



# 29 Mary-Ellen Place Coromandel

The Network Licensed REAA 2008



**Rob Keatley**

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Asking Price \$860,000



## Elegant, Easy Living

This unique home showcases a distinctive, modern design that is both stylish and highly functional, setting it apart from others in the area. Thoughtfully designed stacking doors open from each area onto a sheltered central deck and barbecue area. This brilliant, social space is well designed and offers seamless indoor-outdoor living. Perfect for the family gatherings and entertaining - complete with an in-built surround sound system. You also have the choice of a private front deck which is a great "sun-trap" for your cuppa in the morning.

Inside, you'll find sunny and spacious bedrooms, including a generous master suite complete with a walk-in wardrobe and ensuite. Quality appliances, fittings, and furnishings throughout ensure both comfort and durability.

The double garage is spacious and accommodates the laundry and extra storage.

The uniqueness and quality of this home will attract many. Particularly the location, which is in the popular Greenhills subdivision, with an easy walk to the town.

Call us today so you don't miss out.

### 29 Mary-ellen Place Coromandel

**Price:** Asking Price \$860,000  
**Land Area:** 470m<sup>2</sup>  
**Floor Area:** 159m<sup>2</sup>  
**Rates:** \$4162  
**Rateable value:** \$840000 on 2023-06-30

**View Online:**  
<https://thenetwork.co.nz/property/29-maryellen-place-coromandel/>

**Open Homes:**  
 Contact Rob for viewing times



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REAL ESTATE CONSULTANT

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**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** **388368**  
**Land Registration District** **South Auckland**  
**Date Issued** 04 April 2008

**Prior References**  
SA26B/140

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**Estate** Fee Simple  
**Area** 470 square metres more or less  
**Legal Description** Lot 49 Deposited Plan 397312  
**Registered Owners**  
Dianne Lynette Parker and Jessica May Henson

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**Interests**

7773358.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.4.2008 at 9:00 am  
Subject to a right to drain sewage in gross over part marked AJ DP 397312 to Thames-Coromandel District Council created by Easement Instrument 7773358.8 - 4.4.2008 at 9:00 am  
The easements created by Easement Instrument 7773358.8 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Transfer 7773358.9 - 4.4.2008 at 9:00 am  
Fencing Covenant in Transfer 7773358.9 - 4.4.2008 at 9:00 am  
8466531.1 Partial Cancellation of Consent Notice 7773358.1 as to some of the conditions - 14.4.2010 at 2:50 pm

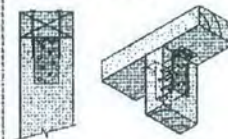
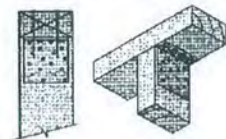


# FIXING TYPE B 4.7 kN

CHOOSE ANY OF THE 3 OPTIONS BELOW

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

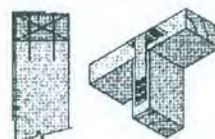


Plus LUMBERLOK 6kN Stud Anchor (CPC80)

Plus 2 x LUMBERLOK CPC40

Recommended for internal wall options to avoid lining issues

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus LUMBERLOK Stud Strap (one face only)

4T10 Tylok Plate

Top plate

Minimum single trimmer stud\*

4T10 Tylok Plate both sides, or 8T10 one side

4T10 Tylok Plate both sides

MITEK FLITCH

4T5 Tylok Plate both sides

STUD TO TOP PLATE  
LOADBEARING WALL FRAMING INFO FOR HIGH WIND

Thames Coromandel District Council

PLANNING CHECK COMPLETED

Approved Date: 9/08/2017

STUDS UP TO 2.4==90 x 45 @ 600 CRS

STUDS 2.4 TO 2.7==90 x 45 @ 400 CRS

STUDS 2.7 TO 3.0==90 x 45 @ 300 CRS

STUDS 3.0 TO 3.6==90 x 90 @ 400 CRS

STUDS 3.6 TO 4.2==90 x 90 @ 300 CRS

90 x 45 NOGS @ 800 CRS

WET AREA FLOOR FINISH TO BE TILES

ALL DOWNLIGHTS TO BE CA RATED

10 mm GIB AQUALINE TO WET AREAS

SHOWERS & BATH CRADLE TO BE LINED WITH 9mm VILLA BOARD, PRIMED WITH "DAMPLEX" PRIMER, APPLY "AQUABLOK" AS WATERPROOF MEMBRANE (NZS 4858..2004)

ALL FRAMING ASSUMED TO BE 90 mm(90 x 45 H1.2 STUDS @ VARIOUS CRS/NOGS @ 800 CRS)

WALL & ROOF FRAMING TO BE SG8 GRADE/H1.2 TREATMENT UNLESS OTHERWISE STATED

WINDOW GLAZING TO BE 0.26 R VALUE (MINIMUM) IE.DOUBLE GLAZING

2100 TO TOP OF WINDOWS & EXTERIOR DOORS

ALL WINDOWS & DOORS TO COMPLY WITH NZS 4211/4223

BUILDING ENVELOPE RISK MATRIX

RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH	SUB TOTALS
WIND ZONE (NZS 3604)	0	0	1	2	1
NUMBER OF STOREYS	0	1	2	4	0
ROOF/WALL INTERSECTION DESIGN	0	1	3	5	3
EAVES WIDTH	0	1	2	5	2
ENVELOPE COMPLEXITY	0	1	3	6	1
DECK DESIGN	0	2	4	6	0
TOTAL RISK SCORE					7

EXPOSURE ZONE B

4

3

2

1

ELEVATIONS

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH NZS3604 (2011) AND LOCAL COUNCIL BYLAWS...BUILDER AND ALL CONTRACTORS TO CHECK AND VERIFY ALL DETAILS AND DIMENSIONS ETC PRIOR TO COMMENCEMENT OF ANY WORK

JULY 2017

tom.hansen@xtra.co.nz  
Tom Hansen  
Plan Service  
Phone 07 5480698



LICENSED BUILDING PRACTITIONER design 1 (LBP 110999)

ARCHITECTURAL DESIGNER

PROPOSED RESIDENCE AT LOT 49 DP 397312 (No 29) MARY ELLEN PLACE COROMANDEL

sheet. 2 .of. 10

FLOOR PLAN

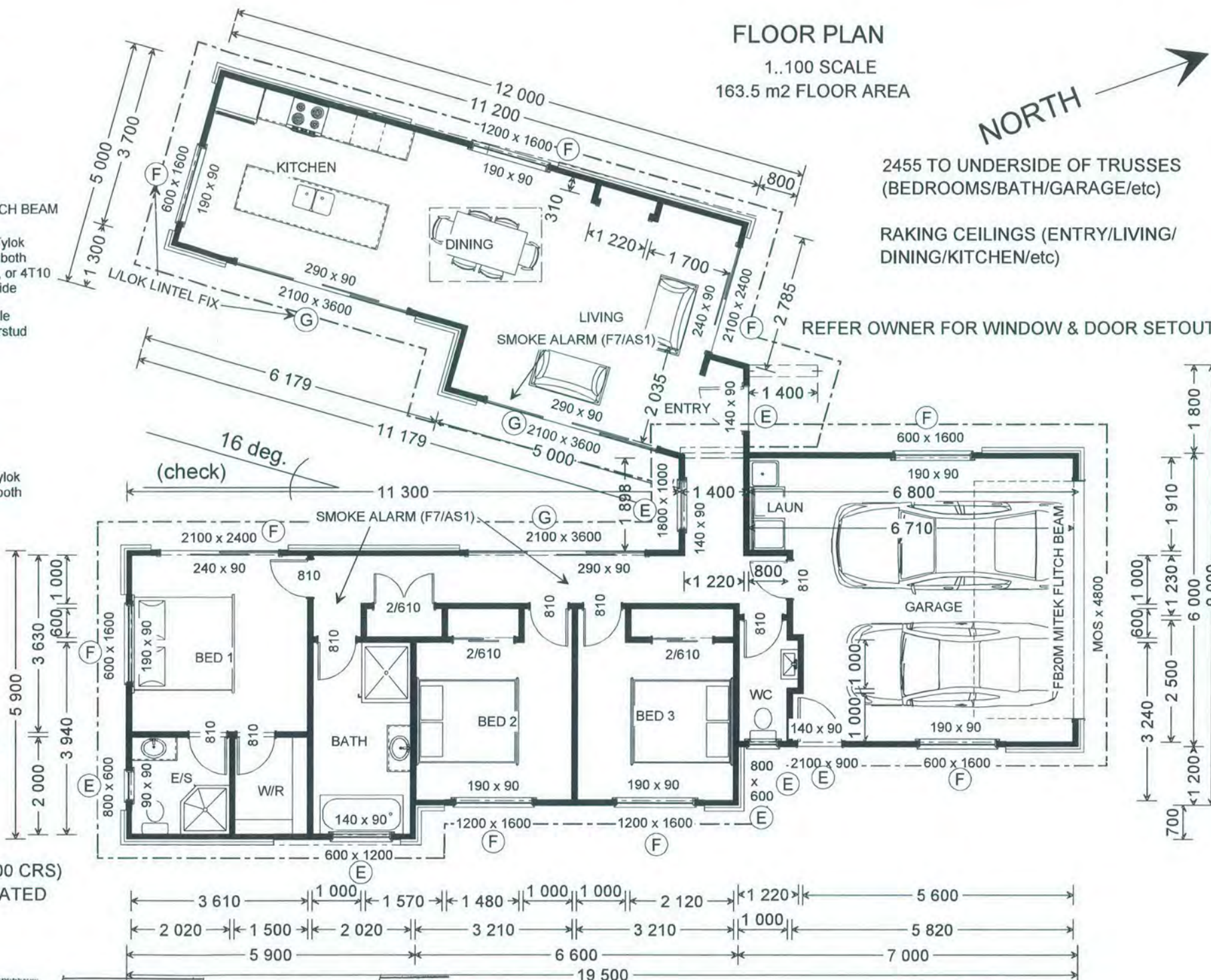
1:100 SCALE  
163.5 m2 FLOOR AREA

NORTH

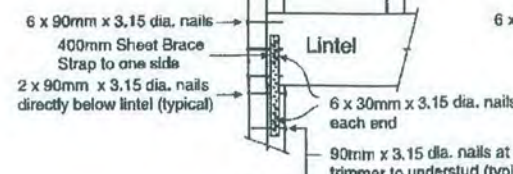
2455 TO UNDERSIDE OF TRUSSES (BEDROOMS/BATH/GARAGE/etc)

RAKING CEILINGS (ENTRY/LIVING/ DINING/KITCHEN/etc)

REFER OWNER FOR WINDOW & DOOR SETOUT

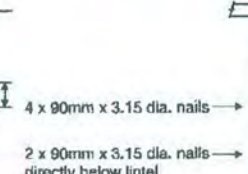


## TYPE G 7.5 kN



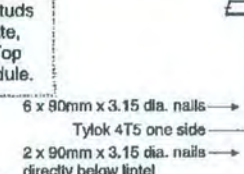
M12 proprietary concrete fixing bolt with 50x50x3mm square washer or M12 x 150mm coach screw

## TYPE E 1.4 kN



Tylok 2T4 one side

## TYPE F 1.4 kN



2 x Tylok 2T4 for Radiata Pine  
2 x Strap Nail for Douglas Fir

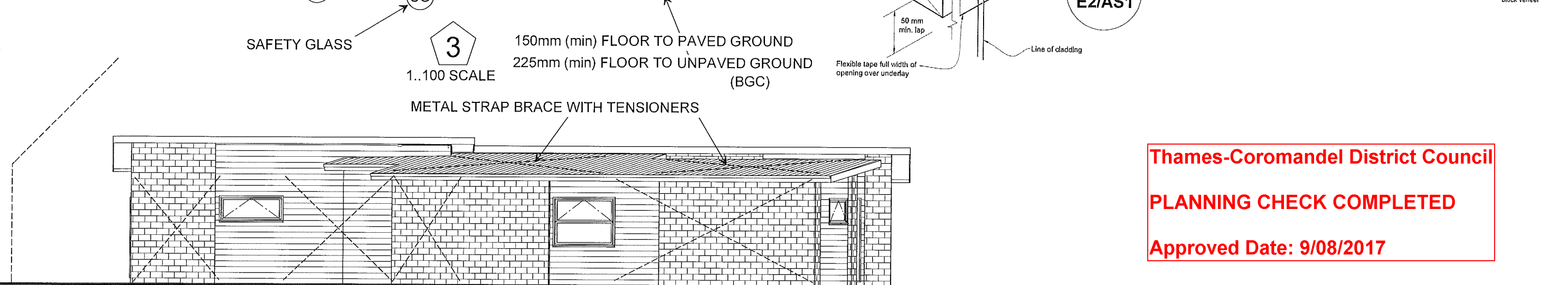
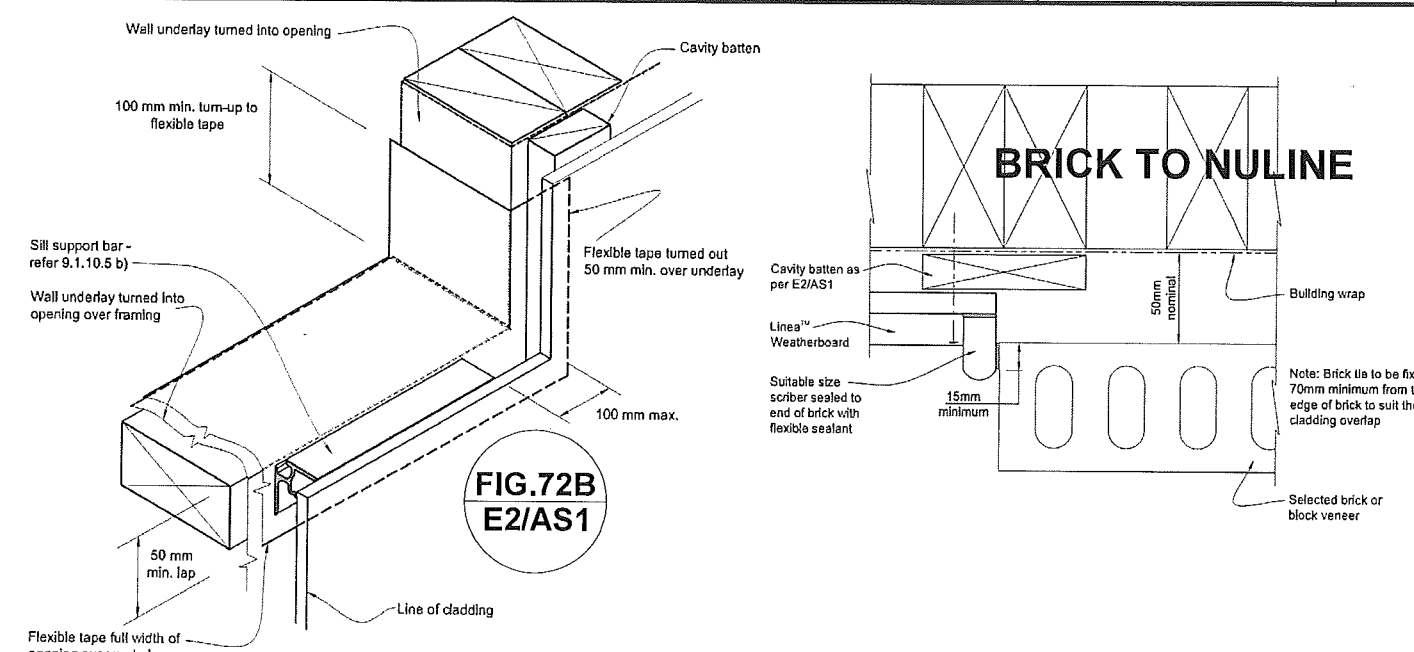
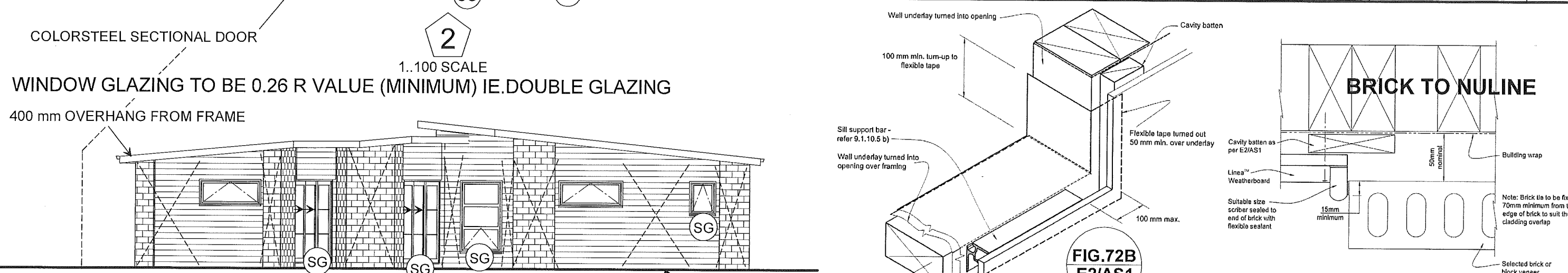
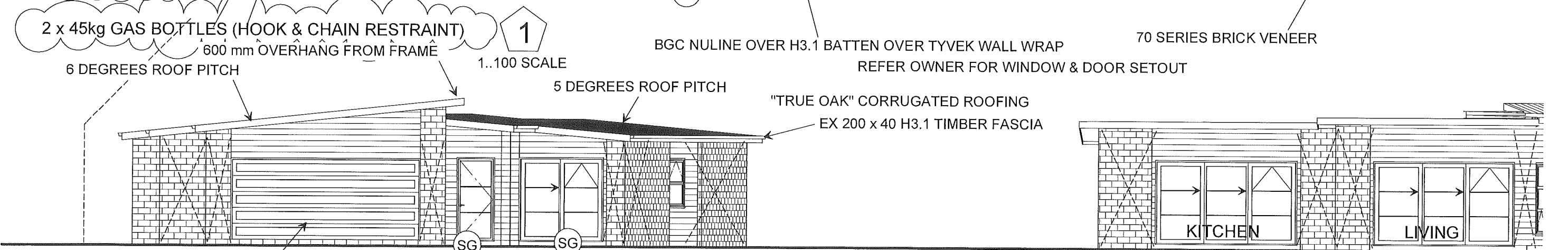
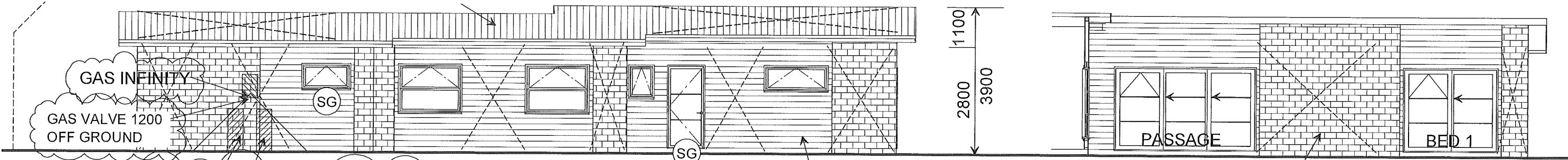
For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

LUMBERLOK  
LINTEL  
FIXING



LONGRUN COLORSTEEL OVER THERMAKRAFT 215 SELF SUPPORT ROOF UNDERLAY



Thames-Coromandel District Council  
PLANNING CHECK COMPLETED  
Approved Date: 9/08/2017







## Form 7

### Code compliance certificate

Section 95, Building Act 2004

#### The building

Street address of building: 29 MARY-ELLEN PLACE, COROMANDEL  
Legal description of land where building is located: LOT 49 DP 397312  
Building name: Nil  
Location of building within site/block number: 29 MARY-ELLEN PLACE, COROMANDEL  
Level/unit number: Nil  
Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling  
Year first constructed: 2019

#### The owner

Name of owner: J J Hobern and D M Brown  
Contact person: Jason Hobern  
Mailing address: 9 Ranui Street Dinsdale Hamilton 3204  
Street address/registered office: Nil  
Phone number: Landline: 078474394 Mobile: 02777771501  
Daytime: Landline: 078474394 Mobile: 02777771501  
After hours: Landline: 078474394 Mobile: 02777771501  
Facsimile number: Nil  
Email address: jhobern@icloud.com  
First point of contact for communications with the council/building consent authority:  
J J Hobern and D M Brown; Mailing Address: 9 Ranui Street Dinsdale Hamilton 3204 3204; Phone:  
078474394; Mobile: 02777771501; Email: jhobern@icloud.com

#### Building work

Building consent number: ABA/2017/599  
Description: New 1 level dwelling with 3 bedrooms and attached garage

Issued by: Thames-Coromandel District Council

#### Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

- the building work complies with the building consent.



Signature: David Silva

Position: Building Unit Team Leader - Inspections

On behalf of: Thames-Coromandel District Council

Date: 05 April 2019





# Rating Information Database

## Property Details

Item	Details
Assessment Number	811219
Valuation Number	04851-16823
Legal Description	LOT 49 DP 397312
Situation Address	29 Mary-Ellen Place Coromandel
Region	COROMANDEL
Land Area	470m <sup>2</sup> (0.047 Ha)
Title	CT-388368
Land Value	\$305,000.00
Improved Value	\$535,000.00
Capital Value	\$840,000.00



## Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	840000	0.00017300	\$145.32
General Rate Residential	305000	0.00088500	\$269.93
Solid Waste Collection - Coromandel/Colville	1	361.25000000	\$361.25
Stormwater Coro - Value Based	535000	0.00010400	\$55.64
Stormwater Coromandel - SUIP	1	118.61000000	\$118.61
Uniform Annual General Charge	1	709.03000000	\$709.03
Wastewater Residential	1	1252.58000000	\$1252.58
Water Serviced/Metered	1	577.73000000	\$577.73
Works & Services Farm/Hort/Rural/Res/Islands	1	340.10000000	\$340.10
Works & Services Residential	305000	0.00044800	\$136.64
Total:			\$3966.83

## 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>	0485116823
<b>Assessment number</b>	2155069
<b>Property location</b>	29 Mary-Allen PI Thames-Coromandel District
<b>Land value (LV)</b>	\$305,000.00
<b>Capital value (CV)</b>	\$840,000.00
<b>Previous land value (LV)</b>	\$0.00
<b>Previous capital value (CV)</b>	\$0.00
<b>Area (Ha)</b>	0.047
<b>Property category</b>	Residential-Dwelling-2010/2019-average
<b>Improvements</b> <b>(<u>KEY</u>)</b>	DWG OI
<b>Legal property description</b> LOT 49 DP 397312	

## 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	840000	\$0.01
Urban Public Transport Services	direct benefit (Thames-Coromandel) Flat Rate	0.00000001	CV	840000	\$0.01
Total					\$0.02
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	840000	\$186.59
Total					\$186.59
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	840000	\$30.48
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.95	Fixed	1	\$44.95
Total					\$75.43
Coromandel Peninsula Coromandel Township	Coromandel Township Maintenance FltRate	0.00007429	CV	840000	\$62.40
Coromandel Peninsula Coromandel Township	Coromandel Township Indirect (capital) FltRate	0.00000077	CV	840000	\$0.65
Total					\$63.05
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	840000	\$53.42
Total					\$53.42
<b>Total Rates</b>					<b>\$524.52</b>

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