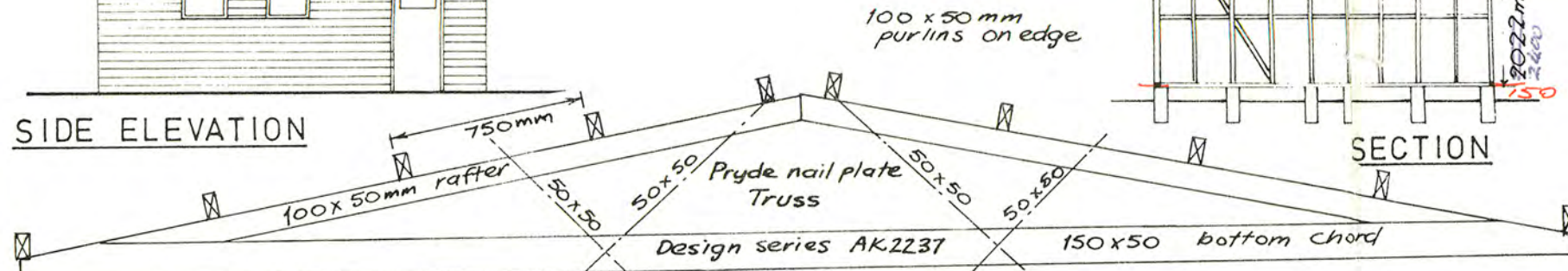
## ELEVATION

*additionally for  
timber to studs  
and beam*

**APPROVED**  
SUBJECT TO ANY CONDITION ENDORSED ON THAMES COROMANDEL  
DISTRICT COUNCIL BUILDING PERMIT No. ....  
DATED .....  
SIGNED *John W. Macdonald*  
BUILDING INSPECTOR  
15/3/59



## SIDE ELEVATION



SCALE 1m = 25m

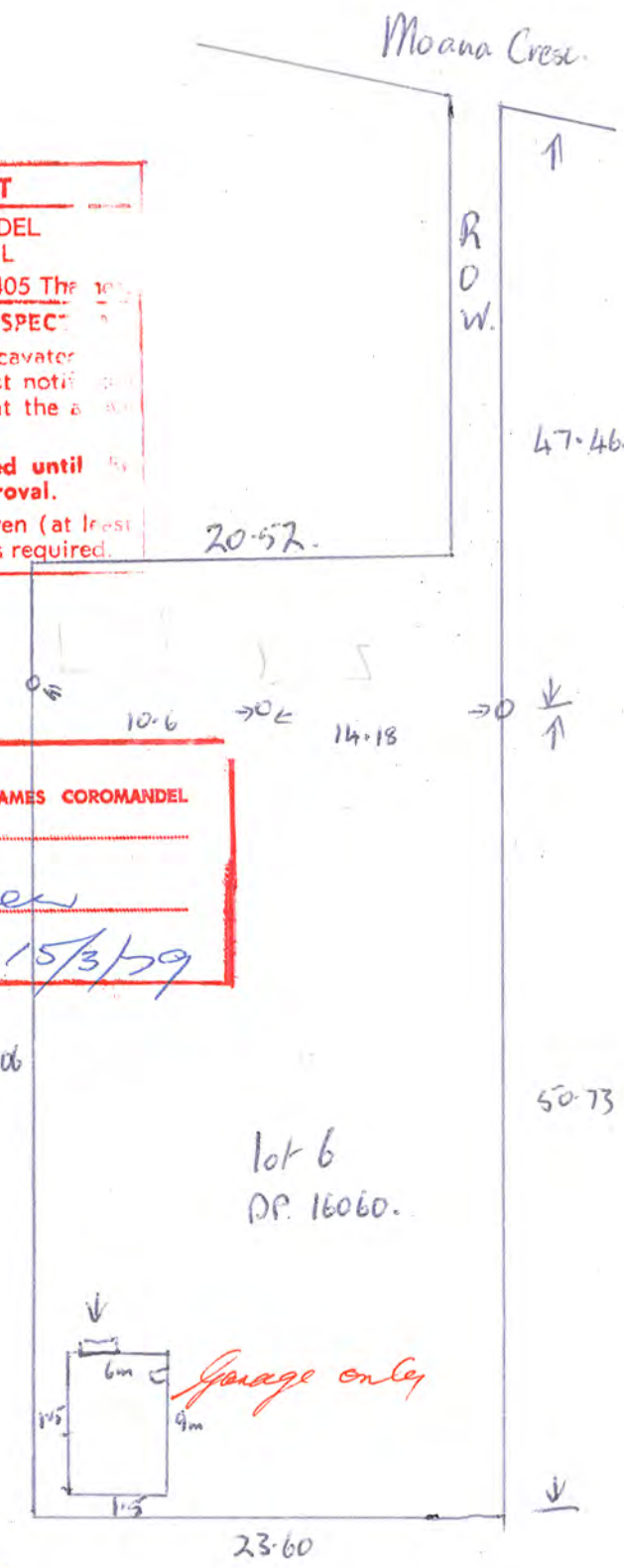
## Detail of 6000mm span truss

Trusses for 5400mm & 4800mm are similar, but reduced to suit and have stiffeners of 50x50mm in lieu of 75x50mm. When 4500mm doors are fitted in double garages, the gable end is formed with a similar truss and completely metal lined.

- fix Plate 12 of No 8 S.W.C.*
- SPECIFICATIONS:**
- Foundations:** 200x150mm concrete piles at 1200mm & 600mm centres under studs or continuous concrete dwarf walls or complete floors.
  - Dampcourse:** 2 ply d.p.c. under all plates.
  - Framing:** All timber is boron treated machine gauged radiata. All framing is housed i.e. studs checked into plates & nogs checked into studs. Studs at 600mm centres top and bottom plates and nogs - 100x50mm.
  - Wall Braces:** 75x50mm cut on edge.
  - Door Beams:** Minimum 150x50mm with minimum of 13mm check in at each end.
  - Roof trusses and purlins:** as per detail drawing placed over studs at 1800mm and 2400mm centres to suit.
  - Dragon ties:** 75x50mm at 45° over top plate to each corner. *1.8 along each wall*

**Roofing:** 26g. galv. corr. iron single sheets. **Ridging:** 26g. galv. lead edged. **Walls:** 26g. galv. metal weatherboards. **Spouting:** 24g. galv. iron gutters fixed ea. side. **Downpipes:** 75x50mm galv. iron. **Doors:** 24g. or 26g. metal doors on overhead gear or galv. roller doors.

GARAGE, SHED at Moana Cresc: Kennedy Bay for E. Whalley.



SITE PLAN 1mm = 200mm.





# Rating Information Database

## Property Details

Item	Details
Assessment Number	100734
Valuation Number	04811-37100
Legal Description	LOT 6 DPS 21491
Situation Address	4B Moana Crescent Kennedy Bay
Region	KENNEDY BAY
Land Area	1563m <sup>2</sup> (0.1563 Ha)
Title	CT-21A/1014
Land Value	\$345,000.00
Improved Value	\$135,000.00
Capital Value	\$480,000.00



# Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	480000	0.00017300	\$83.04
General Rate Residential	345000	0.00088500	\$305.33
Solid Waste Collection - Coromandel/Colville	1	361.25000000	\$361.25
Stormwater Coromandel .6 - SUIP	1	71.16000000	\$71.16
Stormwater Coromandel .6 - Value Based	345000	0.00006200	\$21.39
Uniform Annual General Charge	1	709.03000000	\$709.03
Works & Services Farm/Hort/Rural/Res/Islands	1	340.10000000	\$340.10
Works & Services Residential	345000	0.00044800	\$154.56
Total:			\$2045.86

## 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>	0481137100
<b>Assessment number</b>	2227017
<b>Property location</b>	4 B Moana Cres Thames-Coromandel District
<b>Land value (LV)</b>	\$345,000.00
<b>Capital value (CV)</b>	\$480,000.00
<b>Previous land value (LV)</b>	\$0.00
<b>Previous capital value (CV)</b>	\$0.00
<b>Area (Ha)</b>	0.1563
<b>Property category</b>	Residential-Dwelling-1970's-poor
<b>Improvements</b> <b>(<u>KEY</u>)</b>	DWG OB OI
<b>Legal property description</b> LOT 6 DPS 21491	



## 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	480000	\$0.00
Total					\$0.00
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	480000	\$106.62
Total					\$106.62
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	480000		\$17.41
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.95	Fixed	1		\$44.95
Total						\$62.36
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	480000		\$30.52
Total						\$30.52
<b>Total Rates</b>						<b>\$345.51</b>

Google maps

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