



# 27 Taurua Place Coromandel

The Network Licensed REAA 2008



## Becks Greenhill

**M:** 021 069 4428

**E:** [rebecca.greenhill@trinitynetwork.co.nz](mailto:rebecca.greenhill@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.





## Move In Today!

### VENDOR MEETS THE MARKET!

This spacious 3-bedroom home spans 147 square metres, perfect for family living. Its generous size will impress you. The house features two recently updated bathrooms and a well maintained exterior. The lower level has a sizable lounge, 2 bedrooms and covered decks that wrap around the dwelling making the most of its sunny aspect, no matter the weather. The upper level houses the master bedroom with an ensuite, a family room/lounge that could serve as an additional bedroom, and abundant storage space.

The private, fully fenced backyard ensures the safety of pets and children. The property backs on to a reserve, enhancing both privacy and the sense of open space.

There is also covered basement parking for two vehicles. Tucked away in a peaceful cul-de-sac, all with an easy walk to the town.

### 27 Taurua Place Coromandel

**Price:** Asking Price \$730,000  
**Land Area:** 600m<sup>2</sup>  
**Floor Area:** 147m<sup>2</sup>  
**Rates:** \$3,031  
**Rateable value:** \$680,000 -1/7/2023  
**View Online:**



### Becks Greenhill

REAL ESTATE CONSULTANT

**M:** 021 069 4428  
**E:** rebecca.greenhill@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** SA67D/135  
**Land Registration District** South Auckland  
**Date Issued** 12 August 1999

**Prior References**  
SA48C/384

---

**Estate** Fee Simple  
**Area** 600 square metres more or less  
**Legal Description** Lot 1 Deposited Plan South Auckland  
85066

**Registered Owners**  
Pole Position Nominees Limited

---

**Interests**

The within land has no frontage to a legal road

Appurtenant hereto is a right of way specified in Easement Certificate B022708.5

The easements specified in Easement Certificate B022708.5 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto is electricity, telecommunications, right to convey sewage, water and stormwater easements created by  
Easement Instrument 5819418.2 - 1.12.2003 at 9:00 am

11265936.3 Mortgage to ASB Bank Limited - 30.10.2018 at 9:34 am

<p>LOT 1 C.T. 67D/135 LOT 2 C.T. 67D/135</p>		<p>LAND DISTRICT SOUTH AUCKLAND SURVEY BLK. &amp; DIST. VI COROMANDEL. NZMS 261 SHI</p>		<p>PLAN OF LOTS 1 AND 2 BEING SUBDIVISION OF LOTS 6 AND 7 DPS. 59166 AND EASEMENT OVER LOT 4 DPS. 59166</p>		<p>TERRITORIAL AUTHORITY THAMES LORUMUNGA DISTRICT COUNCIL Surveyed by F.W. MILLINGTON LTD 1756 Scale 1:300 Date APRIL 1999</p>		<p>APPROVED AS TO SURVEY 18/5/99 12th day of August 1999 for Registration of Land District Land Registrar DPS 85066</p>			
<p>APPROVALS <i>Shirley</i> <i>M. J. M. M.</i></p>		<p>REGISTERED OWNERS <i>Shirley</i> <i>M. J. M. M.</i></p>		<p>REGISTERED SURVEYOR 21/4/99</p>		<p>REGISTERED SURVEYOR 21/4/99</p>		<p>REGISTERED SURVEYOR 21/4/99</p>			
<p>HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE THAMES LORUMUNGA DISTRICT COUNCIL IN ACCORDANCE WITH THE DISTRICT LAND MANAGEMENT ACT 1981 ON THE 13th DAY OF APRIL 1999.</p>		<p>HEREBY CERTIFY THAT THE SOUTH BOUNDARY OF LOT 1 BEING THE KAHAKARAO STREAM HAS NOT BEEN CORRECTED TO THE TRUE POSITION ON THIS PLAN, AND HAS THEREFORE BEEN SHOWN FROM THAT PLAN.</p>		<p>NOTE: LOT 1 DPS. 59166 IS SUBJECT TO PART IVA CONSERVATION ACT 1987.</p>		<p>NOTE: LOT 1 DPS. 59166 IS SUBJECT TO PART IVA CONSERVATION ACT 1987.</p>		<p>NOTE: LOT 1 DPS. 59166 IS SUBJECT TO PART IVA CONSERVATION ACT 1987.</p>			
<p>MEMORANDUM OF EASEMENT PURPOSE: SHOWN FOR LOT 4 LOT 1 R.O.V. C.T. 67D/135 DPS 59166 HEREON NOTE: ALL ADOPTIONS ARE FROM DPS. 59166 UNLESS OTHERWISE SHOWN.</p>		<p>MEMORANDUM OF EASEMENT PURPOSE: SHOWN FOR LOT 4 LOT 1 R.O.V. C.T. 67D/135 DPS 59166 HEREON NOTE: ALL ADOPTIONS ARE FROM DPS. 59166 UNLESS OTHERWISE SHOWN.</p>		<p>MEMORANDUM OF EASEMENT PURPOSE: SHOWN FOR LOT 4 LOT 1 R.O.V. C.T. 67D/135 DPS 59166 HEREON NOTE: ALL ADOPTIONS ARE FROM DPS. 59166 UNLESS OTHERWISE SHOWN.</p>		<p>MEMORANDUM OF EASEMENT PURPOSE: SHOWN FOR LOT 4 LOT 1 R.O.V. C.T. 67D/135 DPS 59166 HEREON NOTE: ALL ADOPTIONS ARE FROM DPS. 59166 UNLESS OTHERWISE SHOWN.</p>		<p>MEMORANDUM OF EASEMENT PURPOSE: SHOWN FOR LOT 4 LOT 1 R.O.V. C.T. 67D/135 DPS 59166 HEREON NOTE: ALL ADOPTIONS ARE FROM DPS. 59166 UNLESS OTHERWISE SHOWN.</p>		<p>MEMORANDUM OF EASEMENT PURPOSE: SHOWN FOR LOT 4 LOT 1 R.O.V. C.T. 67D/135 DPS 59166 HEREON NOTE: ALL ADOPTIONS ARE FROM DPS. 59166 UNLESS OTHERWISE SHOWN.</p>	
<p>HEREBY CERTIFY THAT PURSUANT TO SECTION 224 (C) OF THE RESOURCE MANAGEMENT ACT (1981) ALL THE CONDITIONS OF THE SUBDIVISION CONSENT HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE THAMES COROMANDEL DISTRICT COUNCIL DATED THIS 23rd DAY OF APRIL 1999.</p>		<p>HEREBY CERTIFY THAT PURSUANT TO SECTION 224 (C) OF THE RESOURCE MANAGEMENT ACT (1981) ALL THE CONDITIONS OF THE SUBDIVISION CONSENT HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE THAMES COROMANDEL DISTRICT COUNCIL DATED THIS 23rd DAY OF APRIL 1999.</p>		<p>HEREBY CERTIFY THAT PURSUANT TO SECTION 224 (C) OF THE RESOURCE MANAGEMENT ACT (1981) ALL THE CONDITIONS OF THE SUBDIVISION CONSENT HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE THAMES COROMANDEL DISTRICT COUNCIL DATED THIS 23rd DAY OF APRIL 1999.</p>		<p>HEREBY CERTIFY THAT PURSUANT TO SECTION 224 (C) OF THE RESOURCE MANAGEMENT ACT (1981) ALL THE CONDITIONS OF THE SUBDIVISION CONSENT HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE THAMES COROMANDEL DISTRICT COUNCIL DATED THIS 23rd DAY OF APRIL 1999.</p>		<p>HEREBY CERTIFY THAT PURSUANT TO SECTION 224 (C) OF THE RESOURCE MANAGEMENT ACT (1981) ALL THE CONDITIONS OF THE SUBDIVISION CONSENT HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE THAMES COROMANDEL DISTRICT COUNCIL DATED THIS 23rd DAY OF APRIL 1999.</p>		<p>HEREBY CERTIFY THAT PURSUANT TO SECTION 224 (C) OF THE RESOURCE MANAGEMENT ACT (1981) ALL THE CONDITIONS OF THE SUBDIVISION CONSENT HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE THAMES COROMANDEL DISTRICT COUNCIL DATED THIS 23rd DAY OF APRIL 1999.</p>	
<p>Total Area 1725m<sup>2</sup> Comprised in C.T. 48C/384, C.T. 48C/385 C.T. 48C/382 (EASEMENT ONLY)</p>		<p>Total Area 1725m<sup>2</sup> Comprised in C.T. 48C/384, C.T. 48C/385 C.T. 48C/382 (EASEMENT ONLY)</p>		<p>Total Area 1725m<sup>2</sup> Comprised in C.T. 48C/384, C.T. 48C/385 C.T. 48C/382 (EASEMENT ONLY)</p>		<p>Total Area 1725m<sup>2</sup> Comprised in C.T. 48C/384, C.T. 48C/385 C.T. 48C/382 (EASEMENT ONLY)</p>		<p>Total Area 1725m<sup>2</sup> Comprised in C.T. 48C/384, C.T. 48C/385 C.T. 48C/382 (EASEMENT ONLY)</p>		<p>Total Area 1725m<sup>2</sup> Comprised in C.T. 48C/384, C.T. 48C/385 C.T. 48C/382 (EASEMENT ONLY)</p>	

24 AUG 1999

# B022708.S EC

Approved by the District Land Registrars: North Auckland 4221/75, South Auckland H.008116/1974, Canterbury 957768, Marlborough 75776, Gisborne 112239.9, Hawkes Bay 303051, Taranaki 217464.1, Wellington A038045, Westland 45629.

## EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

WE, WILLIAM PETERS of Hamilton, Retired; JOHN KONUI GRANT of Rotorua, Builder and HERA PUTEA WILLIAMS of Te Kuiti, Retired

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Hamilton on the 19 day of 91 under No. S.59166 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE  
DEPOSITED PLAN NO. S59166

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Lot 4 DPS 59166	MARKED "A" on DPS 59166	Lots 5 and 6 on DPS 59166	
	Being parts of Kahakaharoa and Karaka No.2 Blocks			

N.B. On no account should this margin be used

N.B. On no account should this margin be used

*State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.*

1. Rights and powers:

**None other than as set out in the Seventh Schedule to the Land Transfer Act 1952**

*N.B. On no account should this margin be used*

*N.B. On no account should this margin be used*

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:  
None other than those set out in the Seventh Schedule to the Land Transfer Act 1952

Dated this 29th day of April 1991

SIGNED by the abovenamed )  
WILLIAM PETERS in the presence )  
of:-

W Peters

Witness: Michaelly  
Occupation: Legal Executive  
Address: Delimita Ochoa

SIGNED by the abovenamed )  
JOHN KONUI GRANT in the )  
presence of:- )

John Grant

Witness: Robert  
Occupation: Robert  
Address: Robert

N.B. On no account should this margin be used

Dated this day of

Signed by the above-named  
HERA PUTEA WILLIAMS

H. P. Williams

in the presence of

Witness: Michaelly  
Occupation: Legal Executive  
Address: Delimita Ochoa

# EASEMENT CERTIFICATE

**IMPORTANT:** Registration of this certificate does not of itself create any of the easements specified herein.

*Correct for purposes of the Land Transfer Act*

*[Signature]*

"It is hereby certified that pursuant to section 235(1) of the Maori Affairs Act 1953 the within instrument has been produced to the Deputy Registrar of the Maori Land Court Waikato/Maniapoto District and that it has been noted in the records of such Court."

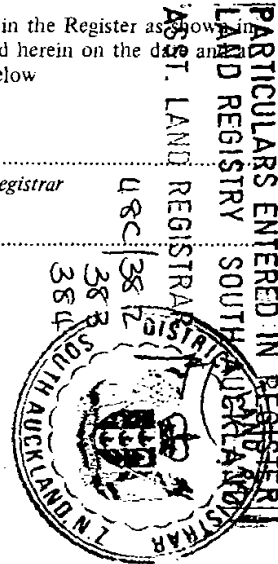
*[Signature]*  
Deputy Registrar  
10/5/1977

Subject to Section 309(1)(c) local  
Government Act 1974  
*[Signature]* A.

N.B. On no account should this margin be used

Particulars entered in the Register as shown in the schedule of land herein on the date and the time stamped below

District Land Registrar  
Assistant  
of the District of .....



N.B. On no account should this margin be used

945 30 MAY 91 B 0227085

REGISTER



**Easement instrument to grant easement or *profit à prendre*, or create land covenant**  
Sections 90A and 90F, Land Transfer Act 1952

**EI 5819418.2 Easement**

Cpy - 01/01, Pgs - 004, 01/12/03, 07:49



DocID: 510767992

Land registration district

South Auckland

Grantor

Surname(s) *n*

BARRY JOHN SMART and ROSEMARY ELIZABETH SMART

Grantee

Surname(s) must be underlined.

BRENT MICHAEL ROGERS and ROSANNA IMELDA ROGERS and KEVIN WILLIAM BIRD (1/2 share)  
and HELEN SARAH BRONLUND (1/2 share)

**Grant\* of easement or *profit à prendre* or creation of covenant**

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20 03

*[Handwritten signature]*

Attestation

	<b>Signed in my presence by the Grantor</b>
	_____ <i>Signature of witness</i>
	_____ <i>Witness to complete in BLOCK letters (unless legibly printed)</i>
	_____ <b>Witness name</b>
	_____ <b>Occupation</b>
<b>Signature [common seal] of Grantor</b>	<b>Address</b>
	<b>Signed in my presence by the Grantee</b>
	_____ <i>Signature of witness</i>
	_____ <i>Witness to complete in BLOCK letters (unless legibly printed)</i>
	_____ <b>Witness name</b>
	_____ <b>Occupation</b>
<b>Signature [common seal] of Grantee</b>	<b>Address</b>

*[Handwritten mark]*

Certified correct for the purposes of the Land Transfer Act 1952.

*(2) EI \$50*

[Solicitor for] the Grantee

\*If the consent of any person is required for the grant, the specified consent form must be used.

**Easement variation instrument to vary easement, profit à prendre, or land covenant**  
Sections 90C and 90F, Land Transfer Act 1952

Land registration district

SOUTH AUCKLAND

BARCODE

Grantor

Surname(s) must be underlined.BARRY JOHN SMART and ROSEMARY ELIZABETH SMART

Grantee

Surname(s) must be underlined.BRENT MICHAEL ROGERS and ROSANNA IMELDA ROGERS and KEVIN WILLIAM BIRD (1/2 share)  
and HELEN SARAH BRONLUND (1/2 share)

Variation\* of easement, profit à prendre, or covenant

The terms, covenants, or conditions contained in the easement(s), profit(s) à prendre, or covenant(s) set out in Schedule A are ~~varied, negated, or added to as set out in Annexure Schedule 1.~~



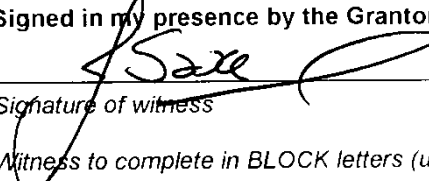
Dated this

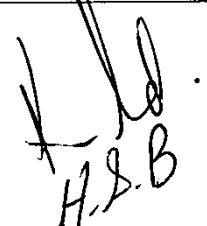
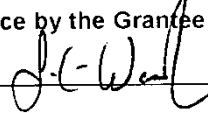
17<sup>th</sup> day of

November

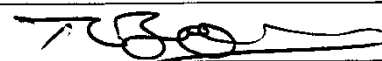
20 03

Attestation

  	Signed in my presence by the Grantor
	 Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name <u>Jaelyn Saxe.</u> Occupation <u>Housewife</u> Address <u>8 Nevada Ave Pakuranga</u>
Signature [common seal] of Grantor	

 H.S.B.	Signed in my presence by the Grantee
	 Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name <u>STEPHEN CRAIG WALKER</u> Occupation <u>NZFS (SALES)</u> Address <u>19 Lavenham Pl Hamilton</u>
Signature [common seal] of Grantee	

Certified correct for the purposes of the Land Transfer Act 1952.



[Solicitor for] the Grantor

\*If the consent of any person is required for the variation, the specified consent form must be used.

**Annexure Schedule 1**

Easement instrument

Dated

17 / 11 / 2003

Page

3

of

4

pages

**Schedule A**

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
	DS 59166.		
Electricity, telecommunications, right to convey sewage, water and stormwater	A	SA48C/382	SA48C/383 and SA67D/135

**Easements or profits à prendre rights and powers (including terms, covenants, and conditions)**

Delete phrases in [ ] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

~~The implied rights and powers are varied, negated, added to or substituted by:~~

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX, registered under section 155A of the Land Transfer Act 1952.

XXXXXXXXXXXXXXXXXXXX, the provisions set out in Annexure Schedule 2.

**Covenant provisions**

Delete phrases in [ ] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

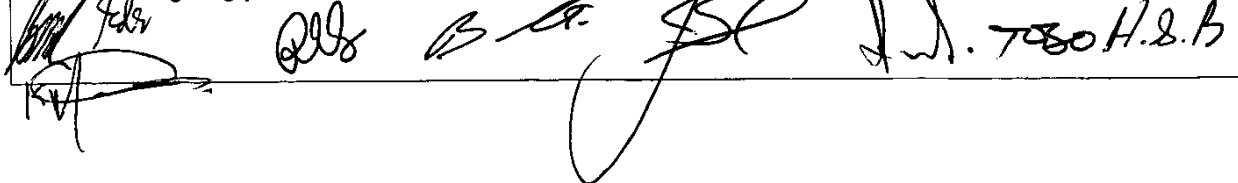
The provisions applying to the specified covenants are those set out in:

[Memorandum number

, registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box



**Annexure Schedule**

Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Easement Instrument

Dated

17 / 11 /

2003.

Page

2

of

2

pages

(Continue in additional Annexure Schedule, if required.)

Signed by the Grantees

KEVIN WILLIAM BIRD &

HELEN SARAH BRONLUND

In the presence of:

Signed by the Grantees

BRENT MICHAEL ROGERS and

ROSANNE IMELDA ROGERS

in the presence of:

Witness signature:



Witness name: Karlos Metchett

Occupation:

Builder

Address:

Coromandel

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Document 5

FILE COPY

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

APPLICABLE TO BUILDING CONSENT NUMBER  
ABA 19990575

<b>SITE LOCATION:</b>	
Address:	27 TAURUA PLACE, COROMANDEL 2851
Legal Description:	LOT 6 DPS 59166
Valuation No:	04851 21406

<b>PROJECT DESCRIPTION:</b>	
Intended use(s):	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  
Senior Building Inspector  
23/08/2000



THAMES-COROMANDEL DISTRICT COUNCIL

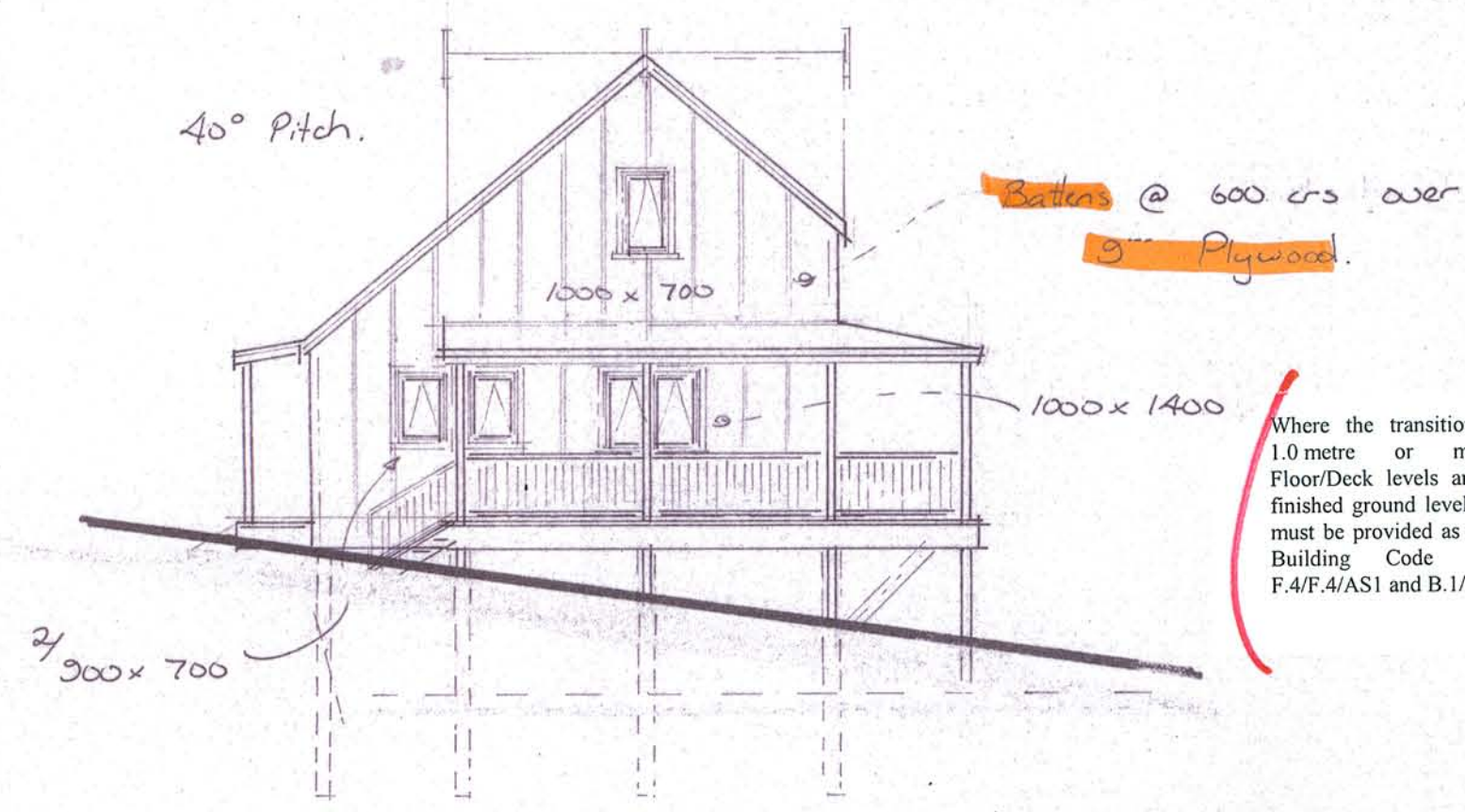
APPROVED

Subject to any condition endorsed on any building Consent issued for this work and any requirement endorsed hereon.

SIGNED: *[Signature]*

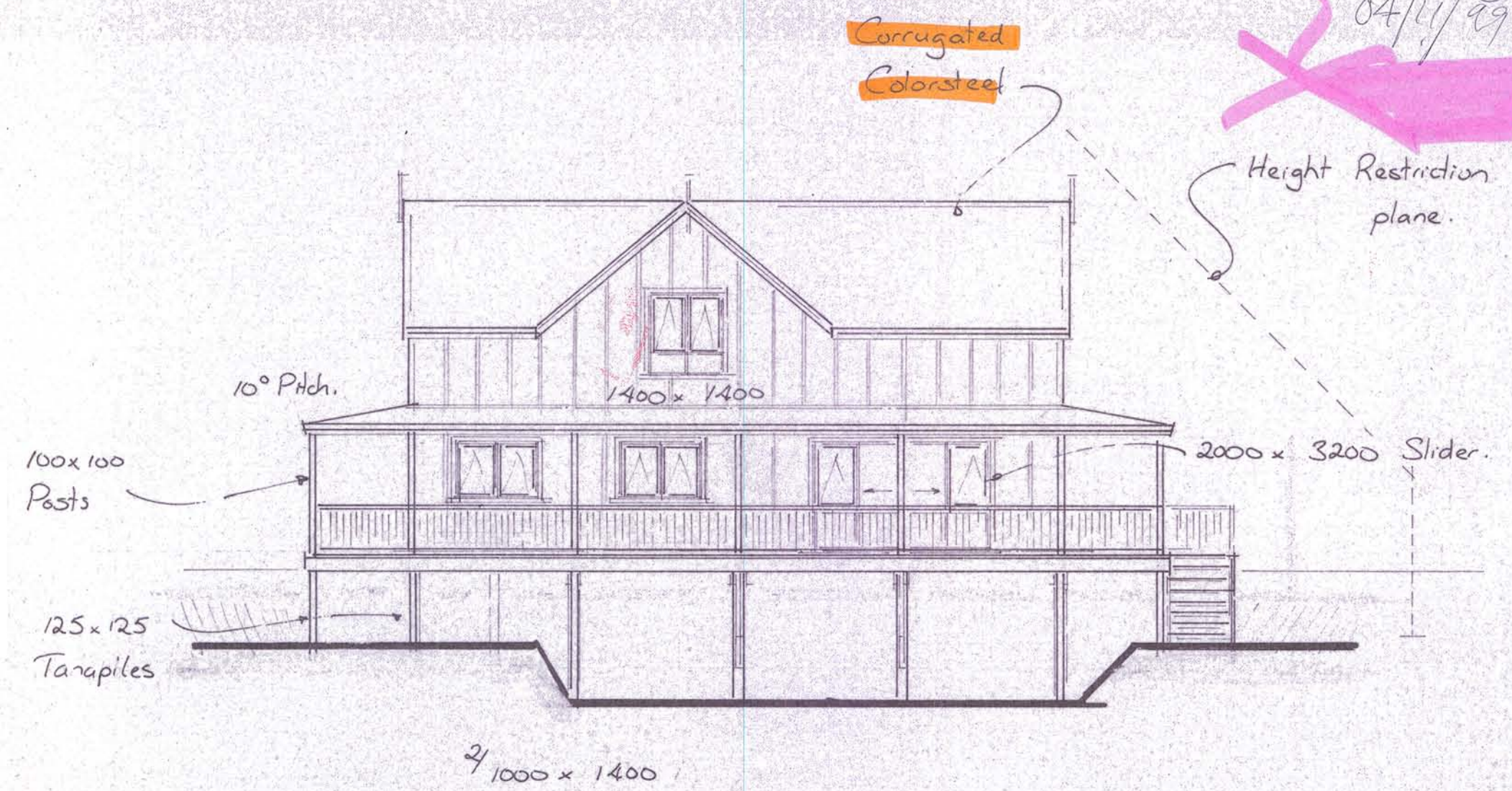
BUILDING OFFICER DATE: 5.11.99

*Whitby*  
*(Planning)*  
 04/11/99

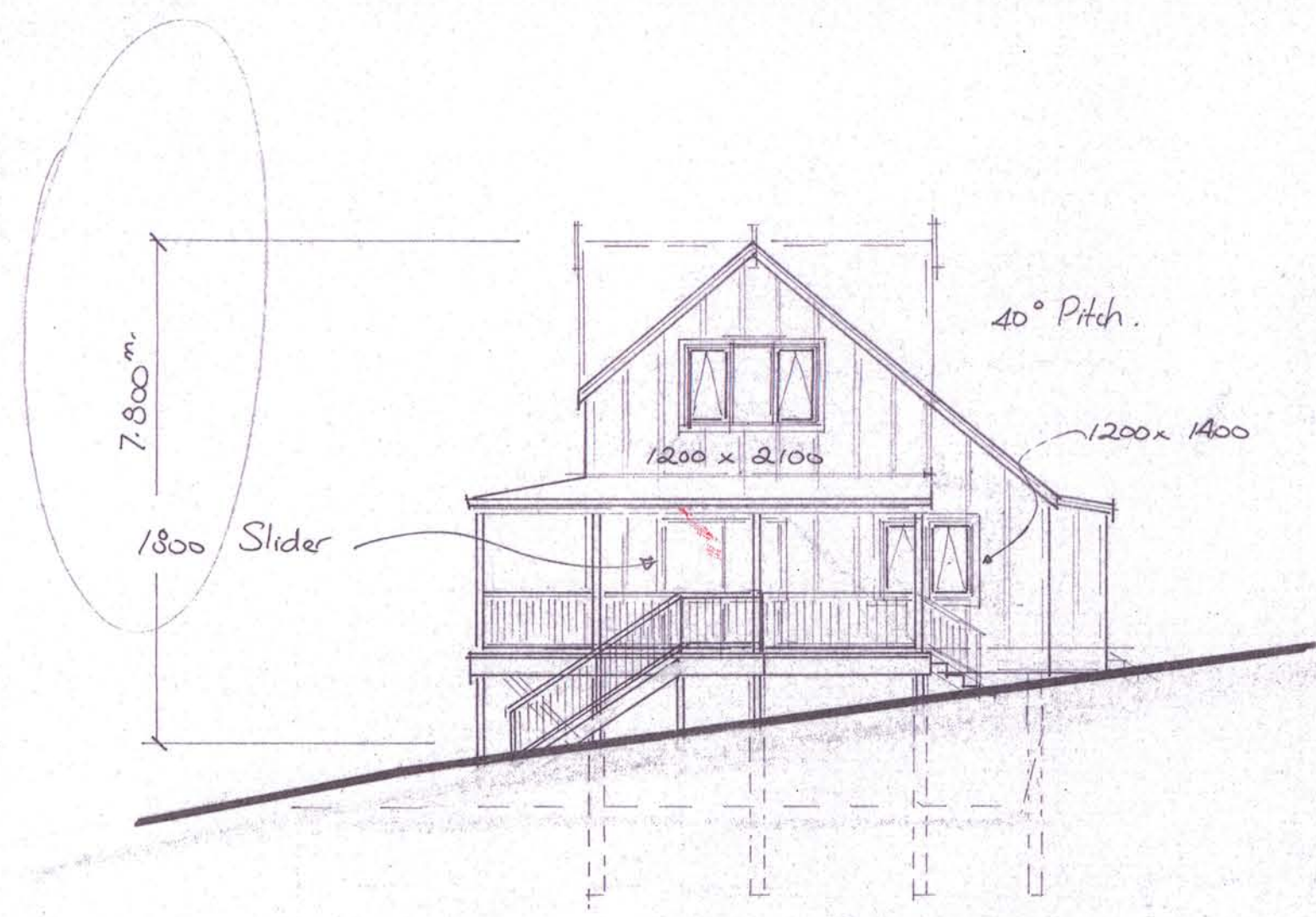


NORTH ELEVATION

Where the transition in levels of 1.0 metre or more between Floor/Deck levels and the adjacent finished ground level, then handrails must be provided as required by NZ Building Code Documents - F.4/F.4/AS1 and B.1/AS2.



WEST ELEVATION



SOUTH ELEVATION

THAMES COROMANDEL DISTRICT COUNCIL

Private Bag Thames IMPORTANT Phone Thames

All Aluminium Joinery and Glazing in this building must comply with NZS 3504 : 1979, NZS 4211 : 1985 and NZS 4223 : 1985 respectively. This site is considered to be

High 1100 Wind Zone

Pa Applying

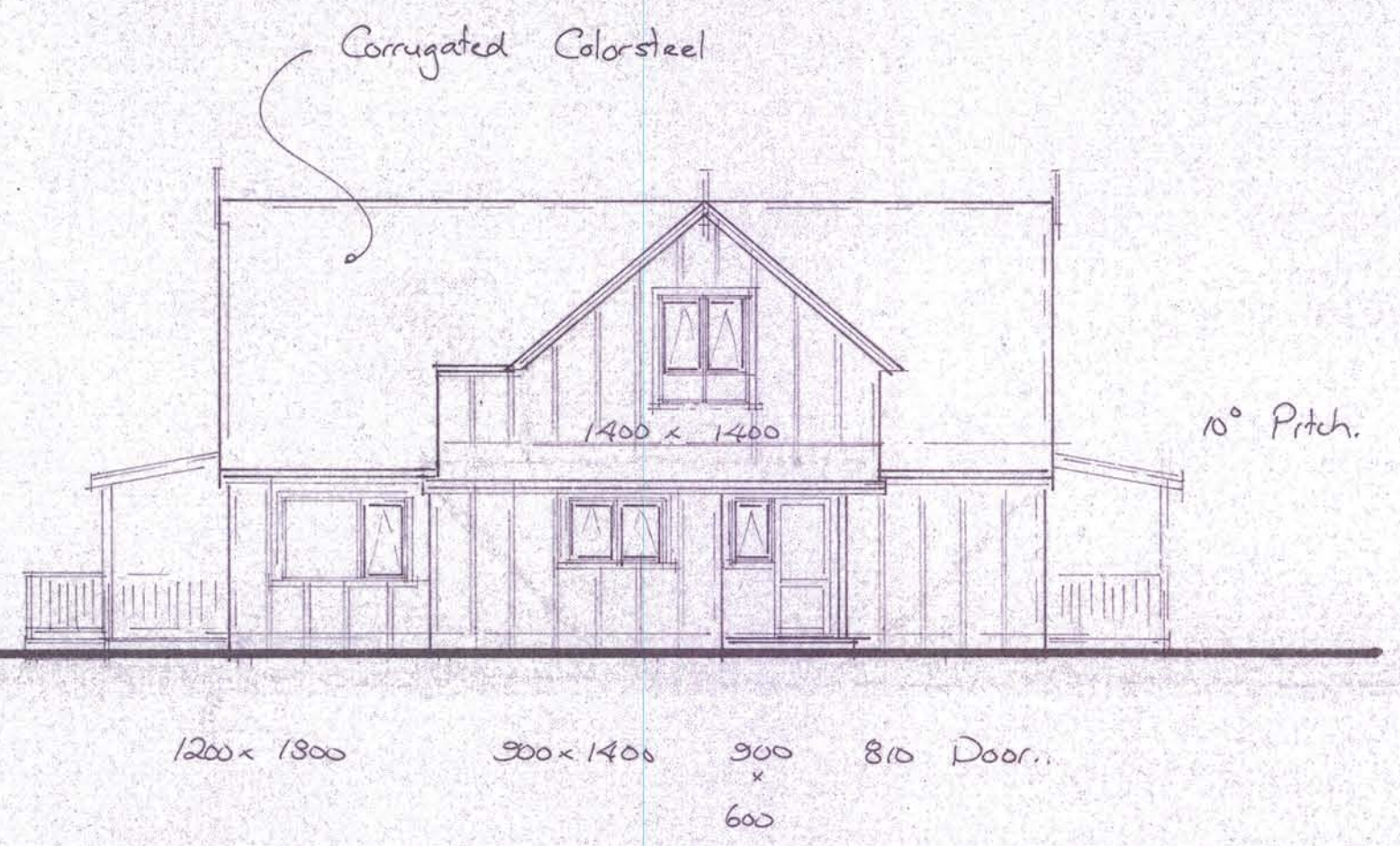
THAMES-COROMANDEL DISTRICT COUNCIL

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.

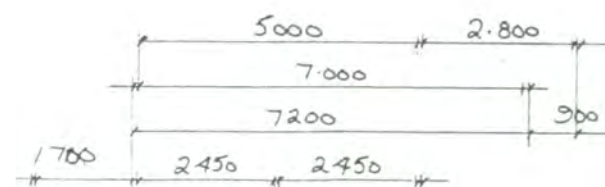
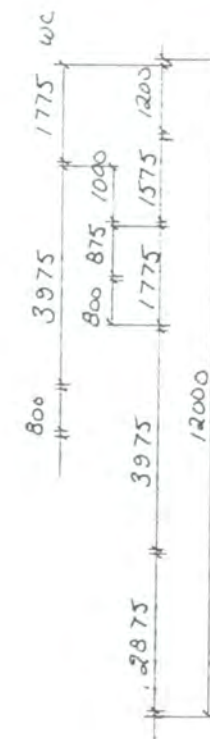
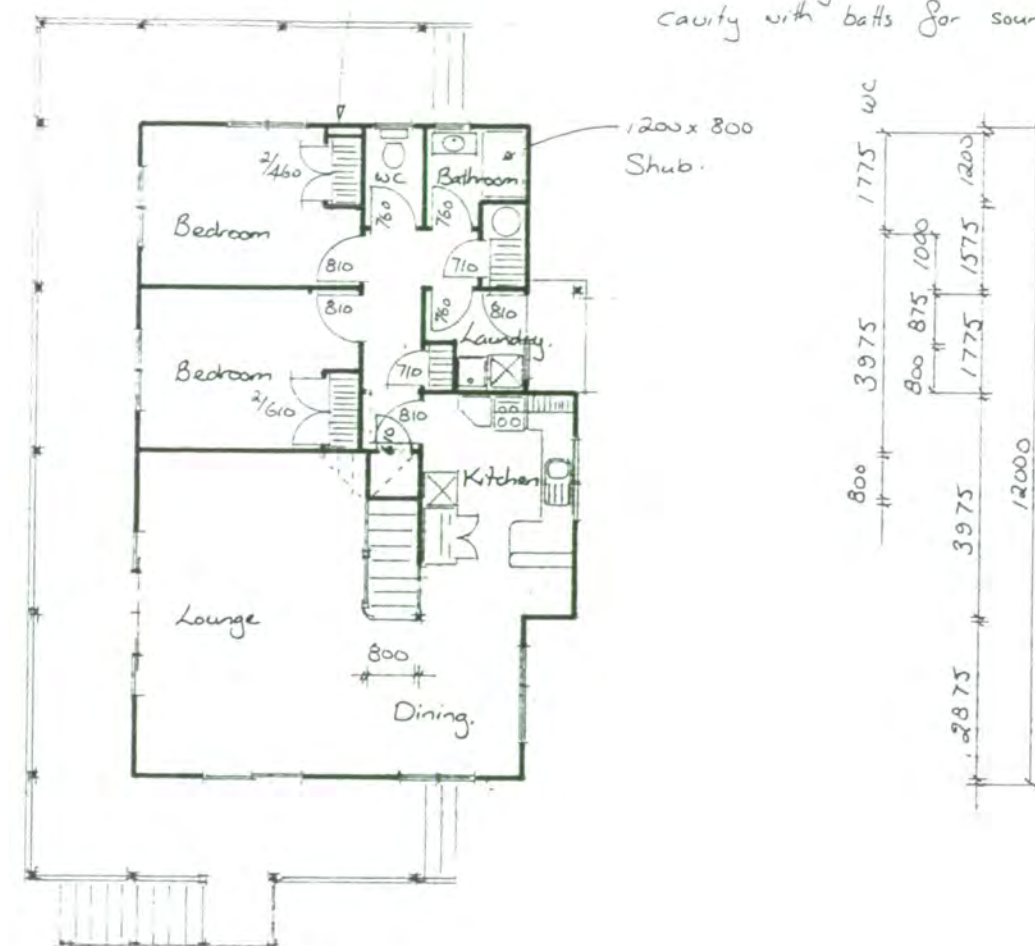
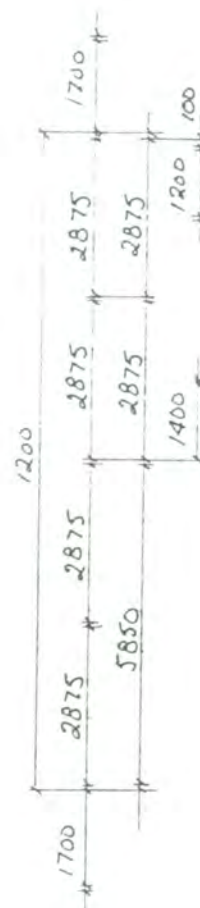
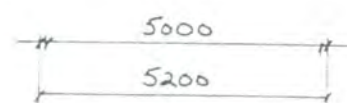
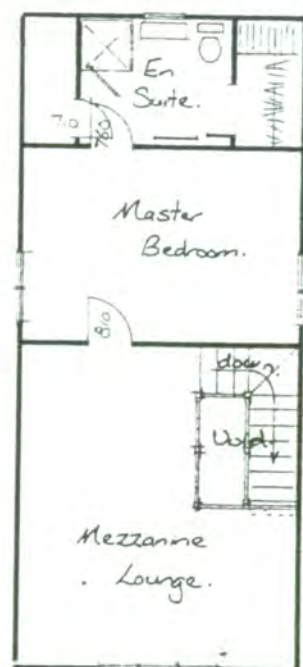
THIS REQUIREMENT IS CONTAINED IN SEC. 43 OF THE BUILDING ACT 1991



EAST ELEVATION

(Ground Level amended to accommodate maximum height restriction. 11/10/99.)





~~Amendment 11/10/99~~

Ground level altered and surface water drain placed across rear of house to catch surface water.

PROPOSED RESIDENCE for  
K. BIRD & H. BROWLUND

Scale - 1:100 Date - Sept '99.



# Rating Information Database

## Property Details

Item	Details
Assessment Number	122791
Valuation Number	04851-21406
Legal Description	LOT 1 DPS 85066
Situation Address	27 Taurua Place Coromandel
Region	COROMANDEL
Land Area	600m <sup>2</sup> (0.06 Ha)
Title	CT-67D/135
Land Value	\$335,000.00
Improved Value	\$345,000.00
Capital Value	\$680,000.00

# Current Rates 2024/2025

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	680000	0.00015200	\$103.36
General Rate Residential	335000	0.00091400	\$306.19
Solid Waste Collection - Coromandel/Colville	1	363.37000000	\$363.37
Stormwater Coro - Value Based	345000	0.00009700	\$33.47
Stormwater Coromandel - SUIP	1	109.46000000	\$109.46
Uniform Annual General Charge	1	735.06000000	\$735.06
Wastewater Residential	1	1085.51000000	\$1085.51
Water Serviced/Metered	1	437.23000000	\$437.23
Works & Services Farm/Hort/Rural/Res/Islands	1	331.48000000	\$331.48
Works & Services Residential	335000	0.00044800	\$150.08
Total:			\$3655.21

## Disclaimer

*The 2024/2025 figures are based on the Rating Information Database as at July 2024 in conjunction with the 2024/2034 Long Term Plan. These rates were adopted by Council at a special meeting on 27 June 2024.*

<b>Valuation number</b>	0485121406
<b>Assessment number</b>	2236464
<b>Property location</b>	27 Taurua PI Thames-Coromandel District
<b>Land value (LV)</b>	\$335,000.00
<b>Capital value (CV)</b>	\$680,000.00
<b>Previous land value (LV)</b>	\$0.00
<b>Previous capital value (CV)</b>	\$0.00
<b>Area (Ha)</b>	0.06
<b>Property category</b>	Residential-Dwelling-2000/2009-average
<b>Improvements</b> <b>(<u>KEY</u>)</b>	DWG OI
<b>Legal property description</b> LOT 1 DPS 85066	



## 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	0.00000044	CV	680000	\$0.30
Urban Public Transport Services	direct benefit (Thames-Coromandel) Flat Rate	0.00000281	CV	680000	\$1.91
Total					\$2.21
Uniform Annual General Charge	UAGC UR	99.71544808	UR	1	\$99.72
Total					\$99.72
Regional Theatre	Secondary UR	0.57875679	UR	1	\$0.58
Total					\$0.58
Regional Services	Regional Services UR	3.68303104	UR	1	\$3.68
Total					\$3.68
Regional Council General	Thames-Coromandel FltRate	0.00021436	CV	680000	\$145.76
Total					\$145.76

Natural Heritage	Natural Heritage UR	14.99999291	UR	1	\$15.00
Total					\$15.00
Coromandel Peninsula Coromandel Zone	Catchment (value based) FltRate	0.00003719	CV	680000	\$25.29
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	45.89482997	UR	1	\$45.89
Total					\$71.18
Coromandel Peninsula Coromandel Township	Coromandel Township Maintenance FltRate	0.0000713	CV	680000	\$48.48
Coromandel Peninsula Coromandel Township	Coromandel Township Indirect (capital) FltRate	0.0000008	CV	680000	\$0.54
Total					\$49.02
Civil Defence & Emergency Mgmt	Civil Defence and Emergency Mgmt UR	16.05929241	UR	1	\$16.06
Total					\$16.06
Biosecurity	Pest Ctrl and Regional Biosec (TCDC) FltRate	0.00005867	CV	680000	\$39.90
Total					\$39.90
<b>Total Rates</b>					<b>\$443.11</b>