



435B Tuatawa Road Coromandel

The Network Licensed REAA 2008



Becks Greenhill

M: 021 069 4428

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www.trinityrealestate.co.nz

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Becks SIMPLY CORO GREENHILL



Enquiries Over \$628,000

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So Appealing

Welcome to your dream escape in the stunning Coromandel. Here you will fall for the sweeping ocean views, and the peaceful embrace of native bush and birds.

This unique, eclectic property offers something truly special. The mudbrick detail provides a warm retreat providing creativity and comfort. From the expansive deck and all-weather gazebo, you can host magical gatherings under the stars or soak up the endless ocean vistas.

The building is consented as a garage/workshop, offering flexibility for your future dreams. Plus, two fully lined containers add even more potential — ideal for guest accommodation, a creative studio, or anything your imagination dreams up!

Set on a generous and private 1,918m² section, you'll discover flourishing gardens including producing fruit trees, giving you a connection to nature hard to find anywhere else.

If you've been longing for a slower, richer life — filled with inspiration and nature — this enchanting Tuatēawa retreat is ready to welcome you home.

Our motivated vendor has really enjoyed living here but is ready to pursue her next dream.

435B Tuatēawa Road Coromandel

Price: Enquiries Over \$628,000
Land Area: 1918m²
Floor Area: m²
Rates: \$
Rateable value: \$ on

View Online:

Open Homes:
 Contact Rebecca for viewing times



Becks Greenhill

REAL ESTATE CONSULTANT

M: 021 069 4428
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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 130718
Land Registration District South Auckland
Date Issued 29 June 2004

Prior References

SA62A/42

Estate Fee Simple
Area 1919 square metres more or less
Legal Description Lot 2 Deposited Plan 331855

Registered Owners

Christine Bernadette Taylor

Interests

Appurtenant hereto is a right of way and a right to transmit electricity and telecommunications created by Easement Instrument 6059214.4 - 29.6.2004 at 9:00 am

Land Covenant in Easement Instrument 6059214.4 - 29.6.2004 at 9:00 am

Some of the easements created by Easement Instrument 6059214.4 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to transmit electricity and telecommunications created by Easement Instrument 6139143.3 - 6.9.2004 at 9:00 am

The easements created by Easement Instrument 6139143.3 are subject to Section 243 (a) Resource Management Act 1991

[illegible]

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

Sections 90A and 90F, Land Transfer Act 1952

EI 6059214.4 Easement I

Land registration district

South Auckland

Cpy - 01/01, Pgs - 008, 28/06/04, 14:20



DocID: 510936320

Grantor

Surname(s) must be underlined.

MAVIS ANN POPP

Grantee

Surname(s) must be underlined.

MAVIS ANN POPP

Grant* of easement or *profit à prendre* or creation or 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).

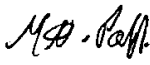

Dated this



2nd day of

February

2004

Attestation

	Signed in my presence by the Grantor 
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature [common seal] of Grantor	ROLAND BRUCE OLIVER SOLICITOR THAMES

	Signed in my presence by the Grantee 
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature [common seal] of Grantee	ROLAND BRUCE OLIVER SOLICITOR THAMES

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



[Solicitor for] the Grantee

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

REF: 7003 - AUCKLAND DISTRICT LAW SOCIETY

F
130717
130718
130719

④

EI

50+50 = 100

Page 2 of 6 pages

(Continue in additional Annexure Schedule if required.)

Delete phrases in [] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

[the provisions set out in Annexure Schedule 2].

Delete phrases in [] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

[Annexure Schedule 2].

U.S.P. 730

Annexure Schedule 2

Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

Easement Instrument

Dated

2 / 2 / 04

Page

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of

6

pages

(Continue in additional Annexure Schedule, if required.)

Terms, conditions, covenants or restrictions in respect of any of the above easements

1. Right of Way Easement:

- (i) The responsibility for and costs of maintenance or repair of the right of way referred to herein shall be shared on a fair pro-rata distribution basis calculated on usage among the registered proprietors for the time being of the servient tenement and the dominant tenements.
- (ii) Notwithstanding clause 1(i) above, if any maintenance repair or reinstatement of the right of way has been rendered necessary by the act neglect or default of either the registered proprietor of the dominant tenement alone (including any tenant, licensee, servant, contractor, visitor or agent of such registered proprietor) or the registered proprietor of the servient tenement along (including any tenant, licensee, servant, contractor, visitor or agent of such registered proprietor) then the registered proprietor at fault or responsible shall bear the whole costs of such work.
- (iii) The registered proprietor of each dominant tenement having the use of the right of way shall use the right of way in such manner as to cause as little inconvenience and annoyance as possible to the registered proprietor of the servient tenements and hereby covenant with each other for themselves, their tenants, visitors, agents, workmen and licensees, to ensure that no vehicle or other object is parked, placed or allowed to stand by day or night

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.

H.P. H.P. T.B.
popp easent

Annexure Schedule 2

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

Easement Instrument Dated 2 / 2 / 04 Page 4 of 6 pages

(Continue in additional Annexure Schedule, if required.)

on the right of way so as to be likely to cause obstruction to vehicles or persons using the right of way.

- (iv) If the registered proprietor of any of the servient tenements or dominant tenements shall neglect or refuse to join with the others or other in carrying out any work required in respect of the right-of-way pursuant to the obligations herein, then the registered proprietor who is willing to proceed with works authorised herein may serve upon the unwilling registered proprietor or proprietors a notice in writing requiring that the other registered proprietor or proprietors join in the necessary work.
- (v) Unless the registered proprietor giving the notice has received written notice from the unwilling registered proprietor or proprietors before the expiry of one calendar month from the date of service of such notice (the 'notice period') disputing the necessity for the carrying out of the proposed works or the extent of the proposed works or liability to share in the cost of carrying out the proposed works and referring the matter in dispute to arbitration as provided herein, the registered proprietor giving the notice may at the expiry of the notice period carry out the work himself and for that purpose to enter into and upon that part of the servient tenement or tenements or dominant tenement or tenements identified above as being subject to or having the benefit of the right of way easement as the case may be and perform all works necessary.
- (vi) Unless the registered proprietor or proprietors in default has/have disputed the amount claimed as above within one month of demand being made on him, he or they shall pay the registered proprietor who has carried out such

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M.P.P. M.P.P. TUBO
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Annexure Schedule 2

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

Easement Instrument

Dated

2/2/04

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(Continue in additional Annexure Schedule, if required.)

works his or their share of the costs. If either fails to make such payment the same may be recovered by action at law.

2. Electricity and Telecommunications Easements:

- (i) The costs of keeping and maintaining the part of the servient tenement which is the subject of the within electricity and telecommunication easements so as to ensure they are in good order and condition shall be borne equally by the registered proprietors for the time being of the servient tenement and the dominant tenements.
- (ii) The registered proprietors of the dominant and servient tenements shall jointly and severally at all times do all such acts and things as may be necessary to comply with the condition of consent to the electricity and telecommunication easements which may be specified from time to time by any Local Authority or other public or private bodies having jurisdiction in the matter and each such registered proprietor shall not do any act or place any building or erection or plant or suffer or allow to be planted any tree or shrub or do or permit any act or thing to be done on the dominant and servient tenements which is consistent with the exclusive use of such land for the purpose of such easement of electricity and/or telecommunication easements as the case may be.
- (iii) Where the need for maintenance is directly attributable to the actions of any one or more of the registered proprietors or any servant, agent, trustee or licensee of or any visitor to such registered proprietor or proprietors of the dominant or servient tenements as the case may be, then the cost of

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M.S.P. M.S.P. T.S.O.
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Annexure Schedule 2

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

Easement Instrument

Dated

2/2/04

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(Continue in additional Annexure Schedule, if required.)

maintenance shall be borne wholly by such registered proprietor or proprietors as the case may be.

3. Height Restriction

Not to erect or permit to be erected any building or appurtenances exceeding a height of RL 51.30 (Thames Coromandel Datum) nor to permit any trees, shrubs or plants to exceed a height of RL 51.30 (Thames Coromandel Datum).

4. Termination:


No power is implied in respect of the easements created by this Easement Certificate for the owner of the servient tenement or tenements to determine that easement for any breach of covenant or condition (whether express or implied or for any other cause whatsoever).

5. Arbitration:

Any dispute between the registered proprietors of the dominant and servient tenements relating to the implementation of the terms or obligations under this easement certificate and the within easements shall be first referred to mediation. If still unresolved then it shall be referred to arbitration pursuant to the Arbitration Act 1996 and its amendments.

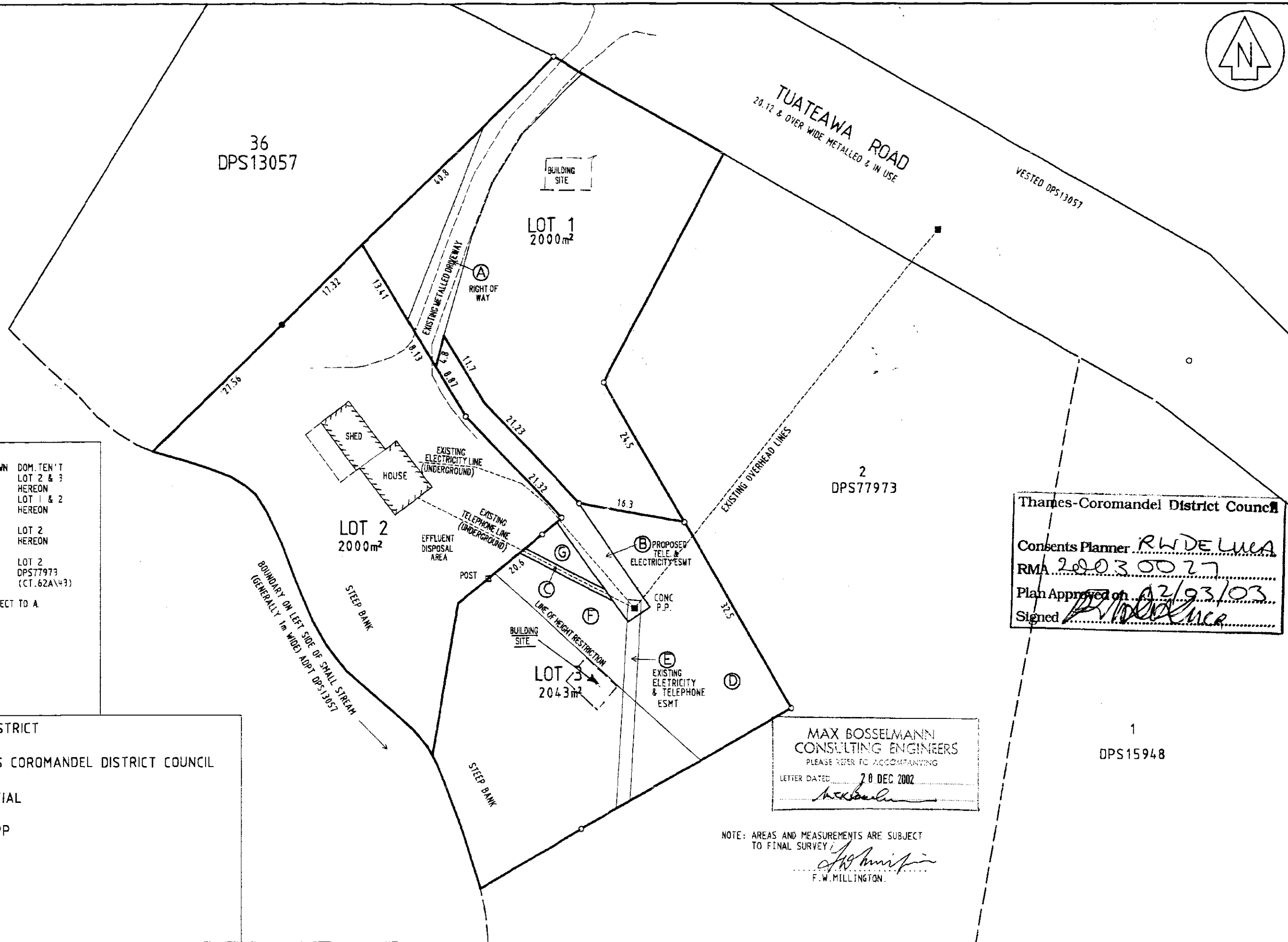
TO: LAND INFORMATION NEW ZEALAND

Please note the dominant tenements with the Land Covenant / Height Restriction created herein.

 LandInferet Ltd
for Solicitor
for Owner.

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.


popp easemt



NEW EASEMENT SCHEDULE				
PURPOSE	SERV. TEN'T	SHOWN	DOM. TEN'T	
RIGHT OF WAY	LOT 1	A	LOT 2 & 3	HEREON
RIGHT TO TRANSMIT ELECTRICITY & TELECOMMUNICATIONS	LOT 3	B	LOT 1 & 2	HEREON
RIGHT TO TRANSMIT TELECOMMUNICATIONS	LOT 3	C	LOT 2	HEREON
EXISTING EASEMENT	LOT 3			
RIGHT TO TRANSMIT ELECTRICITY	LOT 3	E	LOT 2	HEREON

NOTE: AREAS B, C, D, E, F, & G TO BE SUBJECT TO A PROPOSED HEIGHT RESTRICTION

SOUTH AUCKLAND LAND DISTRICT
BLK VIII HARATAUNGA SD.
LOCAL AUTHORITY: THAMES COROMANDEL DISTRICT COUNCIL
PLANNING MAP REF:20/05
ZONING: COASTAL RESIDENTIAL
TOTAL AREA: 6043m²
REGISTERED OWNER:M.A.POPP
CT.62A/42

Thames-Coromandel District Council
Consents Planner RWDE LULA
RMA 2003 0027
Plan Approved on 12/03/03
Signed [Signature]

MAX BOSSELMANN
CONSULTING ENGINEERS
PLEASE REFER TO ACCOMPANYING
LETTER DATED 20 DEC 2002
[Signature]

NOTE: AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY
[Signature]
F.W. MILLINGTON.



Rating Information Database

Property Details

Item	Details
Assessment Number	803147
Valuation Number	04811-24602
Legal Description	LOT 2 DP 331855
Situation Address	435B Tuatēawa Road Tuatēawa
Region	TUATEAWA
Land Area	1919m ² (0.1919 Ha)
Title	CT-130718
Land Value	\$420,000.00
Improved Value	\$20,000.00
Capital Value	\$440,000.00

Current Rates 2024/2025

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	440000	0.00015200	\$66.88
General Rate Residential	420000	0.00091400	\$383.88
Solid Waste Collection - Coromandel/Colville	1	363.37000000	\$363.37
Stormwater Coromandel .6 - SUIP	1	65.68000000	\$65.68
Stormwater Coromandel .6 - Value Based	20000	0.00005800	\$1.16
Uniform Annual General Charge	1	735.06000000	\$735.06
Works & Services Farm/Hort/Rural/Res/Islands	1	331.48000000	\$331.48
Works & Services Residential	420000	0.00044800	\$188.16
Total:			\$2135.67

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.

Valuation number	0481124602
Assessment number	2268568
Property location	435 B Tuataewa Road Thames-Coromandel District
Land value (LV)	\$420,000.00
Capital value (CV)	\$440,000.00
Previous land value (LV)	\$0.00
Previous capital value (CV)	\$0.00
Area (Ha)	0.1919
Property category	Residential-Vacant Site
Improvements (<u>KEY</u>)	OB OI
Legal property description LOT 2 DP 331855	

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	440000	\$0.19
Total					\$0.19
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	440000	\$94.32
Total					\$94.32
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	440000	\$16.36
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	45.89482997	UR	1	\$45.89

Total					\$62.25
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	440000	\$25.81
Total					\$25.81
Total Rates					\$317.61

User rating periods

Rating period code	Rating period description	Rating period current
Version6	Adopted 2024-2025	Yes
2025	2024 - 2025 Rating Year	No

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

To do another search, click Previous, enter new search criteria in one of the Address, Valuation or Assessment number search options

Previous