

ROB KEATLEY



Boundary lines are indicative only

285 Bellville Drive Coromandel



Use your camera to
hover over code
for more
information

Rob Keatley

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www.trinityrealestate.co.nz

(em)powered by Trinity **Real Estate** 



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Asking Price \$385,000

Re-priced for SUMMER!

MOTIVATED VENDOR!

With a generous land area of 3458m², there is ample space for you to create your own personal sanctuary. Whether you envision building a family home, a holiday retreat, or an investment property, this prime piece of real estate offers endless possibilities.

Power is readily available onsite, making it easier than ever to design and build your dream home.

Nestled on a quiet and private street, you will be able to enjoy the calm of the surroundings. The section offers commanding views of Coromandel town and harbour and the favourable aspect will allow plenty of natural light to fill your home.

Conveniently, a short drive away from all the amenities, shops, and restaurants that Coromandel town has to offer, it's all just a stone's throw away.

285 Bellville Drive Coromandel

Price: Asking Price \$385,000
Land Area: 3458m²

Rates: \$1881
Rateable value: \$355000 on 2020-08-31

View Online:
<https://thenetwork.co.nz/property/285-bellville-drive-coromandel/>



Rob Keatley

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 **347146**
Land Registration District **South Auckland**
Date Issued 13 December 2007

Prior References

SA30A/776 SA72C/309

Estate Fee Simple
Area 3458 square metres more or less
Legal Description Lot 8, 22 Deposited Plan 386726
Registered Owners
Glenn Victor Benmayor and Rachel Deborah Benmayor

Estate Fee Simple - 1/20 share
Area 6880 square metres more or less
Legal Description Lot 18 Deposited Plan 386726
Registered Owners
Glenn Victor Benmayor and Rachel Deborah Benmayor

Estate Fee Simple - 1/21 share
Area 508 square metres more or less
Legal Description Lot 19 Deposited Plan 386726
Registered Owners
Glenn Victor Benmayor and Rachel Deborah Benmayor

Interests

7655040.12 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.12.2007 at 9:00 am (Affects Lot 8 DP 386726)

Subject to Section 241(2) Resource Management Act 1991 (Affects DP 386726)

Subject to a right of way, right to convey power, water and computer media over parts marked C, J, K and D, a right to convey water over parts marked H and F, and a sanitary drainage easement over part marked J, and a right to convey stormwater over part marked I on DP 386726 created by Easement Instrument 7655040.15 - 13.12.2007 at 9:00 am

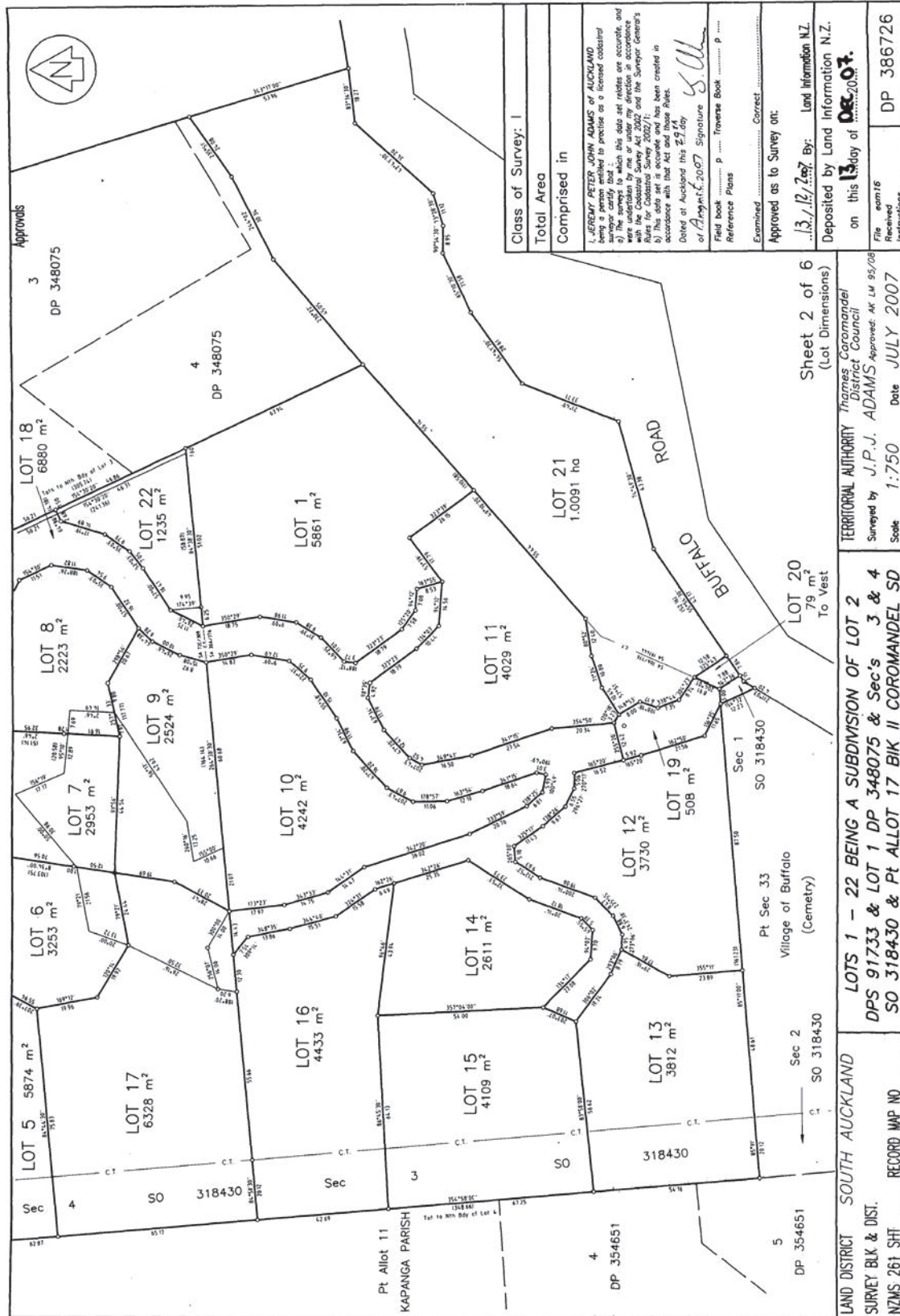
Appurtenant to Lot 8 and Lot 22 DP 386726 is a right of way, right to convey power, water, computer media and a sanitary drainage easement, and to Lot 18 DP 386726 is a right to convey stormwater created by Easement Instrument 7655040.15 - 13.12.2007 at 9:00 am

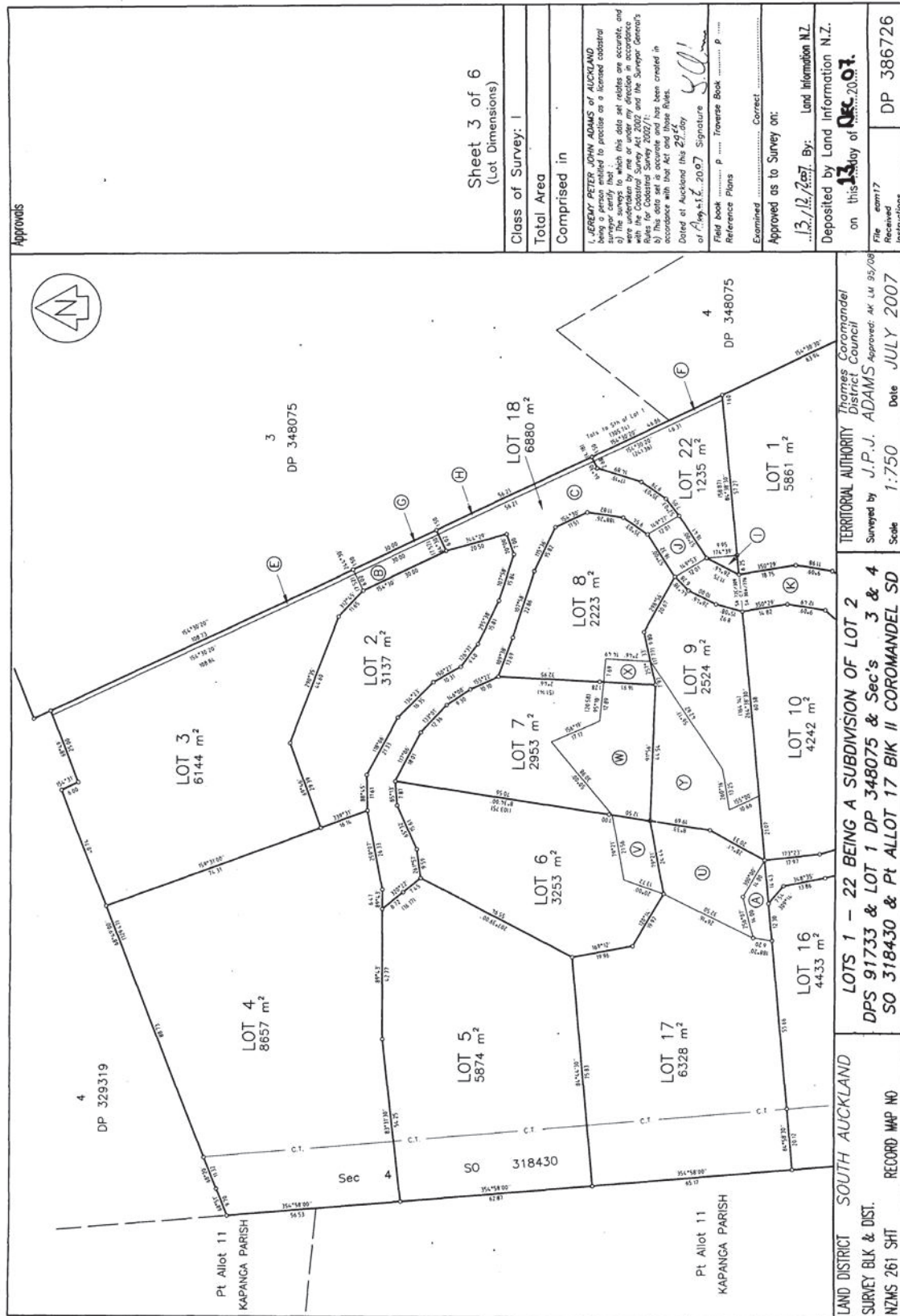
Fencing Covenant in Easement Instrument 7655040.16 - 13.12.2007 at 9:00 am (Affects Lot 8 and Lot 22 DP 386726)

Subject to a right (in gross) to convey electricity over Lot 18 DP 386726 and Lot 19 DP 386726 in favour of Powerco Limited created by Easement Instrument 7655040.21 - 13.12.2007 at 9:00 am

Land Covenant in Easement Instrument 8886843.2 - 16.1.2012 at 12:18 pm

11166088.2 Mortgage to Westpac New Zealand Limited - 11.7.2018 at 9:00 am





View Instrument Details



Instrument No 8886843.2
Status Registered
Date & Time Lodged 16 January 2012 12:18
Lodged By Hooper, Lynette Ruth
Instrument Type Easement Instrument



Affected Computer Registers	Land District
347144	South Auckland
347145	South Auckland
347146	South Auckland
347147	South Auckland
347155	South Auckland

Annexure Schedule: Contains 6 Pages.

Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒
- I certify that the Mortgagee under Mortgage 7655040.19 has consented to this transaction and I hold that consent ☒

Signature

Signed by Simon John Oldbury Jones as Grantor Representative on 28/02/2012 03:01 PM

Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Simon John Oldbury Jones as Grantee Representative on 28/02/2012 03:02 PM

*** End of Report ***

Easement instrument to grant easement or *profit à prendre*, or create land covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

LONGVIEW COMPANY LIMITED and Kay Ngaire OGILVIE

Grantee

LONGVIEW COMPANY LIMITED, Kay Ngaire OGILVIE and Susan Valerie WRIGHT

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)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement, <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Land Covenant	"U" on Deposited Plan 386726	Lot 17 Deposited Plan 386726, 1/20 share of Lot 18 DP386726 and 1/21 share of Lot 19 DP386726, Identifier 347155	Lot 6, 1/20 share Lot 18 and 1/21 share Lot 19 Deposited Plan 386726, Identifier 347144 Lot 7, 1/20 share Lot 18 and 1/21 share Lot 19 Deposited Plan 386726, Identifier 347145 Lots 8 and 22, 1/20 share Lot 18 and 1/21 share Lot 19 Deposited Plan 386726, Identifier 347146 Lot 9, 1/20 share Lot 18 and 1/21 share Lot 19 Deposited Plan 386726, Identifier 347147

"V" on Deposited Plan 386726	Lot 6 Deposited Plan 386726, 1/20 share of Lot 18 DP386726 and 1/21 share of Lot 19 DP386726, Identifier 347144	Lot 7, 1/20 share Lot 18 and 1/21 share Lot 19 Deposited Plan 386726, Identifier 347145 Lots 8 and 22, 1/20 share Lot 18 and 1/21 share Lot 19 Deposited Plan 386726, Identifier 347146 Lot 9, 1/20 share Lot 18 and 1/21 share Lot 19 Deposited Plan 386726, Identifier 347147 Lot 17, 1/20 share Lot 18 and 1/21 share Lot 19 Deposited Plan 386726, Identifier 347155
"W" on Deposited Plan 386726	Lot 7 Deposited Plan 386726, 1/20 share of Lot 18 DP386726 and 1/21 share of Lot 19 DP386726, Identifier 347145	Lot 6, 1/20 share Lot 18 and 1/21 share Lot 19 Deposited Plan 386726, Identifier 347144 Lot 8 and 22, 1/20 share Lot 18 and 1/21 share Lot 19 DP386726, Identifier 347146 Lot 9, 1/20 share Lot 18 and 1/21 share Lot 19 Deposited Plan 386726, Identifier 347147 Lot 17, 1/20 share Lot 18 and 1/21 share Lot 19 Deposited Plan 386726, Identifier 347155
"X" on Deposited Plan 386726	Lot 8 and Lot 22 Deposited Plan 386726, 1/20 share of Lot 18 DP386726 and 1/21 share of Lot 19 DP386726, Identifier 347146	Lot 6, 1/20 share Lot 18 and 1/21 share Lot 19 Deposited Plan 386726, Identifier 347144 Lot 7, 1/20 share Lot 18 and 1/21 share Lot 19 Deposited Plan 386726, Identifier 347145 Lot 9, 1/20 share Lot 18 and 1/21 share Lot 19 DP386726, Identifier 347147 Lot 17, 1/20 share Lot 18 and 1/21 share Lot 19 Deposited Plan 386726, Identifier 347155

	*Y" on Deposited Plan 386726	Lot 9 Deposited Plan 386726, 1/20 share of Lot 18 DP386726 and 1/21 share of Lot 19 DP386726 Identifier 347147	Lot 6, 1/20 share Lot 18 and 1/21 share Lot 19 Deposited Plan 386726, Identifier 347144 Lot 7, 1/20 share Lot 18 and 1/21 share Lot 19 Deposited Plan 386726, Identifier 347145 Lots 8 and 22, 1/20 share Lot 18 and 1/21 share Lot 19 Deposited Plan 386726, Identifier 347146 Lot 17, 1/20 share Lot 18 and 1/21 share Lot 19 Deposited Plan 386726, Identifier 347155
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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 specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby **[varied]** **[negatived]** **[added to]** or **[substituted]** by:

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

[the provisions set out in Annexure Schedule]

Covenant provisions

Delete phrases in [] and insert Memorandum number as require; 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

ANNEXURE SCHEDULE 2

BACKGROUND

- A. The Grantor is registered as proprietor of the estates described as the Servient Tenement in Schedule A ("Servient Tenement").
- B. The Grantee is registered as proprietor of the estates described as the Dominant Tenement in Schedule A ("Dominant Tenement").
- C. The Grantor has agreed with the Grantee to accept restrictions upon the Servient Tenement for the benefit of the Dominant Tenement.

COVENANTS

1. The Grantor for itself and its successors in title to the Servient Tenement hereby covenants and agrees with the Grantee and its successors in title to the Dominant Tenement, that the Grantor will henceforth and at all times hereafter observe and perform the stipulations and restrictions contained in Schedule B to the end and intent that each of the stipulations and restrictions shall, in the manner and to the extent prescribed, forever enure for the benefit of, and be appurtenant to, the whole of the Dominant Tenement and every part thereof.
2. This Instrument shall be registered against the estates described in Schedule A by the Grantor forthwith following execution, and the provisions of this Instrument shall run forever in favour of the registered proprietor of the Dominant Tenement or any part thereof from time to time.

DEFINITIONS AND INTERPRETATION

"Lots" means each of the Lots contained within each of the Identifiers referred to in the Schedule A.

SCHEDULE B

1. The Grantor shall, in relation to the areas "U", "V", "W", "X" and "Y" ("Bush Areas") on Deposited Plan 386726:
 - (a) preserve and maintain the trees and bush in the Bush Area;
 - (b) not cut down, damage or allow the cutting down or damaging of any trees or bush within the Bush Area;
 - (c) not do anything which could reasonably foreseeably affect the health of any trees within the Bush Area.

REMEDY ON BREACH

2. If there should be any breach of any of the covenants contained in this Instrument and without prejudice to any other liability which the Grantor may have to the Grantee and any person or persons having the benefit of such covenants the Grantor will upon written demand being made by the Grantee or any registered proprietor(s) of any other Lot.
 - (a) pay to the person making such demand as liquidated damages the sum of \$100 (One Hundred Dollars) per day for every day that such breach or non-observance continues after the date upon which written demand has been made; and



**CONSENT NOTICE PURSUANT TO SECTION 221
RESOURCE MANAGEMENT ACT 1991**

IN THE MATTER of Lots 1 - 22 being a
subdivision of Lot 2 DPS 91733
and Lot 1 DP 348075 and
Sections 3, 3 and 4 SO 318430
and Pt ALLOT 17 BIK II
Coromandel SD

AND

IN THE MATTER of Subdivision consent Pursuant
to Sections 104, 108 and 220 of
the Resource Management Act
1991.

Pursuant to Section 221(1) of the Resource Management Act 1991 the **THAMES-COROMANDEL DISTRICT COUNCIL**, by resolution passed on the 10th day of April 2007, imposed the following condition on variation to subdivision decision (RMA/2003/281) -SUB/2006/174 - P3006.245 (DP386726):

1. Foundation design, effluent disposal and stormwater disposal for Lots 1 - 17 shall be undertaken in accordance with the recommendations contained in the Max Bosselmann Consulting Civil and Structural Engineer report reference 4077, dated 7th August 2003 and signed by Bert Kroon.

DATED at Thames this 3rd day of October 2007.

SIGNED by Authorised Officer
THAMES-COROMANDEL DISTRICT COUNCIL
RMA/2003/281 & SUB/2006/174

729/309
30A/776
(12)
CONO
60-

District Office: 515 Mackay Street, Private Bag, Thames, New Zealand
Telephone: (07) 868 0200, Fax: (07) 868 0234
Email: customer.services@tcdc.govt.nz Website: www.tcdc.govt.nz
OFFICES AT: COROMANDEL • WHITIANGA • WHANGAMATA

28 September 2016

Glenn Benmayor
6 Paris Street
Carlton
NSW 2218
AUSTRALIA

Our Ref: 6006

Email: glennbenmayor@gmail.com

Dear Glenn

Re: Site Investigation for Proposed Small Dwelling at 285 Bellville Drive, Coromandel.

As requested, we have undertaken site investigation work at the proposed house site as marked out at the above address.

A hand auger bore was put down and associated Scala penetrometer testing carried out. The following was recorded:

Hand Auger Bore

0.00m to 0.15m	Brown cohesive clayey topsoil.
0.15m to 0.65m	Yellow/brown medium clay.
0.65m to	Yellow/brown medium to stiff clay. Becoming gritty.
1.25m	Bore stopped – no progress (auger spinning).

Scala Penetrometer

<u>Blows</u>	<u>Penetration (mm)</u>	<u>mm/blow</u>
	100	
5	340	48
5	550	42
5	750	40
5	920	34
5	1100	36
5	1300	40
3	1400	33

Foundation Design

We recommend the adoption of the following allowable safe working stress bearing pressures for foundation design of the new house foundations:

Vertical loading on foundations penetrating less than 1.0m into the ground: 50kPa.

Vertical loading on foundations penetrating 1.0m or more into the ground: 100kPa.

Horizontal loading on foundations: 50kPa.

Following foundation excavation, the site should be checked to substantiate that the above safe bearing strengths are available throughout.

On-site Wastewater Treatment and Effluent Disposal

The soil here is poorly drained and can be classified as Category 5 soil in terms of Table 5.1 of AS/NZS 1547:2012.

In these conditions we would recommend a proprietary wastewater treatment plant capable of secondary treatment to produce an effluent with $BOD_5 < 20\text{g/m}^3$ and $TSS < 30\text{g/m}^3$. This effluent can then be applied to the land by drip irrigation.

We would be pleased to assist with both foundation design and effluent disposal design in conjunction with your draughtsperson.

Yours faithfully

A handwritten signature in blue ink that reads "Bert Kroon". The signature is fluid and cursive, with a small dot at the end.

Bert Kroon



Rating Information Database

Property Details

Item	Details
Assessment Number	811094
Valuation Number	04851-06613
Legal Description	LOT 8 DP 386726, LOT 22 DP 386726, LOT 18 DP 386726 1/20 Share 0.688HA, Lot 19 DP 386726 1/21 Share 0.0508HA
Situation Address	285 Bellville Drive Coromandel
Region	COROMANDEL
Land Area	3458m ² (0.3458 Ha)
Title	CT-347146
Land Value	\$470,000.00
Improved Value	\$7,000.00
Capital Value	\$477,000.00

Current Rates 2024/2025

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	477000	0.00015200	\$72.50
General Rate Residential	470000	0.00091400	\$429.58
Stormwater Coro - Value Based	7000	0.00009700	\$0.68
Stormwater Coromandel - SUIP	1	109.46000000	\$109.46
Uniform Annual General Charge	1	735.06000000	\$735.06
Works & Services Farm/Hort/Rural/Res/Islands	1	331.48000000	\$331.48
Works & Services Residential	470000	0.00044800	\$210.56
Total:			\$1889.32

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.

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	0.00000044	CV	477000	\$0.21
Urban Public Transport Services	direct benefit (Thames-Coromandel) Flat Rate	0.00000281	CV	477000	\$1.34
Total					\$1.55
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	477000	\$102.25
Total					\$102.25
Natural Heritage	Natural Heritage UR	14.99999291	UR	1	\$15.00
Total					\$15.00
Coromandel Peninsula	Catchment (value				

Valuation number	0485106613
Assessment number	2148240
Property location	285 Bellville Dr Thames-Coromandel District
Land value (LV)	\$470,000.00
Capital value (CV)	\$477,000.00
Previous land value (LV)	\$0.00
Previous capital value (CV)	\$0.00
Area (Ha)	0.3458
Property category	Lifestyle-Vacant
Improvements (<u>KEY</u>)	OI

Legal property description

LOT 8 DP 386726 LOT 18 DP 386726 Lot 19 DP 386726 LOT 22 DP 386726