



# 1757 Manaia Road Coromandel

The Network Licensed REAA 2008



**Rob Keatley**

**M:** 0275 777 424

**E:** [rob.keitley@trinitynetwork.co.nz](mailto:rob.keitley@trinitynetwork.co.nz)

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Asking Price \$1,675,000



## Lifestyle or Home & Income

### RE-PRICED CALL TO VIEW !

This impressive, well-maintained property boasts a large home with ample space, ideal for extended family living arrangements, a growing family or visiting guests. With five bedrooms and a generous layout, there is simply space for everyone.

Step inside to the spacious open-plan living and dining area. The social kitchen is perfect for relaxing or hosting guests. This living area leads out to a covered outdoor entertainment area, ideal for hosting barbecues and large gatherings. Also, there is a large separate lounge and a cosy family room with a fireplace. The master bedroom is filled with natural light and has a recently renovated bathroom and ranch sliders opening out to the gardens. Brand new continuous spouting just installed around the dwelling.

Outside, the beautiful gardens are a true standout feature, with many different and unusual plant varieties that will surely impress. The ample section is flat and there is so much room here for kids and animals to run and play. The double garage offers plenty of storage for all your vehicles and outdoor equipment. But that's not all - this property also comes with a large separate 3-Bay shed, 132m<sup>2</sup> with extra height doors, perfect for the boat, hobbyist, workshop or any other toys you can think to bring. Ideal for any tradesman to run their business from here or simply enjoy it as it is. With nearly 1.2 hectares, you can also bring some sheep to enjoy your ultimate country living.

## 1757 Manaia Road Coromandel

**Price:** Asking Price \$1,675,000  
**Land Area:** 11938m<sup>2</sup>  
**Floor Area:** 390m<sup>2</sup>  
**Rates:** \$2636  
**Rateable value:** \$1400000 on 2023-06-30

### View Online:

<https://www.trinityrealestate.co.nz/property/1757-manaia-road-coromandel/>

### Open Homes:

Contact Rob for viewing times

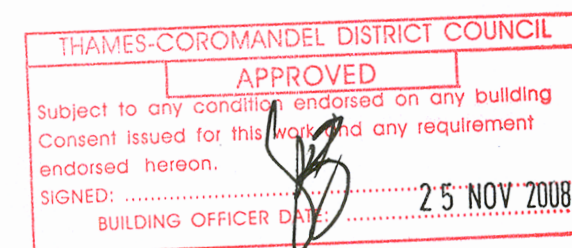


### Rob Keatley

REAL ESTATE CONSULTANT

**M:** 027 577 7424  
**E:** rob@teamcoro.co.nz  
**W:** teamcoro.co.nz



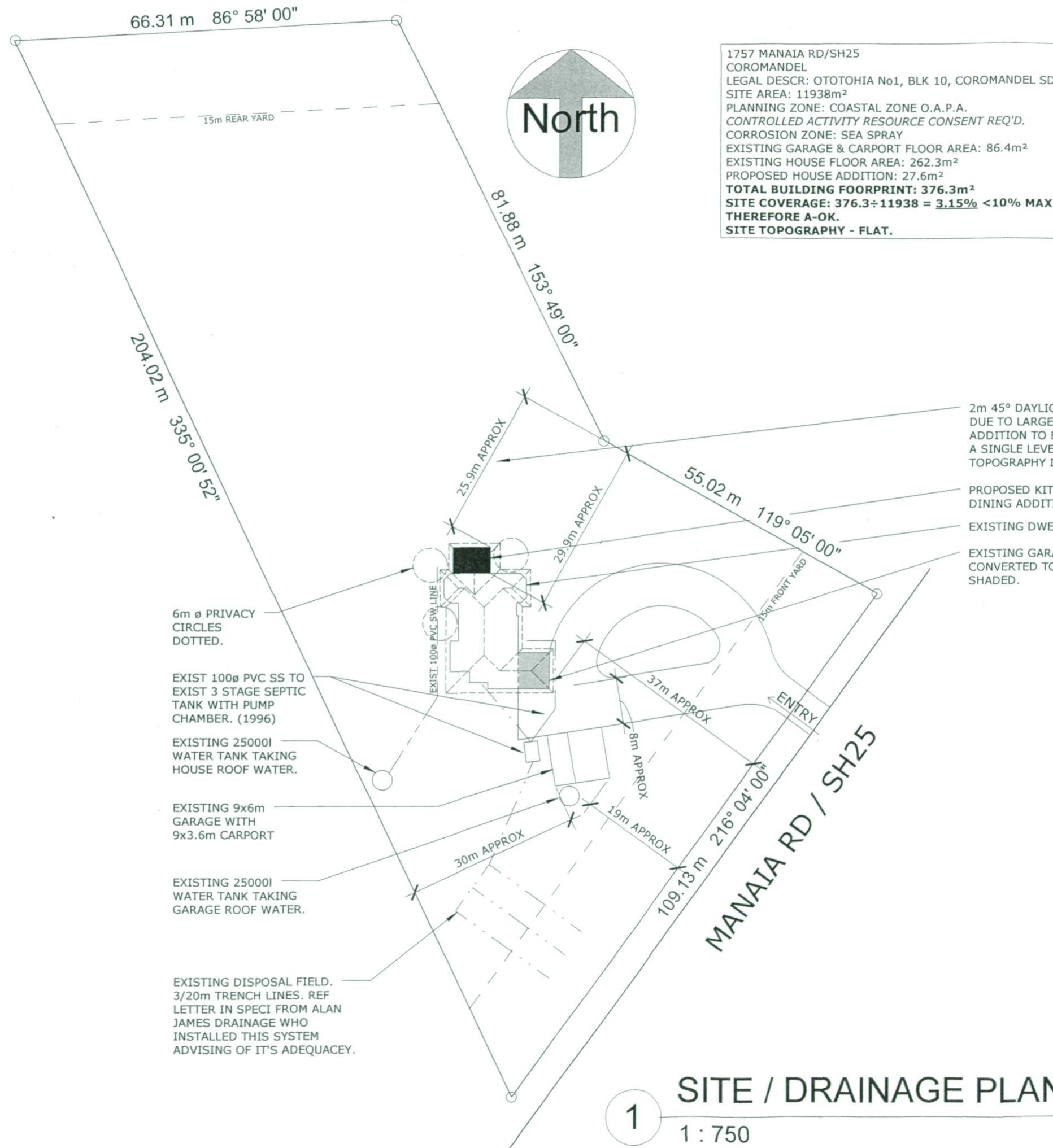


**CRITICAL NOTES.**  
CONTRACTORS TO CHECK & VERIFY ALL  
DIMENSIONS ON SITE BEFORE  
CONSTRUCTION. ALL CONSTRUCTION TO  
COMPLY WITH THE SPECIFICATION,  
NZS3604-1999, DBH BUILDING CODE &  
LOCAL AUTHORITY REQUIREMENTS.  
***IF IN DOUBT ASK!***  
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DWG #	<b>A02</b>	SHEET #
		2 OF 15
		JOB #
		2008092
DRAWN BY JON		DATE 8/10/08
REFS	SPECT	CHECKED <i>W</i>

## STOBIE ADDITIONS & ALTERATIONS.





**ACTIONPLANS**  
 CREATIVE PLANS YOU AND YOUR BUILDER WILL LOVE  
 ACTIONPLANS LTD  
 JON SHORT - PRINCIPAL / DESIGNER  
 93 GALLAGHER DRIVE, TAIRUA, NZ.  
 PH/FAX: 07-864-9988 MOB: 021-0274-7354  
 E-MAIL: jon@actionplans.co.nz  
 www.actionplans.co.nz  
**DBH DESIGN 2 LBP**

A D N Z  
 ARCHITECTURAL DESIGNERS NZ INC

Thames-Coromandel District Council  
 Planning Check Completed  
 Plan Approved on 03/12/08  
 Signed *Rai*

ISSUE 2 1/11/08 FOR BUILDING CONSENT.  
 REV A 17/10/08 SITING CORRECTED.  
 ISSUE 1 14/10/08 FOR RESOURCE CONSENT.

**CRITICAL NOTES.**  
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## SITE / DRAINAGE PLAN

1

1 : 750

**STOBIE ADDITIONS & ALTERATIONS.**

DWG #	SHEET #
<b>A01</b>	1 OF 15
	JOB #
	20080923
DRAWN BY JON	DATE 20/10/08
REFS SPECI	CHECKED <i>[Signature]</i>



Thames-Coromandel District Council  
Planning Check Completed  
Plan Approved on 03/12/08  
Signed *[Signature]*

NON-SKID TILES TO HALLWAY  
MATCH EXISTING LAUNDRY.  
EXISTING CEILING ACCESS OVER  
FRIDGE/FREEZER, DOTTED. PROVIDE  
R3.0 BATTS INSULATION TO CEILING  
SPACE OVER OLD GARAGE.

NOTES: NEW WALLS SHOWN SHADED.  
FRAMING TO NEW WALLS TYP 90x45 H1.2 KD  
MSG8, STUDS @ 400 CTRS, NOGS @ 800 CTRS.  
70 SERIES BRICK VENEER CLADDING TO MATCH  
EXISTING, OVER 50mm FREE DRAINING  
CAVITY.  
**BOTTOM PLATES TO BE H3.2 CCA.**  
INTERIOR LININGS TYP 10mm STD GIB.  
CEILINGS TYP 13mm ULTRALINE.  
STUD HEIGHT TYP 2455 AFL, BUILDER COS.  
WINDOW & DOOR HEAD HEIGHTS TYP 2m.  
PROVIDE TRIMMING STUDS TO LINTELS TO FIG  
8.5 & 8.12 NZS3604, 1999.  
PROVIDE PAINTED 6mm HARDIFLEX LINING  
FIXED TO HARDIES SPECS OVER WINDOW  
HEADS TO MATCH EXISTING.

ISSUE 2 1/11/08 FOR BUILDING CONSENT.

**CRITICAL NOTES.**  
CONTRACTORS TO CHECK & VERIFY ALL  
ISSUE 1 DIMENSIONS ON SITE BEFORE  
CONSTRUCTION. ALL CONSTRUCTION TO  
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DWG #	SHEET #
<b>A03</b>	3 OF 15
	JOB #
	20080923
DRAWN BY JON	DATE 20/10/08
REFS SPECI	CHECKED <i>[Signature]</i>

<b>E2 RISK MATRIX ANALYSIS</b>	
(READ IN CONJUNCTION WITH TABLE 1, 2 & 3 OF E2/AS1 OF THE DBH BUILDING CODE)	
NOTE: WORST CASE WALL SCENARIO ANALYSED. THIS DICTATES THE CONSTRUCTION SYSTEM USED ON THIS PROJECT FOR ALL WALLS.	
TABLE 1.	
A. WIND ZONE: VERY HIGH RISK 2	
B. NUMBER OF STOREYS: LOW RISK 0	
C. ROOF/WALL INTERSECTION DESIGN: LOW RISK 0	
D. EAVES WIDTH: LOW RISK 0	
E. ENVELOPE COMPLEXITY: LOW RISK 0	
F. DECK DESIGN: LOW RISK 0	
TABLE 2.	
TOTAL RISK SCORE FROM ABOVE: 2	
TABLE 3.	
2 RISK SCORE THEREFORE MASONRY BRICK VENEER CLADDING SYSTEM OVER 40mm FREE DRAINING CAVITY IS A-OK. DIRECT FIXED PLY ALSO OK.	

FIX & FLASH NEW DBLE GLASD JOINERY TO COMPLY WITH E2/AS1 & DETAILS ON THESE DRAWINGS.

SCABBLE STEP IN SLAB (SHADED) FROM OLD GARAGE DOOR & FILL WITH APPROVED CEMENTITIOUS SLAB LEVELLING COMPOUND TO MANUF SPECS.

FIT **R2.8** BATTS TO WALL FRAMING CAVITY & RE-LINE WITH 10mm STD GIB, GLUED & SCREWED TO GS2 BRACING SPECS. FIT **R5.0** BATTS INSULATION TO CEILING SPACE. PROVIDE SCOTIA & SKIRTING TO MATCH EXISTING. FIT NEW 40x10 ARCHITRAVES TO WINDOWS IF REQUIRED. CLIENT SELECTED PAINT FINISHES. FIT MS SEALANT ON PEF ROD AIRSEALS TO EXISTING WINDOWS.

NEW FRAMED WALL CLAD WITH PAINTED 12mm TEXTURE 2000 H3.2 PP PLY ON CAVITY TO SUIT ALL TO CHH SPECS OVER BREATHIER TYPE BLDG PAPER

A04

**NOTE: EXISTING BUILDING CONSENT DRAWINGS DATED JULY 1996 INDICATE POLYTHENE UNDER THIS HOUSE SLAB.**  
**BUILDER TO DROP GROUND LEVELS AROUND GARAGE RANCH SLIDERS TO COMPLY AS FOLLOWS FOR A HABITABLE SPACE; 225 FROM FL TO GL MIN. 150 FROM FL TO PAVING MIN.**

INSULATION TO ADDITION ONLY TO BE AS FOLLOWS:  
CEILING: R3.0 BATTS  
WALLS: R2.4 BATTS  
FLOOR: 50mm EPS UNDER ENTIRE SLAB  
JOINERY: DOUBLE GLASD.

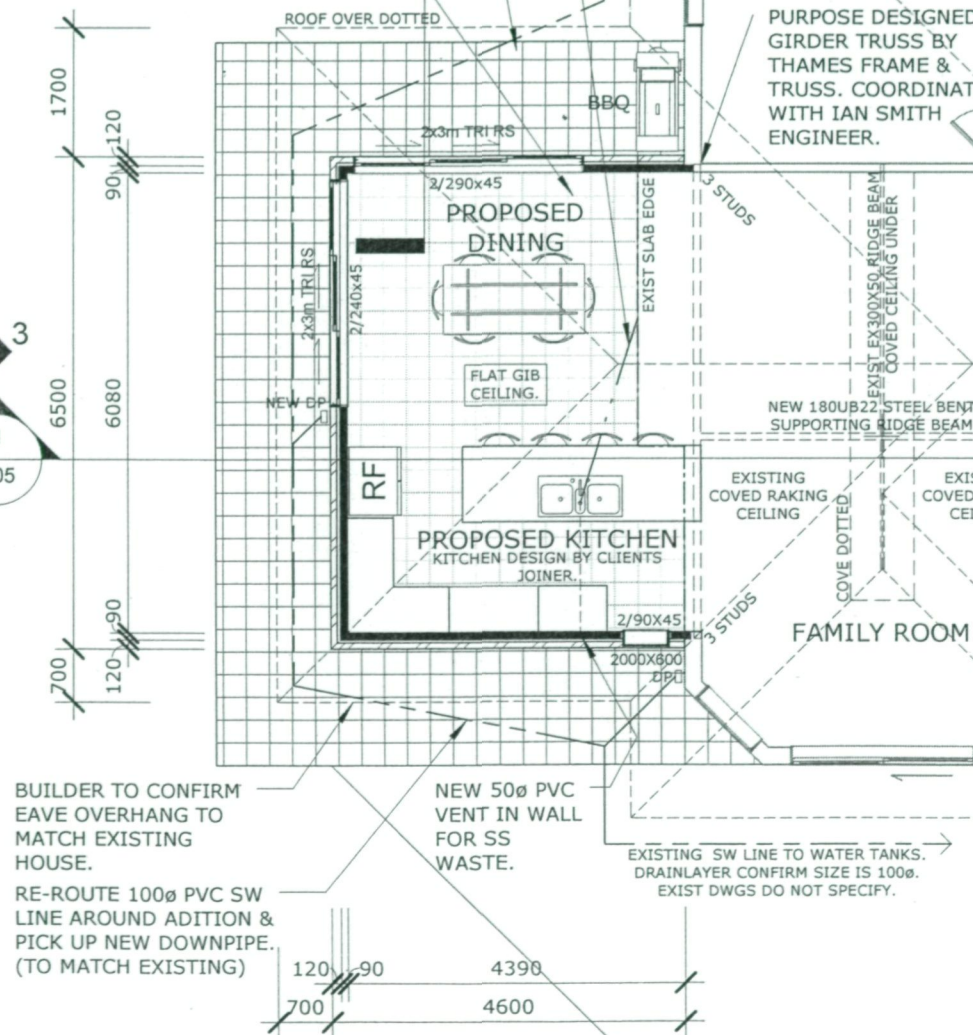
CONNECT NEW KITCHEN WASTE TO EXISTING KITCHEN WASTE WITH 40ID PVC WASTE LAID @ 2.5% MIN FALL (63mm FALL). VENT WASTE IN KITCHEN IF TOTAL BRANCH DRAIN EXCEEDS 10m - PLUMBER TO COS. ALL WORK TO NZS/AS3500.

CLIENT SELECTED PAVING OR 17.5MPa CONCRETE MIN 175mm BFL. PROVIDE FALLS AWAY FROM HOUSE.

NEW NON SKID TILING TO PROPOSED DINING & KITCHEN.

PURPOSE DESIGNED GIRDER TRUSS BY THAMES FRAME & TRUSS. COORDINATED WITH IAN SMITH ENGINEER.

NEW STEEL BENT CTRD OVER OLD POST LOCATION.



## PROPOSED GROUND FLOOR PLAN

1 : 100

# STOBIE ADDITIONS & ALTERATIONS.



Thames-Coromandel District Council  
Planning Check Completed

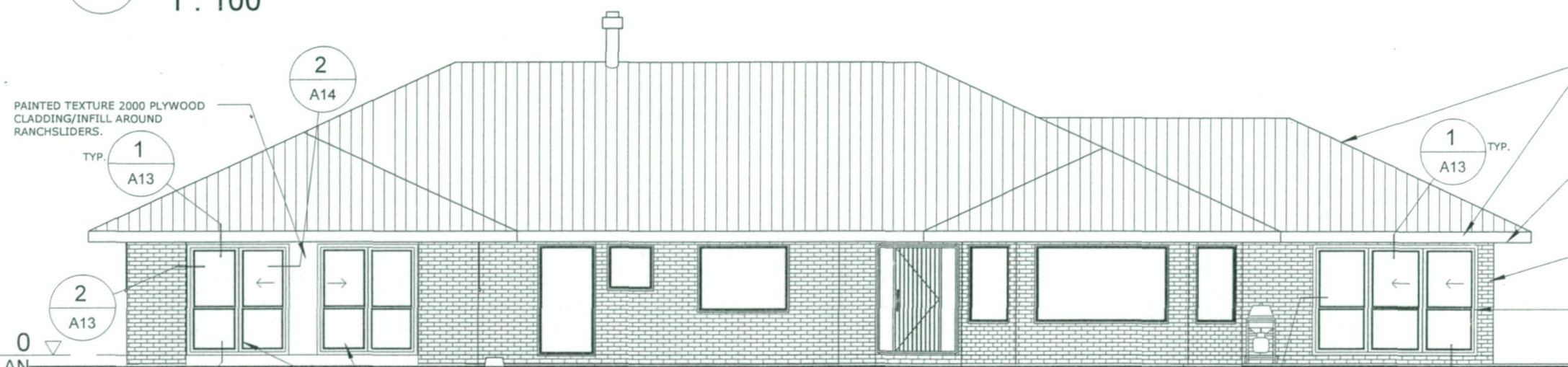
Plan Approved on 03/12/08

Signed *Jon*



## WEST ELEVATION

1 : 100



## EAST ELEVATION

1 : 100



## NORTH ELEVATION

1 : 100

# STOBIE ADDITIONS & ALTERATIONS.

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REV A 17/10/08 TITLES CORRECTED.  
ISSUE 1 14/10/08 FOR RESOURCE CONSENT

### CRITICAL NOTES.

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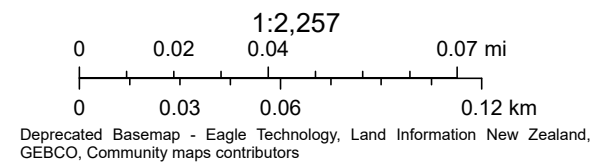
DWG #	SHEET #
<b>A04</b>	4 OF 15
	JOB #
	20080923
DRAWN BY JON	DATE 14/10/08
REFS SPECI	CHECKED <i>Jon</i>



# TCDC Web Map



13/04/2024, 12:50:12







# Rating Information Database

## Property Details

Item	Details
Assessment Number	121167
Valuation Number	04811-45001
Legal Description	1 ML OTUTOHIA
Situation Address	1757 Sh25 - Manaia Kereta/Te Kouma
Region	KERETA/TE KOUMA
Land Area	11938m <sup>2</sup> (1.1938 Ha)
Title	CT-SA896/156
Land Value	\$550,000.00
Improved Value	\$850,000.00
Capital Value	\$1,400,000.00

## Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	1400000	0.00017300	\$242.20
General Rate Rural Other	550000	0.00088500	\$486.75
Solid Waste Collection - Coromandel/Colville	1	361.25000000	\$361.25
Uniform Annual General Charge	1	709.03000000	\$709.03
Works & Services Farm/Hort/Rural/Res/Islands	1	340.10000000	\$340.10
Works & Services Rural Other	550000	0.00044800	\$246.40
Total:			\$2385.73



## 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>	0481145001
<b>Assessment number</b>	2227386
<b>Property location</b>	1757 Sh25 - Manaia Hwy Thames-Coromandel District
<b>Land value (LV)</b>	\$550,000.00
<b>Capital value (CV)</b>	\$1,400,000.00
<b>Previous land value (LV)</b>	\$0.00
<b>Previous capital value (CV)</b>	\$0.00
<b>Area (Ha)</b>	1.1938
<b>Property category</b>	Lifestyle-1990's-average
<b>Improvements</b> <b>(<u>KEY</u>)</b>	DWG FG OBS OI
<b>Legal property description</b> 1 ML OTUTOHIA	

## 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	1400000	\$0.01
Total					\$0.01
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	1400000	\$310.98
Total					\$310.98
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	1400000		\$50.79
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.95	Fixed	1		\$44.95
Total						\$95.74
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	1400000		\$89.03
Total						\$89.03
<b>Total Rates</b>						<b>\$641.77</b>

Google maps

[Click here to view the property via Google Maps](#)