

ROB KEATLEY



Use your camera to
hover over code
for more
information

290 Wyuna Bay Road Coromandel

Rob Keatley

M: 0275 777 424

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www.trinityrealestate.co.nz

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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.

ROB KEATLEY



Enquiries Over \$1,600,000



Experience The Beauty Yourself

Welcome to this stunning Wyuna Bay property, boasting mesmerizing sea views and close proximity to town.

The spacious home, with large windows and open living spaces, allows you to immerse yourself in the beauty of the surroundings. The basement apartment, with a separate entrance, offers flexible accommodation options. The looped driveway ensures easy access and ample parking, ideal for boats and trailers.

The concrete block base and extra-height garage provide durability and space for toys. With approximately 300 sqm of floor area, three bedrooms, and three bathrooms, it's perfect for family living or hosting guests. Don't miss the chance to own this sought-after Coromandel gem with sea views, spaciousness, and convenient amenities.

Contact us today to arrange a viewing and experience the beauty of this property for yourself.

290 Wyuna Bay Road Coromandel

Price: Enquiries Over \$1,600,000
Land Area: 1,155m²
Floor Area: 300m²

View Online:

www.trinitynetwork.co.nz/property/290-wyuna-bay-road-coromandel

Open Homes:

Contact Rob for viewing times



Rob Keatley
REAL ESTATE CONSULTANT

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VENDOR TRANSPARENCY DOCUMENT



Address: 290 Wyuna Bay Road, Coromandel

IMPORTANT NOTE: This form is completed by or on behalf of the vendor to set out information about the property known by the vendor, or to the best of the vendors knowledge. It is provided to Purchasers as initial background information only. The statements are not to be relied on by the purchaser or any third party. Nothing in this form constitutes a warranty, guarantee, or obligation of the vendor and none of the information or statements shall be deemed part of any subsequent Sale and Purchase Agreement for the property.

The Vendor agrees that if after signing this form, they become aware of any additional information as described in this form or that may be of any interest to the purchaser, they will notify the Agent immediately to arrange an update to the form which will be provided to the Purchaser. The Vendor also agrees that anything additional discovered by the Agent may be noted on the 'Title & Further Information Form' at any time to be disclosed to any potential purchasers.

Additional details or forms verifying information may also be included on other paper if there is not enough space.

Is the Vendor aware of any weather tightness, structural or geotechnical issues (including any past damage)?

☐ Yes ☒ No

Is the Vendor aware of any other damage or defect to the property including cladding, internal walls, roof, guttering, piling or any other hidden or underlying defects etc?

☐ Yes ☒ No

Is the Vendor aware of any hazards including weatherside cladding, asbestos, dux quest plumbing, scrim or any other similar item that in the vendors discretion, considers may be relevant to a purchaser?

☐ Yes ☒ No

Is the Vendor aware of any chattel, fixture or fitting that does not work or is damaged?

☐ Yes ☒ No

Is the Vendor aware of any issues regarding the neighbourhood including road changes, planned developments, phone towers or received any notice or demand from any local or government authority or other statutory body, from any tenant of the property or any other party? Has the vendor given any consent for neighbouring builds, developments or renovations or any other matter?

☐ Yes ☒ No

Is the Vendor aware of any criminal activity, drug use or creation, deaths (other than as a result of natural cause) or other activity or event that in the vendors discretion & opinion, considers may be relevant to a purchaser?

☐ Yes ☒ No

Is the Vendor aware of any outstanding payments on the property including any building work, insulation, chattels, or items that have been agreed to be added to the rates?

☐ Yes ☒ No

Is the Vendor aware of any work done at the property by any person at any time that was not correctly permitted, consented, signed off or completed in accordance with the applicable laws or Council requirements?

☒ Yes ☐ No

Is the Vendor aware of any matters concerning the boundaries, fencing or title that at the vendors discretion, may cause a prospective purchaser concern? (Eg fencing issues, unclear boundaries or disputes, title complications or requisitions etc)

☐ Yes ☒ No

VENDOR TRANSPARENCY DOCUMENT



Additional Information Provided by the Vendor:

Has the Vendor completed a Healthy Homes Assessment if tenanted?

Does the property have a Healthy Homes Certificate?

Are there any retaining walls on the property?

Has a Code of Compliance Certificate been issued

Is this a legal Home and Income?

Has a Code of Compliance Certificate been issued?

Is there a wood burner or other fire appliance?

Has a Code of Compliance Certificate been issued?

Is the property insulated? ☐ No ☐ Under Floor ☐ Walls ☒ Roof

For all of the above where applicable has the relevant documentation been:

1) Provided by vendor ☐ Yes ☐ No ☐ NA

2) Sited by the agent ☐ Yes ☐ No ☐ NA

☐ Yes ☐ No ☒ NA
☐ Yes ☐ No ☒ NA
☒ Yes ☐ No ☒ NA
☐ Yes ☐ No ☒ NA
☐ Yes ☐ No ☒ NA
☐ Yes ☐ No ☒ NA

Describe any renovation work done (even if no consents or certificates were required)?

Is any other information provided by the Vendor?

Vendor: Sign: BCEK Print Name: Bruce Douglas Date: 29-11-23
Vendor: Sign: JD Print Name: Julie Douglas Date: 29-11-23
Vendor: Sign: _____ Print Name: _____ Date: 29/11/23

For subsequent information established by the Agent see the LIM, Title & District Plan Explanation Form

IMPORTANT NOTE FOR PURCHASERS: Any Consents and Compliance Certificates or Reports that have been made available to the Agent will be included in the information pack. It is strongly recommended the Purchaser and/or their lawyer review these documents (which may or may not have been made available to the Agent). The vendor may not have disclosed all information about the property or may have no knowledge of issues that are important or relevant to the purchaser. The purchaser must not rely on this information as complete or accurate and must make their own enquiries and seek professional advice in all respects to fully satisfy themselves as to the condition/suitability of the property and any other matters relevant to the purchaser prior to entering into any contract for sale and purchase.

This form is not part of any Sale and Purchase Agreement for the property.



**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 SA9D/800
Land Registration District South Auckland
Date Issued 13 November 1968

Prior References

SA3D/743

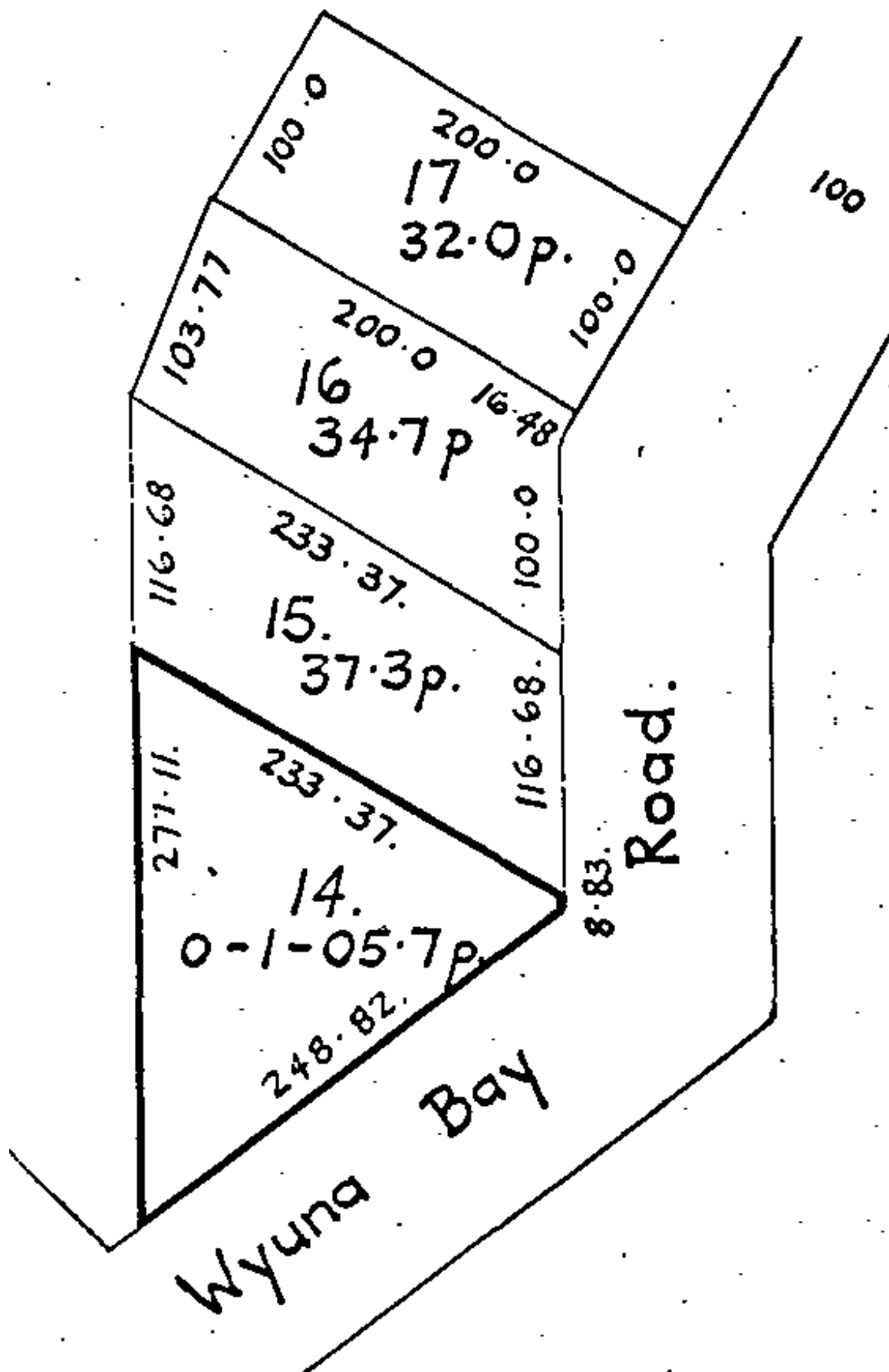
Estate Fee Simple
Area 1156 square metres more or less
Legal Description Lot 14 Deposited Plan South Auckland
12407

Registered Owners

Bruce Colin Douglas and Julie Anne Douglas

Interests

S404966 Building Line Restriction
B468287.2 Mortgage to Bank of New Zealand - 3.3.1998 at 10.55 am



TITLE & FURTHER INFORMATION



Address: 290 Wyuna Bay Road

This information sheet may accompany the legal documents, reports and records such as the property's title, LIM (if supplied by Vendor), and District Plan provided to prospective purchasers by the Agent.

DISCLAIMER: All documents are supplied by for general information purposes only.

The information below are some common 'interests' that may be listed on a property title with simple explanations about the restrictions or rights that could affect the property. Some interests, district plan information, LIM information or other information that has come to the Agents attention may be further detailed on the documents supplied. Some documents may not have been made available to the agent such as the LIM report which means the agent may not have been able to verify some information about the property.

These explanations are not intended to be legal advice or to be relied on by a prospective purchaser. Reading and interpreting the documents is a specialist area. It is the purchaser's sole responsibility to ensure they fully understand the title and related documents from their own investigations and independent professional advice, and the purchaser must not rely solely on the information provided by the Agent or Vendor prior to entering into an agreement to purchase the property. It is strongly recommended that the purchaser seeks advice and explanation about the Title, LIM, District Plan and other relevant documents from their own lawyer or registered conveyancer.

This document does not form part of the S&P Agreement.

Tick if appropriate to title:

☐ **Easements**

An easement is the granting or benefit of rights in land that do not include possession. Usually easements allow one party to cross another party's land for a particular purpose, such as rights of way, rights to convey water, gas, electricity or telecommunications, or rights to drain stormwater or sewage. The location of such easements will usually be shown on the plan of the property attached to the certificate of title. "Subject to" means the property gives the benefit to another property. "Appurtenant hereto" means the property has the benefit of the easement. Easements are not always for the benefit of neighbouring land. An easement in gross has no beneficiary. It is usually in the form of a grant to a territorial authority, or a utility company such as Spark or Vector. The territorial authority or utility company will have the right to access the land for maintenance work. It must be noted that some easements, such as old drainage easements, may not be recorded on the certificate of title, but will usually appear on district plan maps. There are also a number of "universal" easements, such as those protecting against the undermining of a neighbour's property through excavation. These are common law easements, and not normally registered on the title. May affect use of the property so it is highly recommended to investigate further and seek legal advice.

☐ **The easements created by Easement Instrument.... are subject to Section 243 (a) Resource Management Act 1991**

The reference s243(a) of the Resource Management Act 1991 simply means that the easement created under easement instrumentcannot be surrendered by the owner of the title without prior consent of the council.

☐ **Resource Management Act 241(2)**

Refers to details in the RMA section 241(2) likely in relation to the subdivision of the property.

☐ **Consent Notice pursuant to Section 221 Resource Management Act 1991**

A consent notice registered against the Title gives notice of the conditions of the subdivision consent under which the land was subdivided which bind the owners going forward. This may affect your use of the property so it is highly recommended to seek further legal advice and view any relevant documentation.

☐ **Lease of Flat 1 & 2**

Relate to the cross lease of the property. This may affect your use of the property so it is highly recommended to view memorandum of lease for further details and to seek further legal advice.

☐ **Fencing Covenant**

Fencing covenants are used by subdividers and developers to enable them to avoid their contribution to a fence between their property and adjoining land, as provided for in the Fencing Act 1978.. Fencing covenants are recorded on the certificate of title, but expire at the time of sale of the adjoining land by the first purchaser, or at the end of 12 years. However, the covenant is not automatically removed from the certificate of title. Please note that fencing covenants registered on titles that adjoin Crown lands – for example, reserves – may run with the land. Do not confuse a Fencing Covenant with a Fencing Agreement (below).

☐ **Fencing Agreement**

Is an agreement between adjoining neighbours to do or not do something that would otherwise be permitted. (It contains rules about fencing etc that must be adhered to by various parties.). May affect use of the property so it is highly recommended to view the relevant document and seek further legal advice if there is a Fencing Agreement registered on the title.

☐ **Land Covenant**

Contains various rules/regulations in relation to the property as private agreements between parties or imposed by the council. This may affect your use of the property so it is highly recommended to view relevant documentation for specific details and it is recommended to seek further legal advice and a full explanation from your solicitor.

☒ **Building Line Restriction**

A building line restriction may limit where you can build on the property. Recommended to investigate further based on your requirements for the property and to confirm there are no obvious encroachments from existing dwellings. Note that some building line restrictions may not be included on the title but are included on the District Plan. It may affect your intended use of the property so it is highly recommended to view relevant documentation and to seek further legal/technical advice for the full details.

TITLE & FURTHER INFORMATION



☐ **Marginal Strip**

A Marginal Strip is Crown land adjacent to foreshore, lake, rivers or streams greater than 3 metres wide that is sold or otherwise disposed of, the strip of land no less than 20 metres wide is deemed reserved. This means that the owner of the ex-Crown property located adjacent to the waterway does not own the first 20 metres of that property. This may affect your use of the property so it is highly recommended to seek further investigation/technical advice for full details.

☐ **Limited as to Parcels**

This means that the property has never been properly surveyed and as such the dimensions of the site it refers to are not guaranteed. This is usually not found in the interests but at the top of the title document. If this is on the title it is highly recommended to seek further legal and specialist advice.

☐ **Additional Interests/Subject to various acts**

Additional interests may not be common interests on a title and the salesperson may not be familiar with the implications of these interests. These interests are noted below and it is highly recommended to seek further legal/technical advice.

Further Title, District Plan and LIM (if provided) information & any additional information about the property that has come to the Agent's attention. If there is not enough room below, additional pages may be attached.

DISCLAIMER: The information listed below is provided as a starting point for prospective purchasers to do their own research and seek their own advice. It is the purchaser's responsibility to do its own due diligence on the property and this information is intended only to alert the purchaser to possible issues with a property of this age, condition and construction, in this location. The list is not represented as including everything that a purchaser should be aware of or investigate further as there may be issues that the Agent or Vendor have no knowledge of, expertise in, or any reason to suspect or raise. Furthermore, nothing listed below is intended to imply that there is any actual problem or concern with the property or its surrounding area.

S404966 Building Line Restriction

Listing Agent: Sign:

Print Name: Rob Keatley

Date:

30-11-23

24.11.77

Owner/Builder R.H. RIDDELL Permit No H134441

P/D

DUDSON, WALKER 13x23 COROMANDEL

Permit 1260 issued 6.8.79 Roll 4800.742.40

Des DWELLING ON
BASEMENT

Lot 14 DP 12407

Conditions

PERMIT ISSUED SUBJECT
TO RECEIVING A SITE
PLAN SHOWING PROPOSED
DWELLING, AND WHERE
PERCOLATION TESTS WERE
TAKEN, SUBJECT TO ANY
DRAINAGE BEING UNDERTAKEN.

Street WYUNA
BAY ROAD

COROMANDEL

fasting inspection 12. Jan.
as specified

Received Plans 28-11-77

footing inspection steel & retaining wall.
alt. true & specification & Engineer's calculation
12-1-78.

Blockwork & Bond Beams True & Eng'd
Certificate & specifications 16-3-78.

Block Plan for full drain round base 14-9-78 DYE

Roof on exterior complete no internal beams 7/6/79 DYE
25/10/79 discussed with Chamberlain site DYE

10/3/80 House now complete no after work DYE

19/6/80 no further progress. DYE

4/4/81 Bldg complete DYE

APPLICATION FOR A BUILDING PERMIT

I HEREBY APPLY for permission to carry out the work described in the following particulars and detailed in the plans and specifications attached here in DUPLICATE:—

1.

OWNERS NAME AND ADDRESS	BEFORE 8.00 AM
R. H. C. M. A. Riddell 66 Esk St. Tga.	PHONE NO. 87521 Tga
BUILDERS NAME AND ADDRESS	
R. H. Riddell 66 Esk Street Tauranga	PHONE NO. 87521 Tga
PREVIOUS OWNERS NAME IF KNOWN	

2.

LOCATION OF PROPOSED WORK:

STREET AND NO. Wynna Bay Road TOWN OR DISTRICT Coromandel

LOT NO. 1A D.P.(S) NO. 12407

BLOCK NO. V Coromandel S.D. VALUATION ROLL NO. 4300-742-6

(This information available from Rate Demand or Title Deeds)

အ

DESCRIPTION OF PROPOSED BUILDING WORK:	
Erection	BASEMENT 7 DWELLING
(Please state if erection, additions, alterations or demolition or repairs or if building is to be transported to site).	
IS BUILDING TO BE LET	N.O.
FLOOR AREA (external) OF EACH STOREY (in sq. Metres)	Basement 150 sq metres 1st Floor 150 sq m.
NATURE OF GROUND (sandy, clay, etc.)	Clay
IS SITE EXCAVATION REQUIRED	Yes
IS GROUND FILLED	No

4.

ESTIMATED VALUE OF COMPLETED BUILDING WORK	
(means total value of all materials and labour at current contract rates)	
BUILDING	\$ 30,000 44,000-00
PLUMBING AND DRAINAGE	\$ 2,500 2,500-00
Total	\$ 32,500 46,500-00

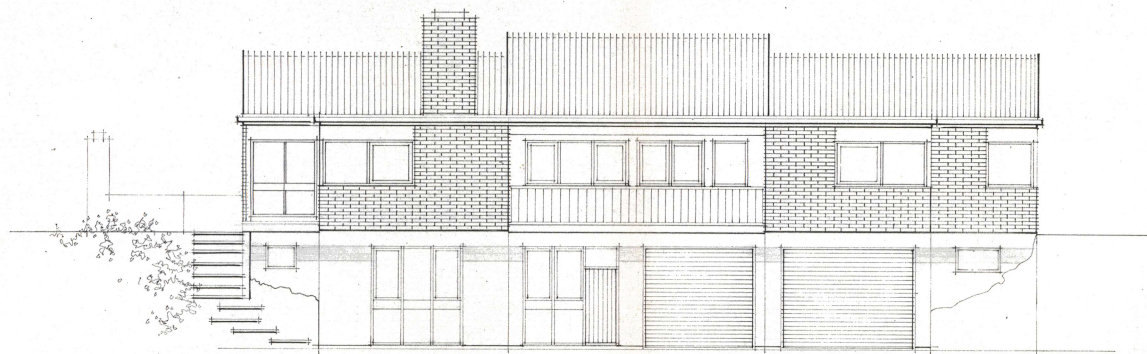
(Applicants will be advised of fees required when application approved — do not send money with application)

I HEREBY CERTIFY that the above particulars are correct.

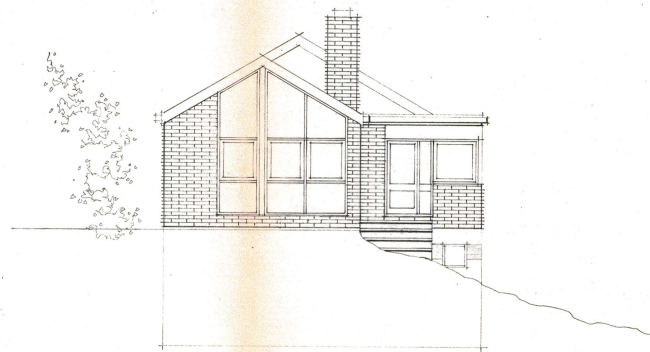
Date of Application		23/9/77		Signature of Applicant		[Signature]	
FOR OFFICE USE ONLY				Approvals			
Fees, etc.		Amount		Receipt No.		Date Paid	
Building	98-00	85116	28-11-77	BUILDING INSPECTOR Plans and Specifications Approved. Date 17/11/77 [Signature]			
Plumbing/Dge	16-00						
Levy	23-50						
Footpath Deposit							
Crossing Fee							
	137-50			PLANNING OFFICER Complies with Town Planning Scheme.			
PERMIT NO. 1134441				DATE ISSUED 24-11-77			

CONDITIONS

Permit issued subject to receiving a site plan showing proposed dwelling, and medical practitioner's letter to deny subject to air drainage being undertaken.

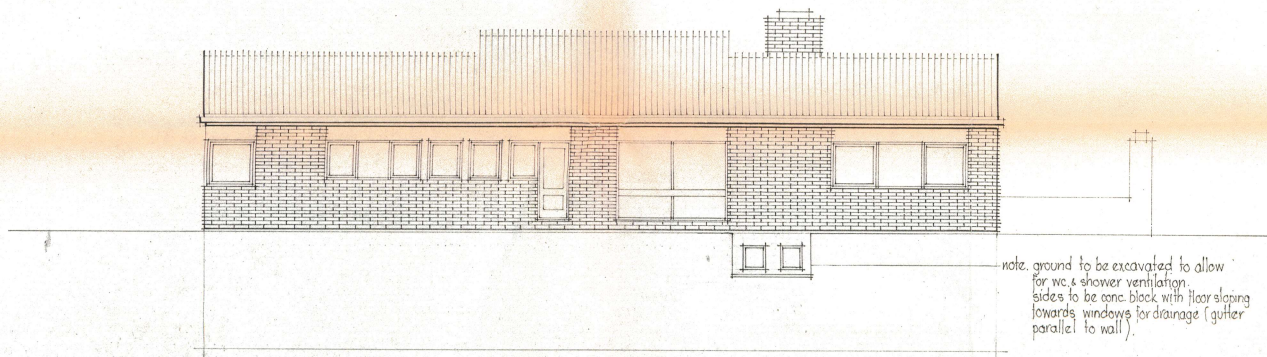


Front elevation



End elevation

Rear elevation

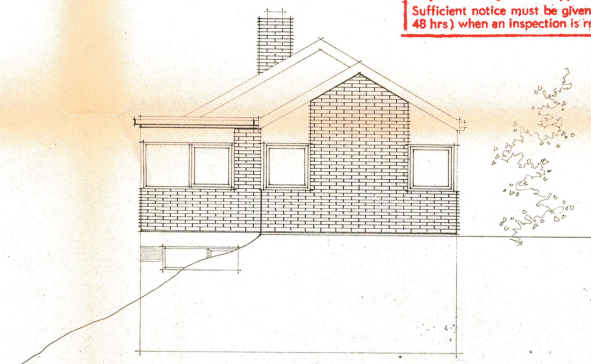


note: ground to be excavated to allow for wc & shower ventilation sides to be conc block with floor sloping towards windows for drainage (gutter parallel to wall).



End elevation

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





Rating Information Database

Property Details

Item	Details
Assessment Number	106147
Valuation Number	04851-81400
Legal Description	LOT 14 DPS 12407
Situation Address	290 Wyuna Bay Road Wyuna Bay
Region	WYUNA BAY
Land Area	1155m ² (0.1155 Ha)
Title	CT-9D/800
Land Value	\$430,000.00
Improved Value	\$620,000.00
Capital Value	\$1,050,000.00

Current Rates 2023/2024

Rate Type	Factor	Rate	Amount
District Transportation & Building Control	1050000	0.00018500	\$194.25
General Rate Residential	430000	0.00102300	\$439.89
Solid Waste Collection - Coromandel/Colville	1	359.49000000	\$359.49
Stormwater Coro - Value Based	620000	0.00010300	\$63.86
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	430000	0.00048200	\$207.26
Total:			\$3576.85

Disclaimer

The 2023/2024 figures are based on the Rating information Database as at July 2023. The rates were adopted by Council at a special meeting on 27 June 2023.

Rates 1 July 2023 - 30 June 2024

Rates Year 2023/2024

Valuation Number:	04851/814/00
Property Location:	290 Wyuna Bay Rd
Land Value (LV):	\$430,000
Capital Value (CV):	\$1,050,000
Area (Ha):	0.1155
Property Category:	RD197A
Improvements:	DWG OB OI (KEY)
Legal Description:	LOT 14 DPS 12407

Regional Council General

	Differential code	Value of factor	Rate factor	Rate amount
Thames-Coromandel		1,050,000 CV	0.00028586	300.15

Regional Services

	Differential code	Value of factor	Rate factor	Rate amount
Regional Services	UR	1 UR	3.79	3.79

Urban Public Transport

	Differential code	Value of factor	Rate factor	Rate amount
indirect benefit (Thames-Coromandel)		1,050,000 CV	0.00000040	0.42
direct benefit (Thames-Coromandel)		1,050,000 CV	0.00000240	2.52

Uniform Annual General Charge

	Differential code	Value of factor	Rate factor	Rate amount
UAGC	UR	1 UR	93.35	93.35

Natural Heritage

	Differential code	Value of factor	Rate factor	Rate amount
Natural Heritage	UR	1 UR	5.80	5.80

Civil Defence & Emergency Mgmt

	Differential code	Value of factor	Rate factor	Rate amount
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Civil Defence and Emergency Management	UR	1 UR	13.57	13.57
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Biosecurity

	Differential code	Value of factor	Rate factor	Rate amount
Pest Control and Regional Biosecurity (TCDC)		1,050,000 CV	0.00007143	75.00

Regional Theatre

	Differential code	Value of factor	Rate factor	Rate amount
Secondary	UR	1 UR	0.52	0.52

Coromandel Peninsula

	Differential code	Value of factor	Rate factor	Rate amount
Catchment (value based)		1,050,000 CV	0.00004230	44.42
Coromandel Township Indirect (capital)		1,050,000 CV	0.00000730	7.67
Coromandel Township Maintenance		1,050,000 CV	0.00008534	89.61
Catchment (per property)	UR	1 UR	39.73	39.73

Total rates (including GST)				\$676.55
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