



# 11 Kowhai Place Coromandel

The Network Licensed REAA 2008



**Rob Keatley**

**M:** 0275 777 424

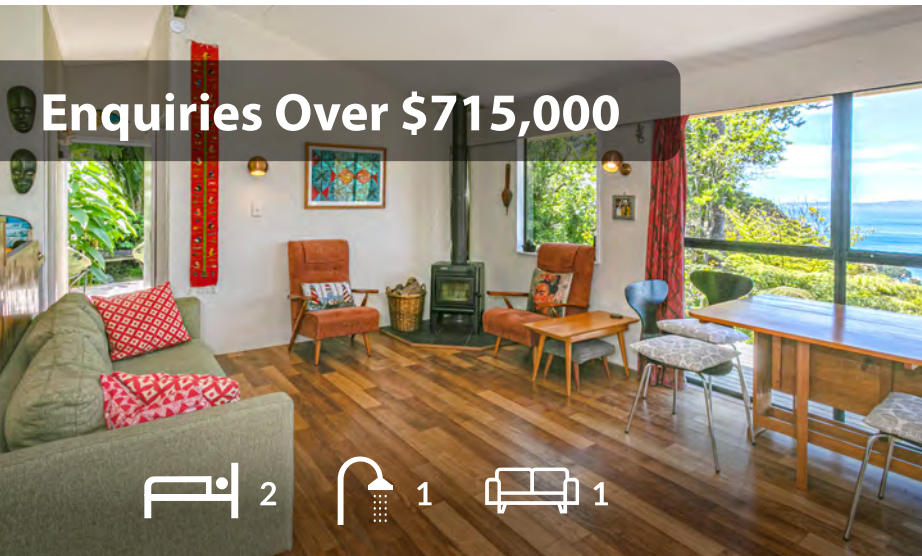
**E:** [rob.keitley@trinitynetwork.co.nz](mailto:rob.keitley@trinitynetwork.co.nz)

**[www.trinityrealestate.co.nz](http://www.trinityrealestate.co.nz)**

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Enquiries Over \$715,000

2 1 1

## Endless Views

Tuateawa, Coromandel

Welcome to your own private paradise in Tuateawa!

This stunning property boasts breathtaking sea views that will leave you in awe every single day. Surrounded by native bush and fruit trees this subtropical climate here provides an abundance of life. This property offers the perfect combination of natural beauty and modern convenience. Ideal as a holiday home, or a permanent residence.

The well-maintained home features new flooring, which provides a touch of elegance, open plan kitchen and living room that leads to a large deck perfect for relaxing or entertaining. The charming sleepout, just a few metres from the house, also has its own incredible sea views.

Whether you're looking for a peaceful retreat or a place to host friends and family, this home has it all.

### 11 Kowhai Place Coromandel

**Price:** Enquiries Over \$715,000  
**Land Area:** 4017m<sup>2</sup>  
**Floor Area:** 50m<sup>2</sup>  
**Rates:** \$2628  
**Rateable value:** \$640000 on 2024-07-30

**View Online:**  
<https://www.trinityrealestate.co.nz/property/11-kowhai-place-coromandel/>

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



**Rob Keatley**

REAL ESTATE CONSULTANT

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**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** SA21B/273  
**Land Registration District** South Auckland  
**Date Issued** 27 September 1976

**Prior References**  
SA7B/447

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**Estate** Fee Simple  
**Area** 4017 square metres more or less  
**Legal Description** Lot 113 Deposited Plan South Auckland  
22608

**Registered Owners**  
Brett Anthony Higgott and Fiona Jean McKenzie

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**Interests**  
Land Covenant in Transfer H118463.2 - 16.2.1977 at 11.29 am

Guaranteed Search Copy Dated 05/11/24 2:05 pm, Page 2 of 2  
Register Only



H 118 463-2 T

**MEMORANDUM OF TRANSFER**

WHEREAS, ARTHUR JAMES RABARTS of Coromandel, Farmer (hereinafter called "the Transferor") being registered as proprietor of an estate in fee simple

40c Denoty Out  
Buckmaster RC 73/318B  
AKC

registered as the proprietor of an estate

subject however, to such encumbrances, liens, and interests as are notified by memoranda underwritten or endorsed hereon, in all that piece of land situate in the South Auckland Land Registration District containing Four Thousand and Seventeen Square Metres (4,017 m<sup>2</sup>)

be the same a little more or less being Lot 113 on Deposited Plan S.22608 and being all of the land comprised and described in Certificate of Title Volume 18 Folio 273 (South Auckland Registry)

ASSR  
str  
\$35 on 17.10.74  
\$ on 17.10.74

(hereinafter called the land firstly described).

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 Number S.22608 for the purposes of the sale of the said land and residential lots but so as to conserve the the natural beauty and environment of the said land

AND WHEREAS it is the Transferors 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 owner or occupiers for the time being of any of the other said residential lots in equity or otherwise howsoever and it is intended that the section 7 of the Property Law Act 1952 shall be given effect to.

AND WHEREAS by agreement in writing dated the 4th day of July, 1974 the Transferor agreed to sell the land first described to RAYMOND CHARLES BUCKMASTER and ANN ELIZABETH BUCKMASTER both of Hamilton, School Teachers (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

-8-II-77 376283 - DN \*\*\*\*\*0.40

Ref AB (signature) L.

**Address:** XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

12/12

Transferor has executed the transfer and whether or not such Transfer has been registered PROVIDED THAT the Transferor shall not be liable or called upon to erect or repair or contribute towards the cost of erection or repair of any dividing or boundary fence between the land hereby transferred and adjoining land owned by the Transferor; but this proviso shall not enure to the benefit of any purchase of any such adjoining land.

IN WITNESS WHEREOF these presents have been executed this 22<sup>nd</sup>

day of December One Thousand Nine Hundred and Seventy- Six (1976)

FIRST SCHEDULE

All those pieces of land containing One Decimal Two Two Three Eight Hectares more or less being Lots 112, 114 and 115 Deposited Plan S.22608.

SECOND SCHEDULE

- A. Not to cut, trim, fell or otherwise injure or destroy Pohutakawa, 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.

SIGNED by the abovenamed Transferees }  
RAYMOND CHARLES BUCKMASTER and ANN }  
ELIZABETH BUCKMASTER in the presence }  
of :-

*RC. Buckmaster*  
*EBuckmaster*

*Arthur James Rabarts*  
*Arthur James Rabarts*

SIGNED by the abovenamed Transferor )  
ARTHUR JAMES RABARTS in the presence of :-

*Arthur James Rabarts*

*R. Randall*  
*Arthur James Rabarts*  
*Arthur James Rabarts*

No.

Correct for the purposes of the Land Transfer Act.

## TRANSFER OF

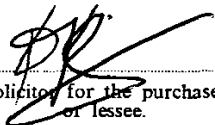
FREEHOLD. Situated  
in the South Auckland  
Land Registration  
District Lot 113  
D.P.S. 22608.

A.J. Rabarts Transferor

R.C. & A.E. Transferee  
Buckmaster

  
Solicitor for Transferee.

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

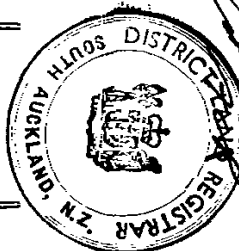
  
Solicitor for the purchaser  
or lessee.

Particulars entered in the Register as shown in the  
Schedule of Land herein on the date and at the time  
stamped below.

Assistant Land Registrar  
of the District South Auckland

(25)  
TOMPKINS, WAKE, PATERSON &  
BATGATE,

SOLICITORS,  
HAMILTON.

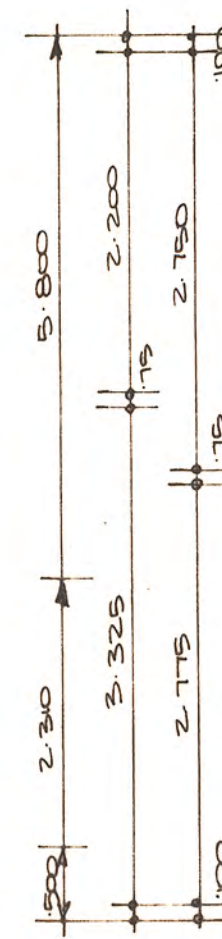


18463-2  
District Land Registry  
Hamilton No. 1  
218/273  
11 29 AM '77

THE HAMILTON DISTRICT LAW SOCIETY

RICE PRINTERS





DATE: APRIL '76	PROPOSED COTTAGE FOR MR. & MRS. R.C. BUCKMASTER AT LOT 113, WAIHIRE DRIVE, TUTEAWA.
SCALES: 1:50, 1:100, 1:400	
DRAWN: A	BUILDER: BEACH COTTAGES & HOLIDAY HOMES (NZ) LTD.

APPROVED

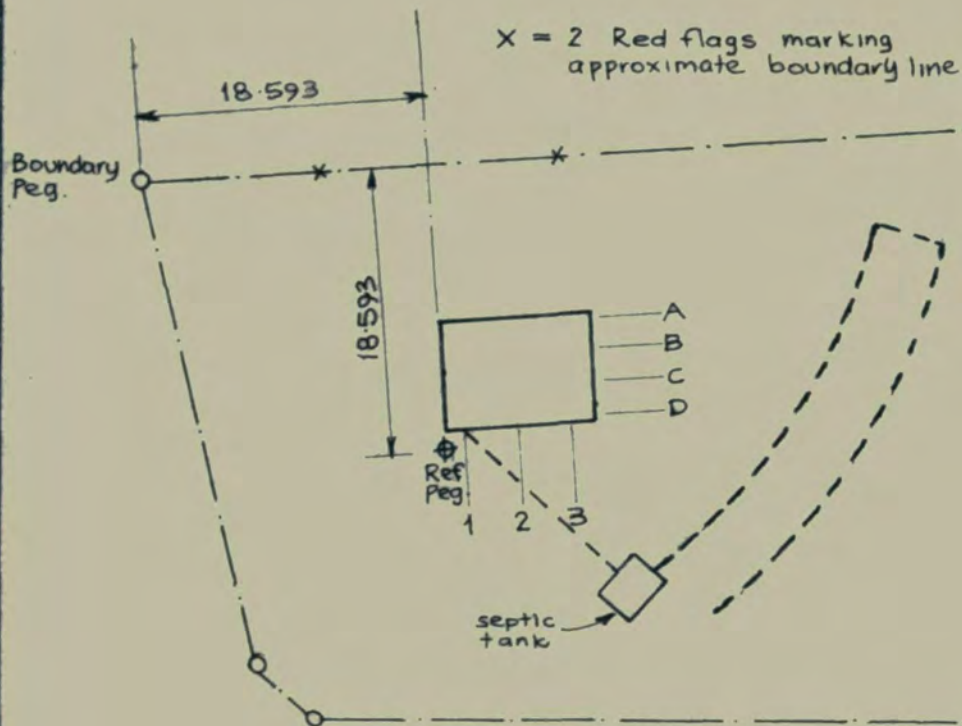
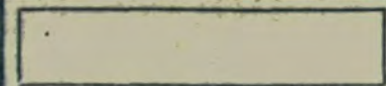
SUBJECT TO ANY CONDITION ENDORSED ON THAMES COROMANDEL DISTRICT COUNCIL BUILDING PERMIT No. 9119728

DATED 2/5/76

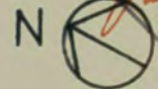
SIGNED [Signature]

BUILDING INSPECTOR





X = 2 Red flags marking approximate boundary line



113  
4017 m<sup>2</sup>

LOT 113 SUBDIVISION OF  
PT LOT 1 D.P.S ~~7773~~ 22608  
BEING PT. MOEHAU 284<sup>C</sup>1B  
C.T.7<sup>B</sup>/447 (PT.)

# SITE PLAN

SCALE 1:500



# Rating Information Database

## Property Details

Item	Details
Assessment Number	100609
Valuation Number	04811-20500
Legal Description	LOT 113 DPS 22608
Situation Address	11 Kowhai Place Tuatēawa
Region	TUATEAWA
Land Area	4017m² (0.4017 Ha)
Title	CT-21B/273
Land Value	\$475,000.00
Improved Value	\$165,000.00
Capital Value	\$640,000.00

## Current Rates 2024/2025

Rate Type	Factor	Value	Rate	Amount
District Transportation & Building Control	640000		0.00015200	\$97.28
General Rate Residential	475000		0.00091400	\$434.15
Solid Waste Collection - Coromandel/Colville	1	363.37000000		\$363.37
Stormwater Coromandel .6 - SUIP	1	65.68000000		\$65.68
Stormwater Coromandel .6 - Value Based	165000		0.00005800	\$9.57
Uniform Annual General Charge	1	735.06000000		\$735.06
Works & Services Farm/Hort/Rural/Res/Islands	1	331.48000000		\$331.48
Works & Services Residential	475000		0.00044800	\$212.80
Total:				\$2249.39

## 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.

<b>Valuation number</b>	0481120500
<b>Assessment number</b>	2227183
<b>Property location</b>	11 Kowhai PI Thames-Coromandel District
<b>Land value (LV)</b>	\$475,000.00
<b>Capital value (CV)</b>	\$640,000.00
<b>Previous land value (LV)</b>	\$0.00
<b>Previous capital value (CV)</b>	\$0.00
<b>Area (Ha)</b>	0.4017
<b>Property category</b>	Lifestyle-1970's-average
<b>Improvements     (<u>KEY</u>)</b>	DWG OI
<b>Legal property description</b> LOT 113 DPS 22608	



## 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	0.00000044	CV	640000	\$0.28
Total					\$0.28
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	640000	\$137.19
Total					\$137.19
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	640000	\$23.80
Coromandel Peninsula	Catchment (per				

Coromandel Zone	Catchment (per property) UR	45.89482997	UR	1	\$45.89
Total					\$69.69
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	640000	\$37.55
Total					\$37.55
<b>Total Rates</b>					<b>\$379.75</b>

### 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