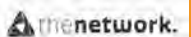




10 Puriri Place Coromandel

The Network Licensed REAA 2008



Rob Keatley

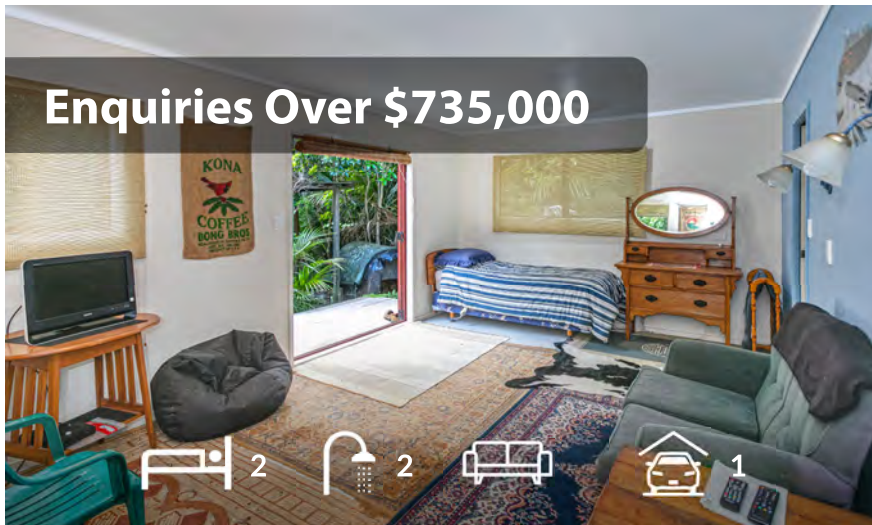
M: 0275 777 424

E: rob.keitley@trinitynetwork.co.nz

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.



Enquiries Over \$735,000



Peaceful on Puriri

Tuateawa, Coromandel.

Set amongst native trees and bush is the backdrop to this unique property, your own private sanctuary to listen to all the song of the native birds.

Wander through the tracks of this flat 8316m² piece of beautiful bush with some very established Puriri, Totara, Nikau and Rata to name a few in this lovely lifestyle property. Totally private and tranquil you can relax and unwind, in your own little garden of Eden.

This bespoke 2-bedroom home has so many features with native timber walls, Douglas fir rafters and macrocarpa sarking. Kauri planks and tawa floors with Rimu slabs for steps to the mezzanine bedroom. Open plan living with a fantastic indoor-outdoor flow make this a lovely setting.

The outside of the house is wooden board and batten which has been well maintained and wooden joinery. A beautiful stone feature wall with stones collected from the property.

Built in 2007 the double garage includes an extra room with a bathroom and has the laundry as well.

You name it, fishing, diving, swimming, walking tracks or just chilling out is what this property is about.

Call us today for a viewing you won't be disappointed.

10 Puriri Place Coromandel

Price: Enquiries Over \$735,000
Land Area: 8316m²
Floor Area: 54m²
Rates: \$2709.00
Rateable value: \$740000 on 2023-06-30

View Online:

<https://thenetwork.co.nz/property/10-puriri-place-coromandel/>

Open Homes:

Contact Rob for viewing times



Rob Keatley

REAL ESTATE CONSULTANT

M: 0275 777 424

E: rob.keatley@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

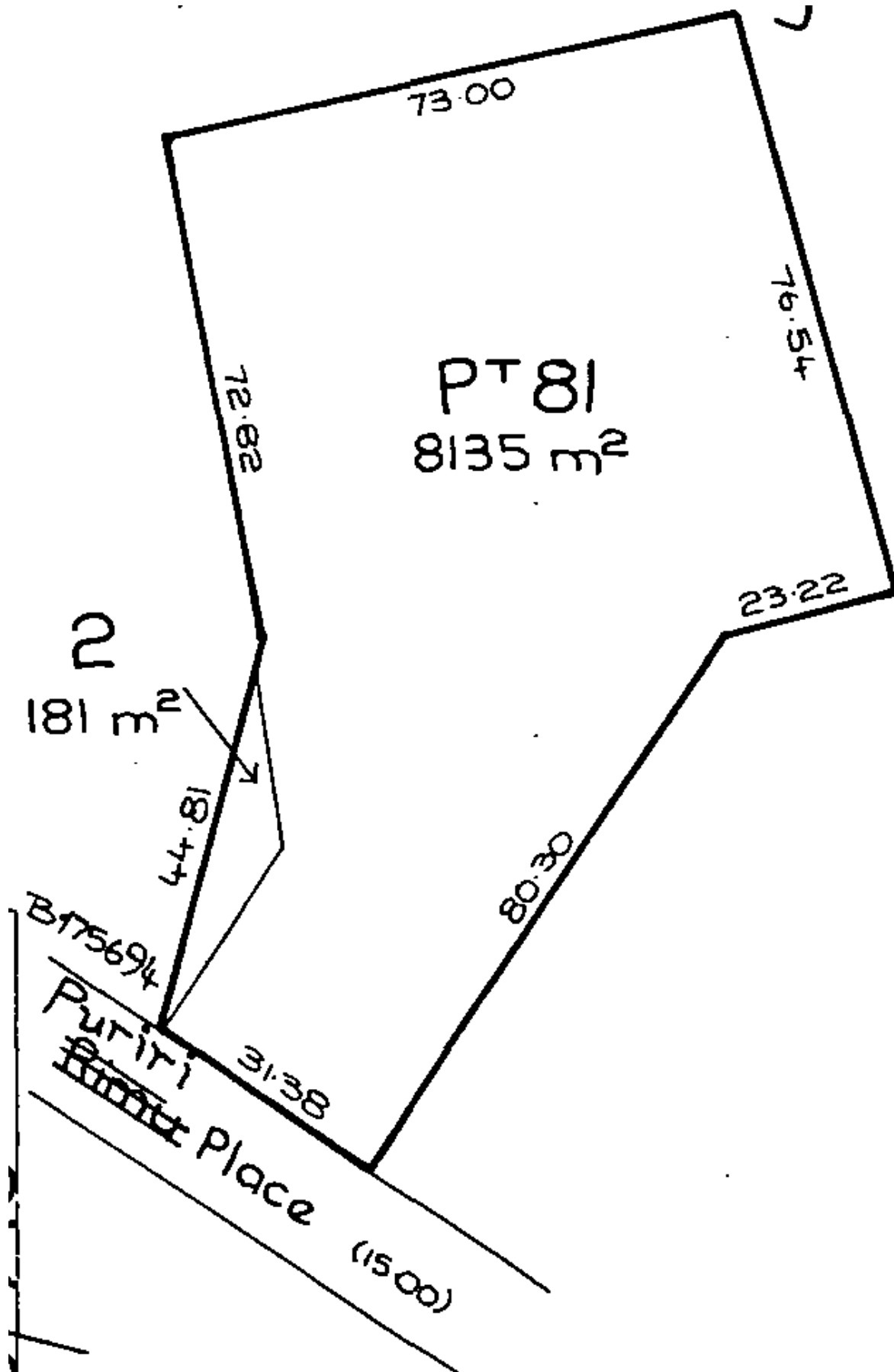
Identifier SA29B/948
Land Registration District South Auckland
Date Issued 14 March 1983

Prior References
SA26A/495 SA26A/496

Estate Fee Simple
Area 8316 square metres more or less
Legal Description Lot 2 Deposited Plan South Auckland
32854 and Part Lot 81 Deposited Plan
South Auckland 26717

Registered Owners
Leslie Ernest Steven Piggott as to a 1/2 share
John Ronald Lloyd Piggott as to a 1/2 share

Interests
Subject to Section 308 (4) and (5) Local Government Act 1974
Land Covenant in Transfer H363375.2 - 4.9.1981 at 9.10 am (affects part formerly in CT SA26A/496)



(Approved by the Registrar-General of Land, Wellington, No. 367635.80)

(Approved by the District Registrar, Auckland, No. 4363/80)

Unstamped Agreement for
Sale, dated 24.7.1981
produced for inspection.

H363375.2 T

Under the Land Transfer Act, 1952

18AG81 46519 DTY #####150
NEW ZEALAND STAMP DUTY TAU

Memorandum of Transfer

WHEREAS ARTHUR JAMES RABARTS of Coromandel Farmer (hereinafter called "the Transferor")

being registered as proprietor

of an estate in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten

or endorsed hereon in ALL THAT piece of land situated in the Land District of South Auckland

containing 8147 square metres more or less being Lot 81 on Deposited Plan S.26717 and being part Matamataharakeke Block and being all of the land comprised and described in Certificate of Title volume 26A folio 496 (South Auckland Registry) (hereinafter called "the land firstly described")
~~Not to be used~~

AND WHEREAS the Transferor when registered as proprietor of the land described in the First Schedule hereto subdivided that land into residential lots in the manner shown and defined on a plan Deposited in the Land Registry Office at Hamilton under No. S.26717 for the purposes of the sale of the said land in residential lots but so as to conserve the natural beauty and environment of the said land

AND WHEREAS it is the Transferor's intention that all residential lots described in the First Schedule hereto shall be subject to a general scheme applicable to and for the benefit of all the said residential lots and that the owner or occupier for the time being of each of the said residential lots shall be bound by restrictions set out in the Second Schedule hereto and that the respective owners and occupiers for the time being of any of the said residential lots may be able to enforce the observance of such restrictions by the owners or occupiers for the time being or any of the other said residential lots in equity or otherwise howsoever and it is intended that Section 7 of the Property Law Act 1952 shall be given effect to

AND WHEREAS by agreement in writing dated the 20th day of July 1981 the Transferor agreed to sell the land first described to DIETER HEINRICH NEUNZ of Mount Maunganui Stevedore and MARY LOUISE NEUNZ his wife (hereinafter called "the Transferees") for the consideration hereinafter appearing and the Transferees agreed to purchase the same and to enter into the covenants on the part of the Transferees hereinafter contained.

NOW THEREFORE in pursuance of the said agreement and in consideration of the sum of \$15,000.00 (FIFTEEN THOUSAND DOLLARS) paid by the Transferees to the Transferor (the receipt whereof is hereby acknowledged)

the Transferor DOTH HEREBY TRANSFER unto the Transferees all its estate and interest in the land firstly described AND IN FURTHER PURSUANCE of the said agreement the Transferees so as to bind the land firstly described and for the benefit of the land described in the first schedule hereto DOTH HEREBY COVENANT AND AGREE with the Transferor for the benefit of the land described in the first schedule hereto not heretofore transferred by the Transferor and also separately with each and every one of the proprietors and for the benefit of the land described in the first schedule and heretofore transferred to such proprietors by the Transferor that the Transferees will henceforth and at all times hereafter observe and perform and keep each and every restriction contained in the Second Schedule hereto TO THE END AND INTENT that each of the said restrictions shall enure for the benefit of all the land described in the first schedule hereto and every part thereof PROVIDED ALWAYS that the Transferee shall as regards the said restrictions be liable only in respect of breaches thereof which shall occur while it/he shall be the registered proprietor of the land firstly described or any part thereof in respect of which any such breach shall occur.

AND THE TRANSFEROR HEREBY COVENANTS with the Transferee that he will obtain from each and every one of the Transferees of any part or parts of the land contained in the first schedule hereto the like covenants as are herein contained on the part of the Transferee AND in consideration therefore the Transferees DO HEREBY COVENANT that they will save harmless and keep indemnified the Transferor from all proceedings costs claims and demands in respect of breaches of the said restrictions occurring in respect of those parts of the land in the first schedule in respect of which the Transferor has executed the transfer and whether or not such transfer has been registered.

PROVIDED ALWAYS that the Registered Proprietor shall not be liable or be called upon to fence or to contribute towards the cost of erection or maintenance of any boundary or dividing fence between the land hereby transferred and any adjoining land belonging to the Registered Proprietor but this proviso shall not enure to the benefit of any purchaser of any such adjoining land.

IN WITNESS WHEREOF the Transferor and Transferees have hereunto executed these presents this 31ST day of July 1981.

FIRST SCHEDULE

5.8953 hectares more or less being Lots 69-80, 82-84 and 103, Deposited Plan S.26717

SECOND SCHEDULE

- (a) NOT to cut, trim, fell or otherwise injure or destroy Pohutukawa, Puriri, Rewarewa trees or other native trees exceeding 10 feet in height which are upon or over the land firstly described PROVIDED HOWEVER that the Transferees may clear such trees within a distance of 15 feet from any permanent building.
- (b) NOT to erect or permit to be erected or place or permit to be placed any residential building upon the land firstly described with a floor area measuring less than 400 square feet.
- (c) NOT to use the land first described or permit the same to be used for any trading or commercial purpose.

~~In Consideration of~~ -----

(the receipt of which sum is hereby acknowledged)

Do hereby Transfer to the said

all

estate and interest in the

~~said land above described~~ -----

~~In witness whereof~~ these presents have been executed this ----- day of -----

19--

Signed by the above named Transferor)

ARTHUR JAMES RABARTS)

in the presence of)

*Handed
Delivered
James*

Rabarts

SIGNED by the abovenamed Transferees)

DIETER HEINRICH NEUNZ and)

MARY LOUISE NEUNZ)

in the presence of:)

*Witness
W. H. Mangum*

*W. H. Mangum
M. Neunz*

No.

TRANSFER OF

Correct for the purposes of the Land Transfer Act.

[Signature]
Solicitor for the Transferee.

A J RABARTS

Transferor

I HEREBY CERTIFY THAT THIS TRANSACTION DOES NOT CONTRAVENE
THE PROVISIONS OF PART IIA OF THE LAND SETTLEMENT PROMOTION
AND LAND ACQUISITION ACT 1952.

[Signature]
SOLICITOR FOR THE TRANSFEE

D H & M L NEUNZ

Transferee

Particulars entered in the Registers described herein at the
day and hour endorsed below

[Signature]
Assistant Land Registrar
of the District of



File

[Handwritten mark: a circle with the number 2 and a signature]

DOWD THOMASON STRACHAN & MOULTRIE
SOLICITORS
MOUNT MAUNGANUI

Solicitors for the Transferee

AUCKLAND DISTRICT LAW SOCIETY

Penrose—14712

SEP 4 9 10 AM '81

District Land Registry
Hamilton No.2

H 363375.2
26A/4nb





CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

No:ABA/2007/765

THE OWNER:			
Name:	D H Neunz and M L Neunz	Original Applicant:	D H Neunz and M L Neunz
Mailing Address:	Puketiro Wairoa Rd R D 1 Tauranga 3001		
Street Address:	Puketiro Wairoa Rd R D 1 Tauranga 3001		
THE BUILDING:			
Street Address:	10 Puriri Place TUATEAWA		
Legal Description:	LOT 81 DPS 26717, LOT 2 DPS 32854		
Description:	Skyline Garage/ Workshop/ Utility/Sleepout and Oasis Waste Water Treatment System.		
Location within site/block:			Number of levels: 1
Intended Life:	50 Years		

Current, lawfully established use: Garage/Sleepout

Year first constructed: 2007

First Point of Contact:

- I. The first point of contact for communications with the building consent authority will be with the duty Building Control Officer.

Code compliance:

The building consent authority named above is satisfied, on reasonable grounds, that:

- ☒ (a) the building work complies with the building consent;
- ☐ (b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.

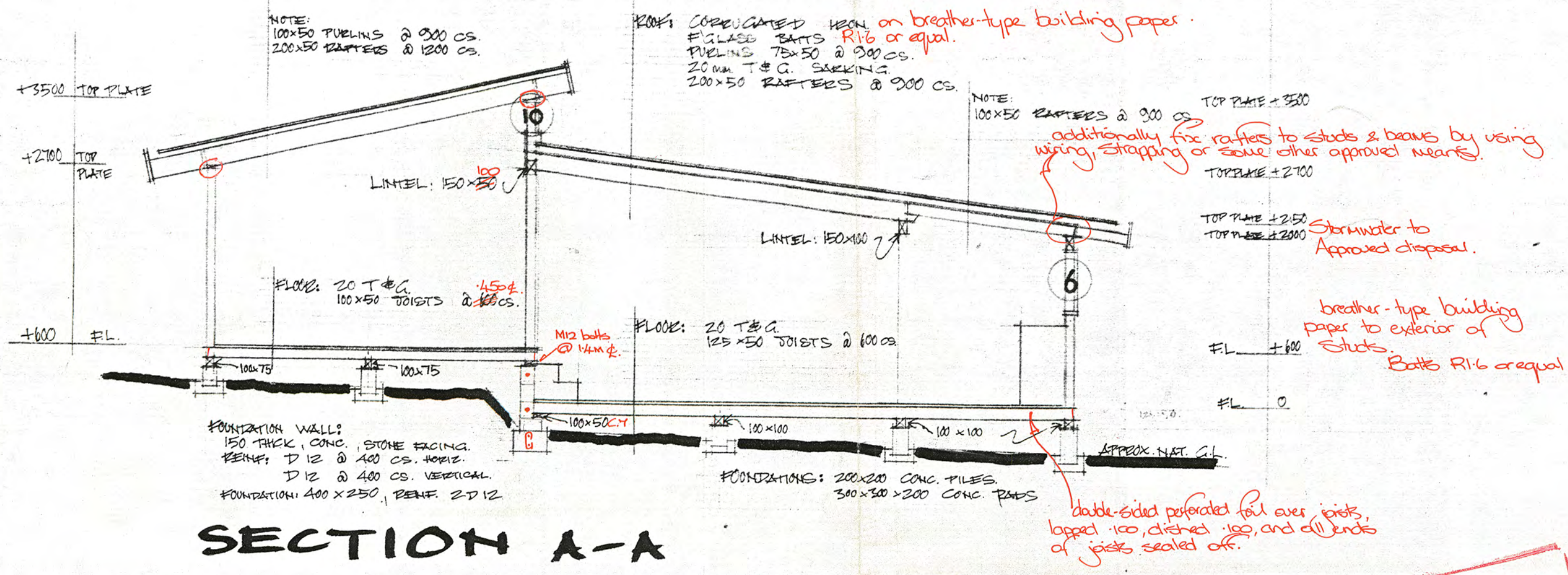
Peter Thomas

Building Control Officer

On behalf of: Thames-Coromandel District Council

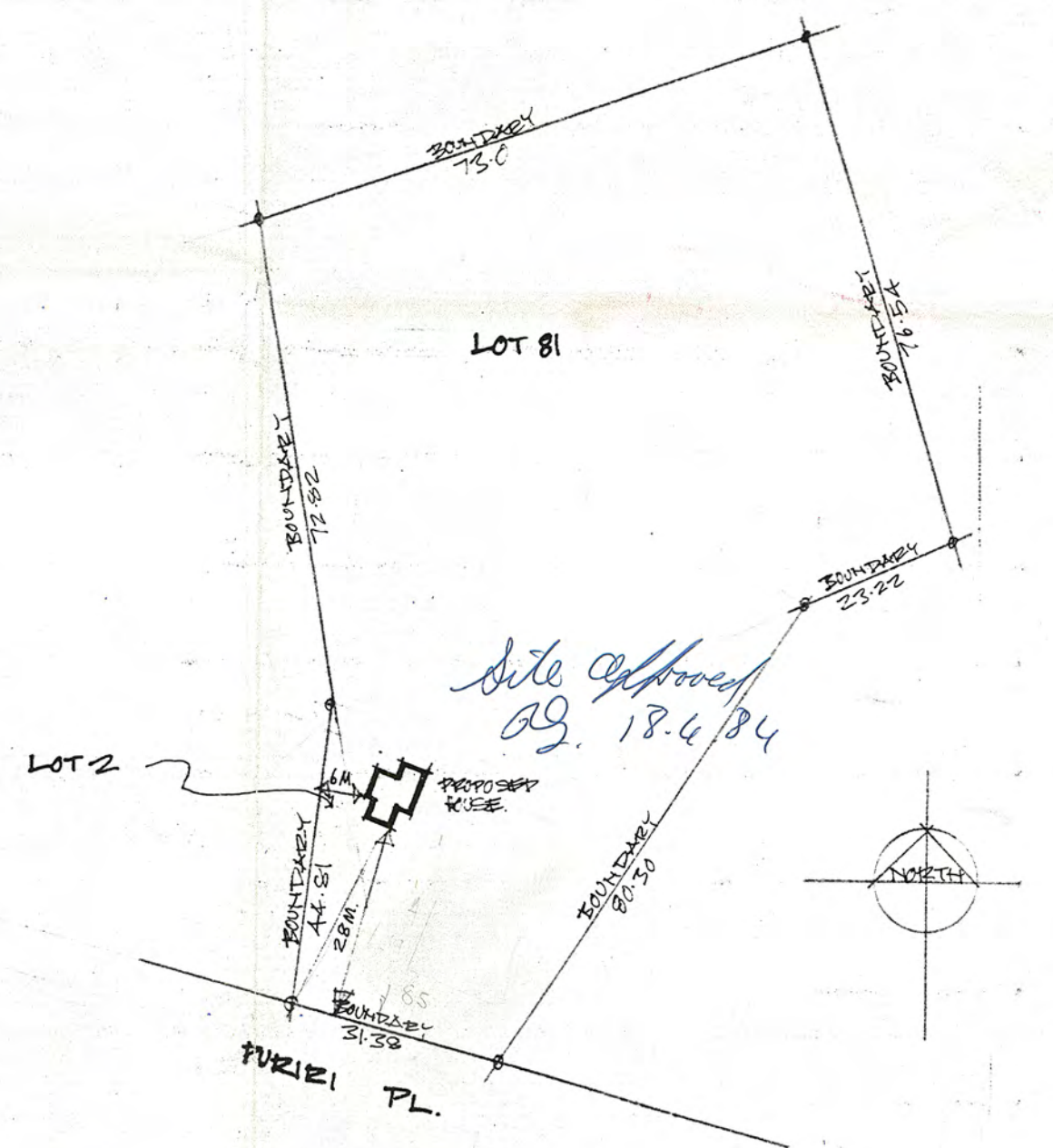
Date: 14 October 2009

IMPORTANT
 THAMES COROMANDEL DISTRICT COUNCIL
 Private Bag, Thames, Phone Thames.
FOOTING (Foundation) INSPECTION:
 When footings have been excavated and steel placed the Builder must notify the District Building Inspector at the above address.
 No concrete is to be poured until the Inspector has given his approval.
 Sufficient notice must be given (at least 48 hrs) when an inspection is required.



SECTION A-A

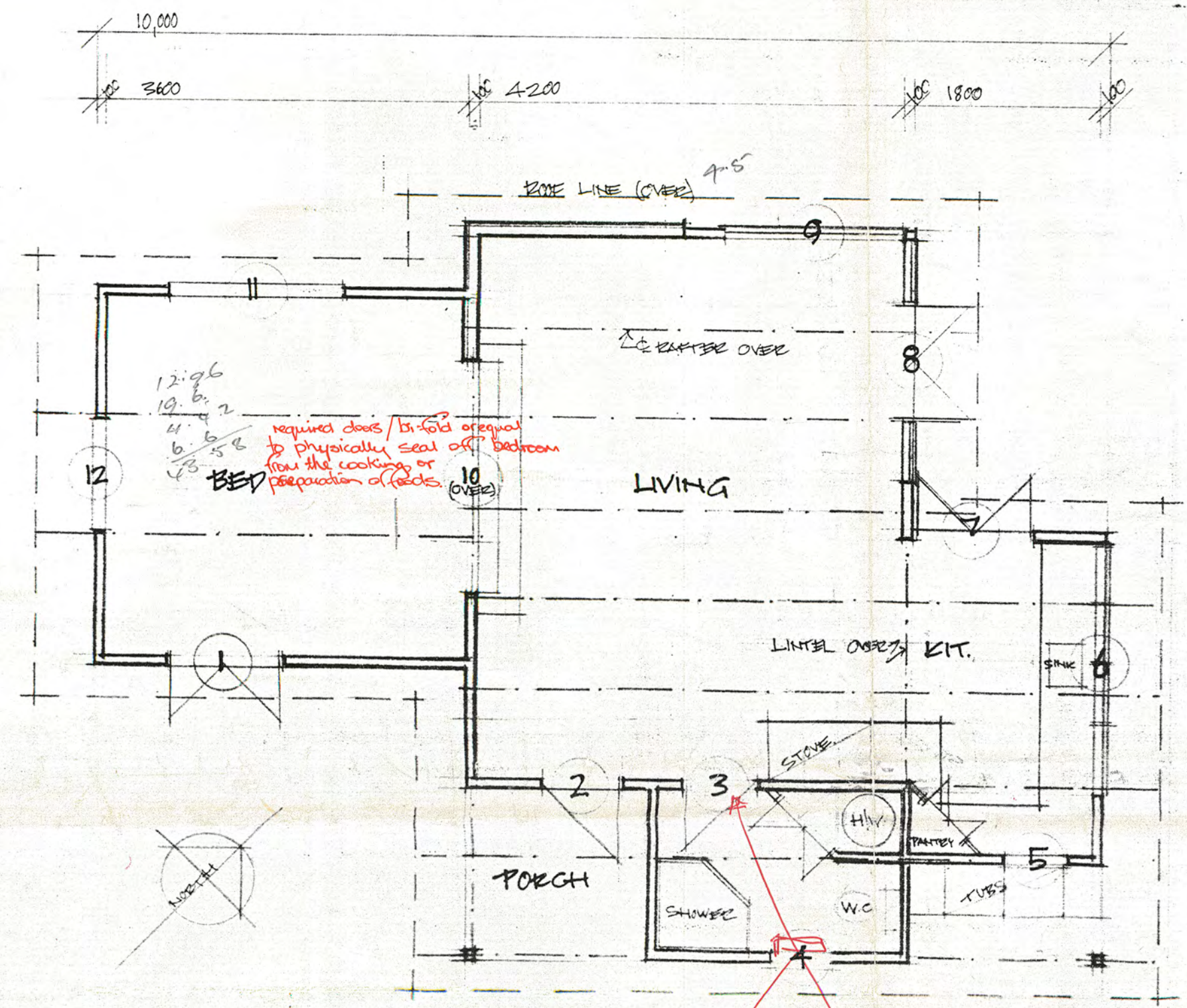
APPROVED
 SUBJECT TO ANY CONDITION ENDORSED ON THAMES COROMANDEL DISTRICT COUNCIL BUILDING PERMIT
 DATED 18/4/84
 SIGNED [Signature]
 BUILDING INSPECTOR



SITE PLAN

R.P. : S.32854, S.26717
 LOT NO. : 2, 81
 AREA : 8316 M²

GRAEME MACRAE B. ARCH. KARUNK FALLS, WAIKAWAU BAY, COROMANDEL PH. CLV. 838		
NEUNZ HOUSE		
FLOOR PLAN	1:50	28-2-84
SECTION	1:50	28-2-84
SITE PLAN	1:1000	5-3-84
8402-5		



FLOOR PLAN



Rating Information Database

Property Details

Item	Details
Assessment Number	100619
Valuation Number	04811-17800
Legal Description	LOT 81 DPS 26717, LOT 2 DPS 32854
Situation Address	10 Puriri Place Tuatēawa
Region	TUATEAWA
Land Area	8316m ² (0.8316 Ha)
Title	CT-29B/948
Land Value	\$490,000.00
Improved Value	\$250,000.00
Capital Value	\$740,000.00

Current Rates 2024/2025

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	740000	0.00015200	\$112.48
General Rate Residential	490000	0.00091400	\$447.86
Solid Waste Collection - Coromandel/Colville	1	363.37000000	\$363.37
Stormwater Coromandel .6 - SUIP	1	65.68000000	\$65.68
Stormwater Coromandel .6 - Value Based	250000	0.00005800	\$14.50
Uniform Annual General Charge	1	735.06000000	\$735.06
Works & Services Farm/Hort/Rural/Res/Islands	1	331.48000000	\$331.48
Works & Services Residential	490000	0.00044800	\$219.52
Total:			\$2289.95

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.