

TEAM CORO

The Real Reason
You Buy Here.



56 Puriri Road Coromandel

The Network Licensed REAA (2008)



Rob Keatley

REAL ESTATE CONSULTANT

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TEAM CORO

The Real Reason You Buy Here.



Enquiries Over \$995,000



3



3



1



1

Treasure at Te Kouma

This well-presented modern home, at the top of Puriri Road in Te Kouma, with privacy and outstanding views, is a must-view to see its full beauty.

On two levels, upstairs consists of a master bedroom, large bathroom, very modern kitchen, and open-plan lounge/dining. Here is where you will probably spend a great deal of your time contemplating the bush-clad hills and the beautiful harbour views and islands beyond.

Downstairs, there is a self-contained studio with two large double bedrooms, a bathroom, and a living area, with access to the bottom deck. This level has potential for the holiday accommodation market if you so desire. Alternatively, it could be part of your large family home.

The huge garaging has an extra bathroom, which is another bonus to this very desirable property.

Call us today to come and view the tranquillity of this beautiful setting.

56 Puriri Road Coromandel

Price: Enquiries Over \$995,000
Land Area: 1012m²
Floor Area: 180m²
Rates: \$2724
Rateable value: \$1040000 on 2023-06-30

View Online:

<https://properties.teamcoro.co.nz/property/56-puriri-road-coromandel/>

Open Homes:

Contact **Becks or Rob** for viewing times

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The Network Licensed REALTOR (2008)

thenetwork.





**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 SA23A/729
Land Registration District South Auckland
Date Issued 22 December 1977

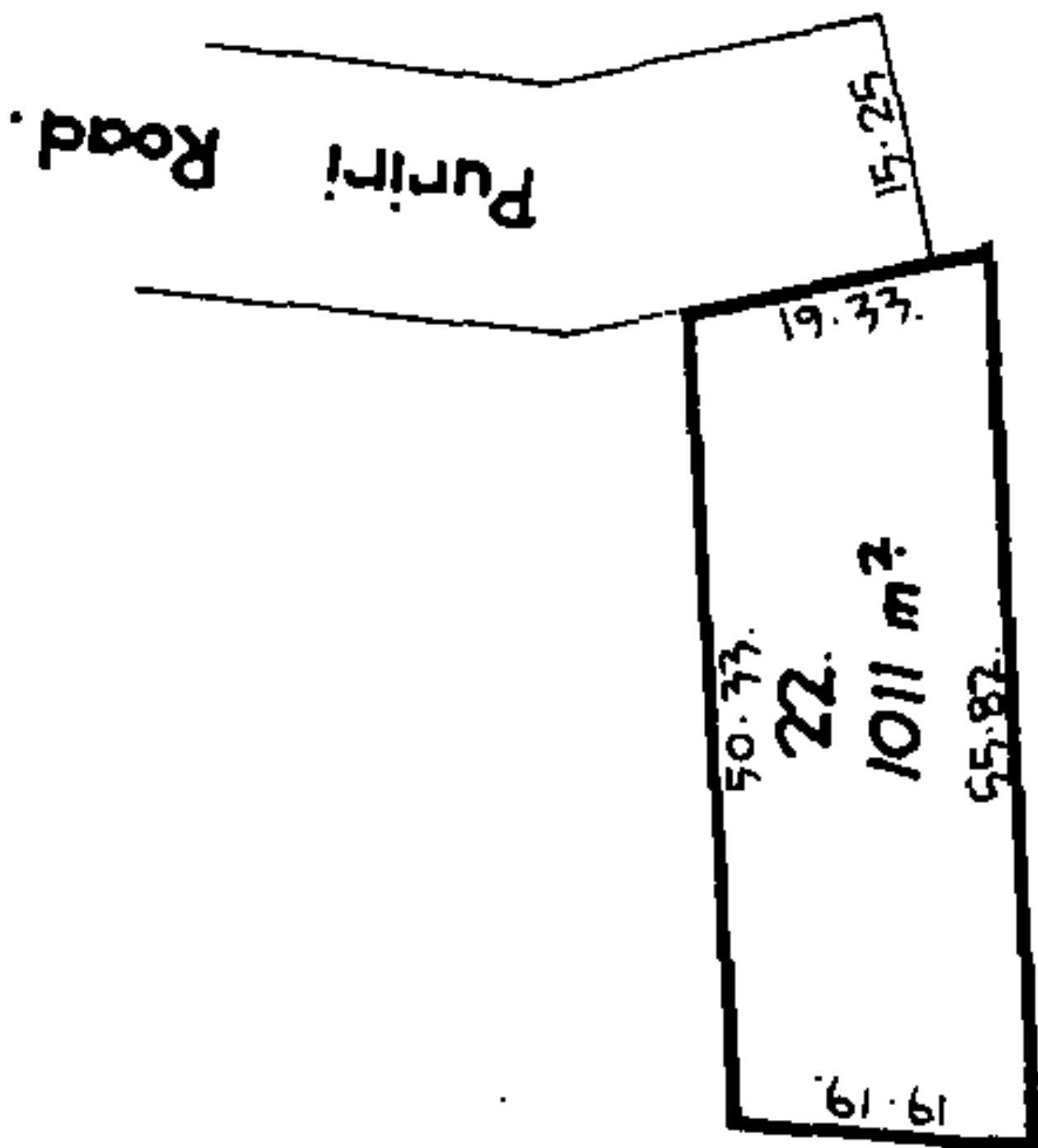
Prior References
SA1463/84

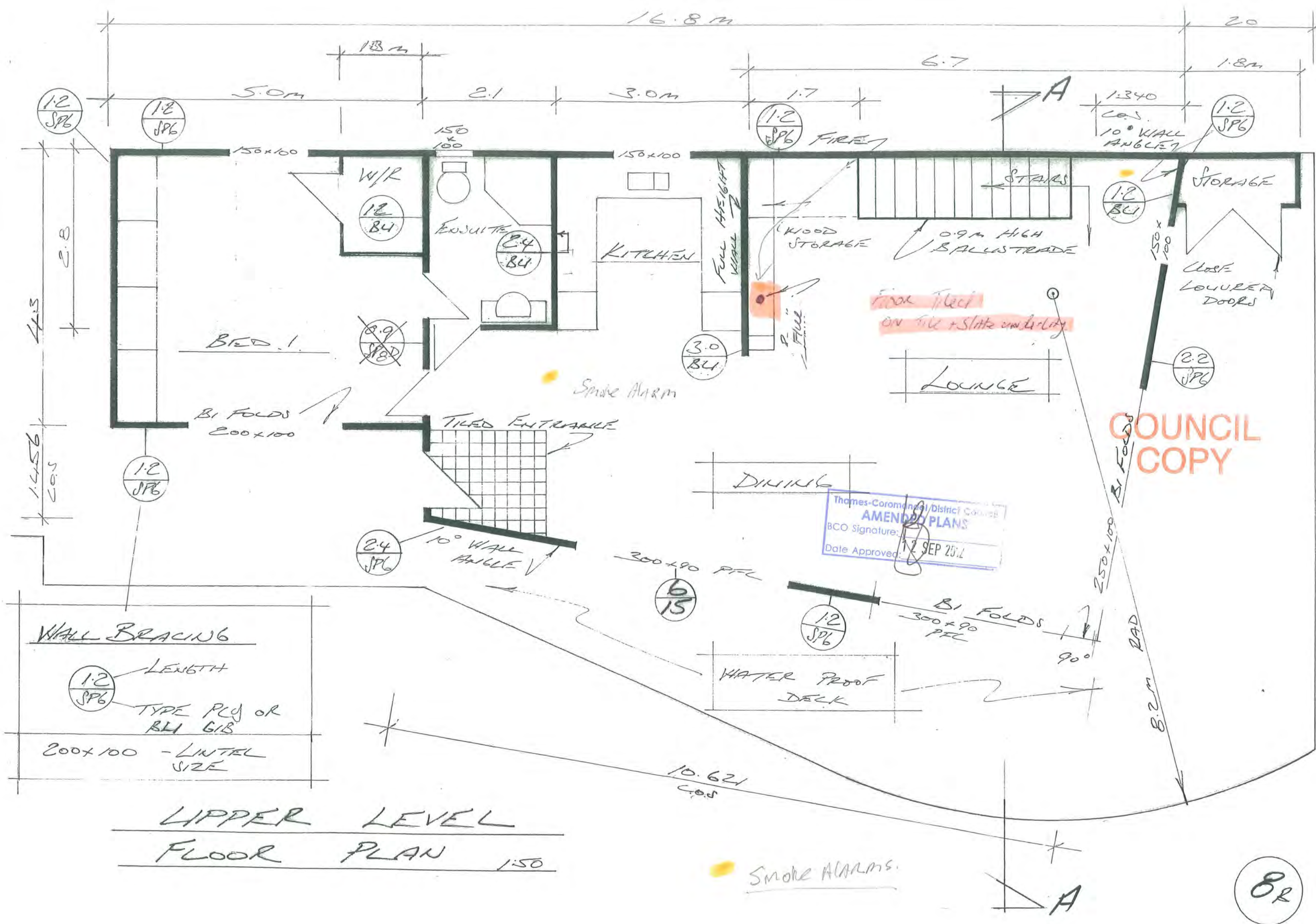
Estate Fee Simple
Area 1011 square metres more or less
Legal Description Lot 22 Deposited Plan South Auckland
4977

Registered Owners
Grant Charles Webber

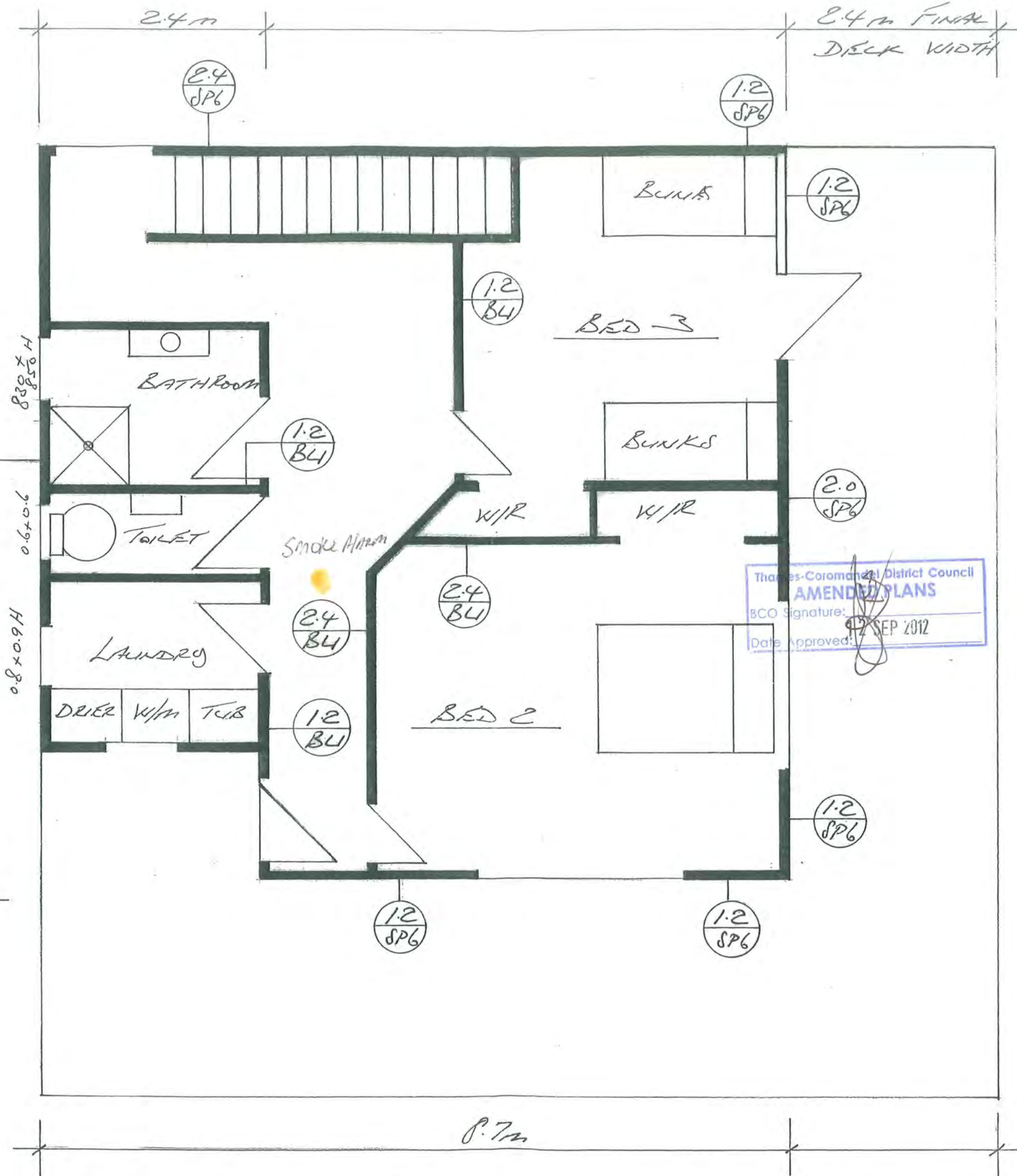
Interests

So much of the within land as is included within the district assigned for gold mining by the Agreements validated by Auckland Gold Fields Proclamation Validation Act 1869 is subject to The Gold Fields Act 1866
S106873 Building Line Restriction



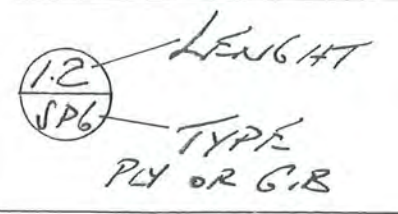


COUNCIL
COPY



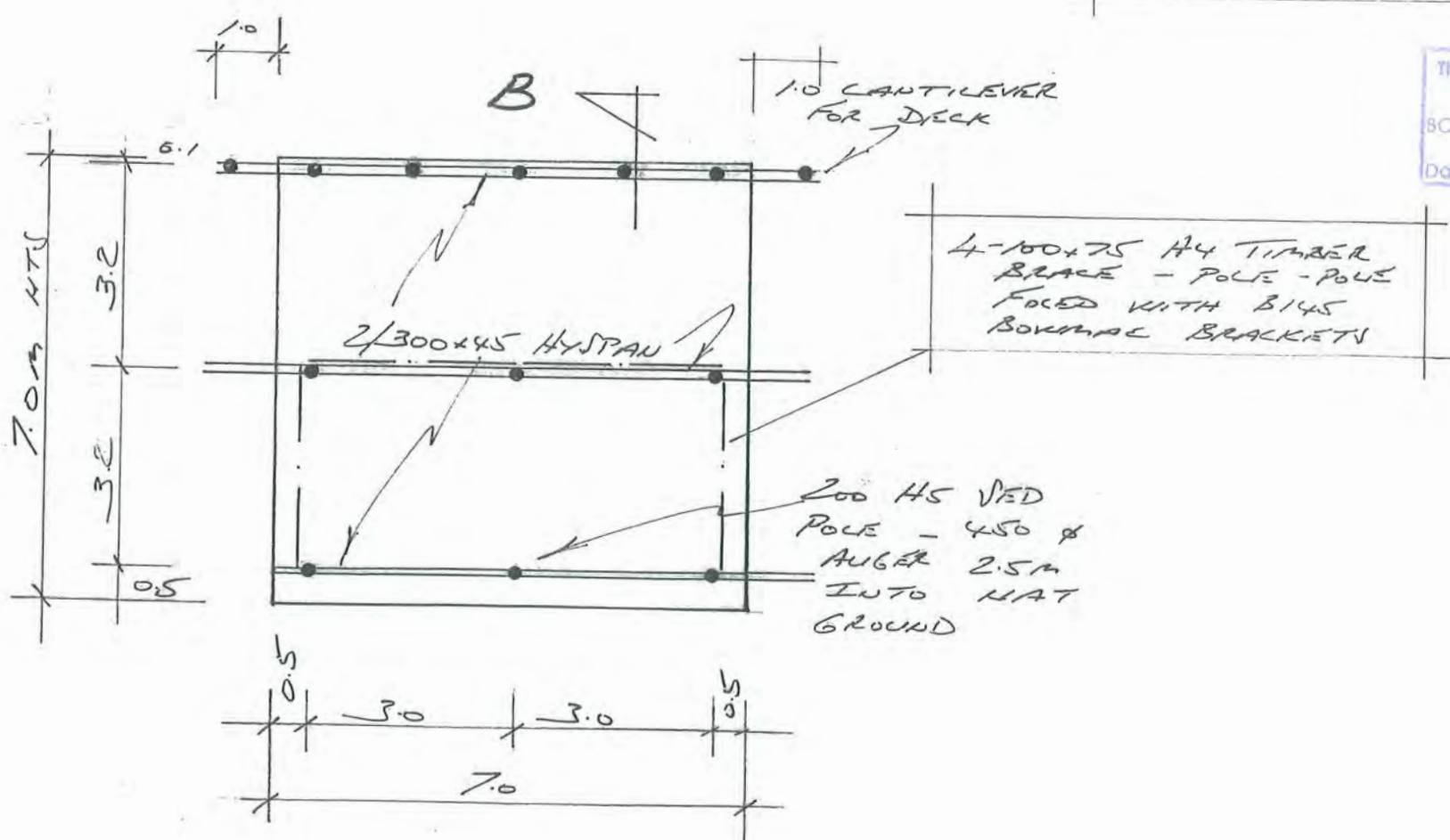
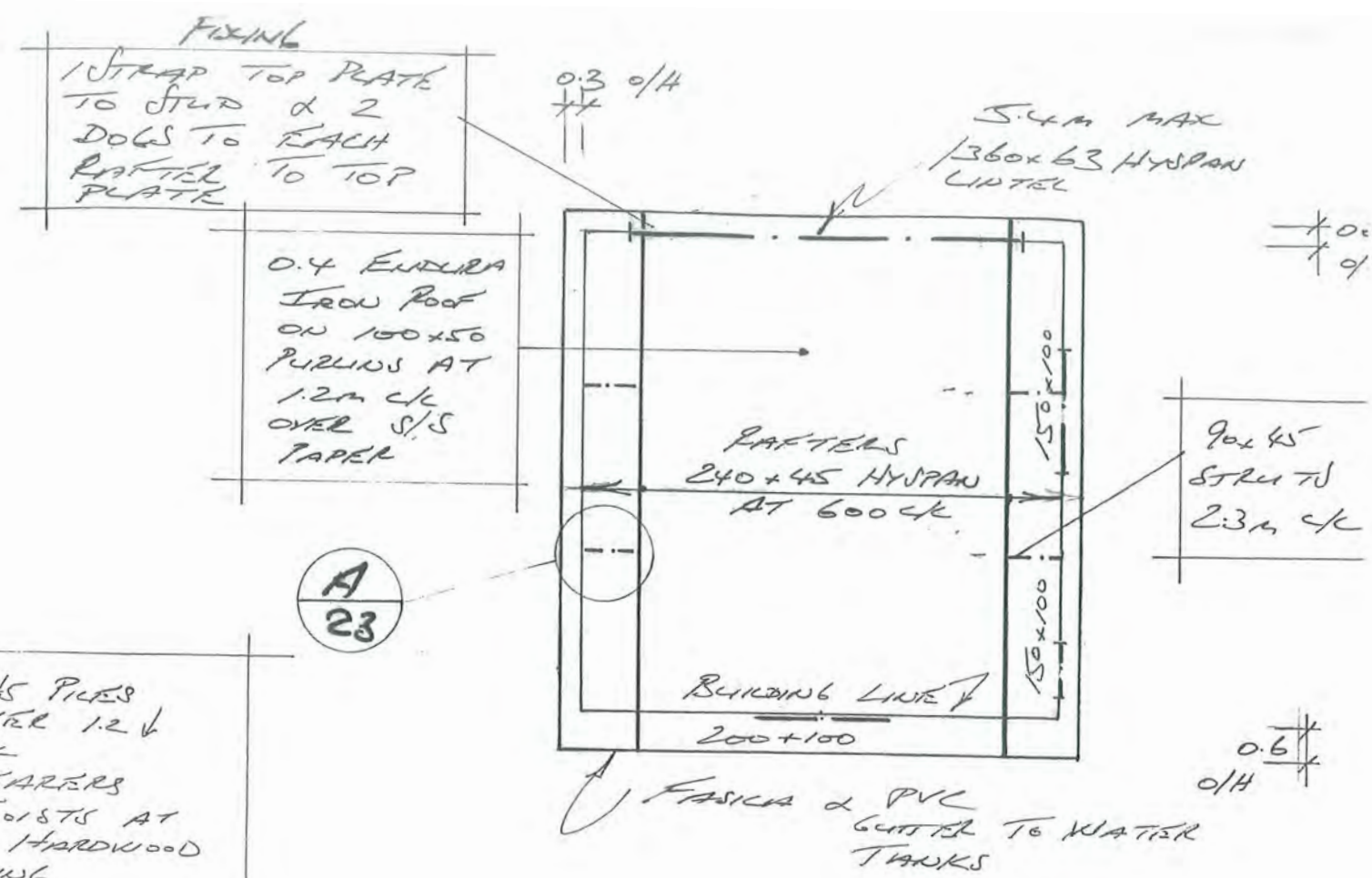
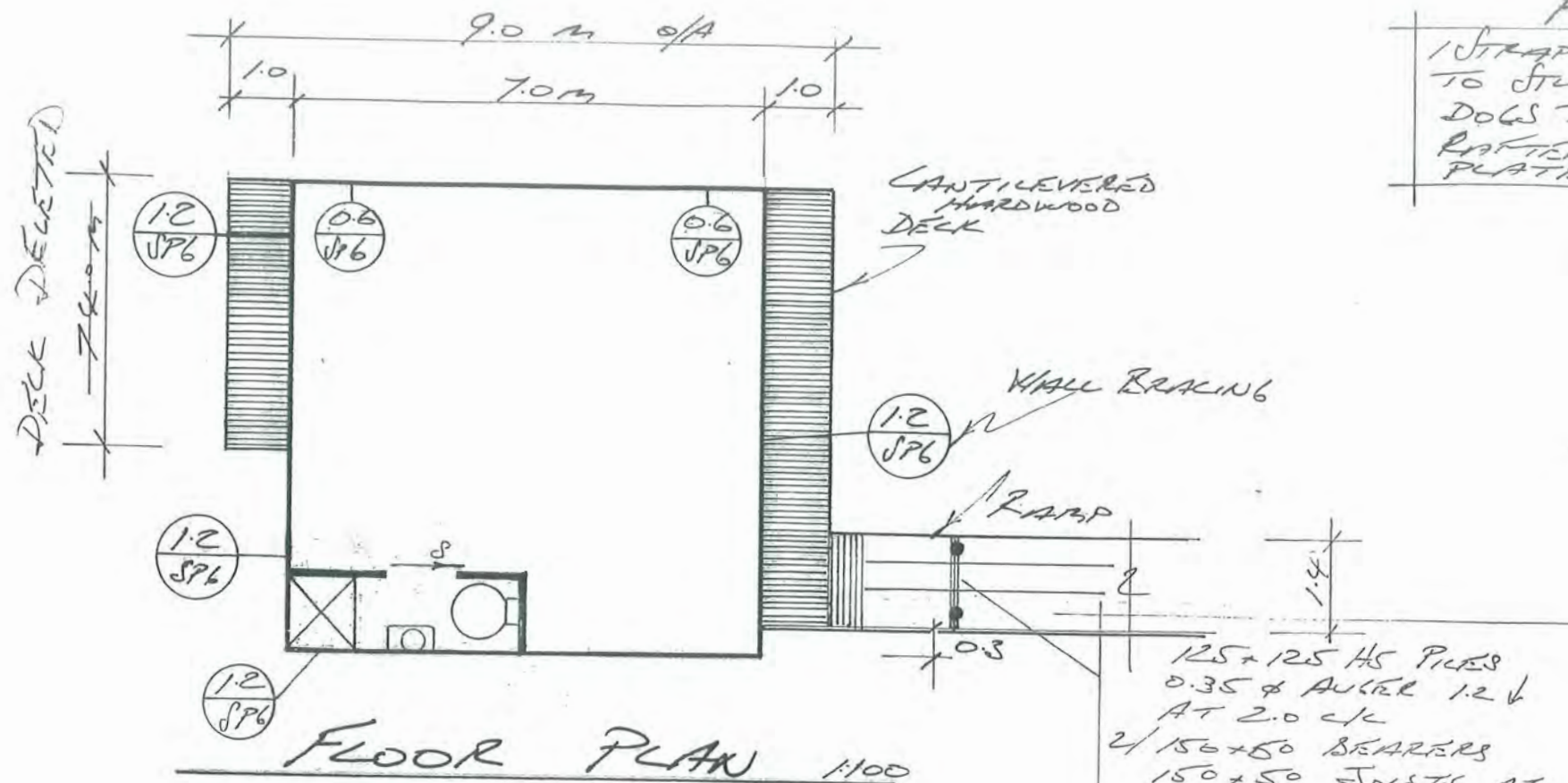
Thames-Coromandel District Council
AMENDED PLANS
 BCO Signature: *[Signature]*
 Date Approved: 12 SEP 2012

WALL BRACING
POSITION



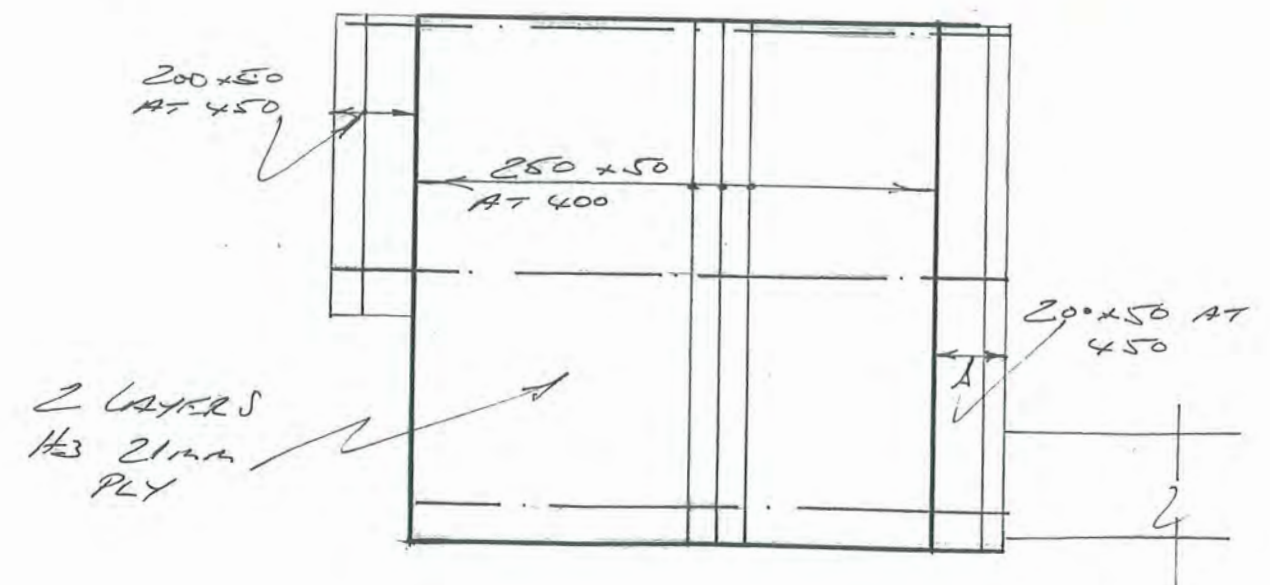
AS BUILT LOWER LEVEL FLOOR PLAN

1:50



Thames-Coromandel District Council
AMENDED PLANS
SCO Signature: [Signature]
Date Approved: 12 SEP 2012

**COUNCIL
COPY**





Code Compliance Certificate

Issued under section 95 of the Building Act 2004

Form 7

Application number: **ABA/2006/1092**

Issued: 17-Dec-2013

Owner name: R J Olsen and S M Olsen

Mailing address: 56 Puriri Road
RD 1
Coromandel 3581

Site street address: 56 Puriri Road Te Kouma

Legal description: LOT 22 DPS 4977

Current lawful use: Dwelling

Building name: No Name Applicable

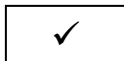
Year first constructed: Unknown

Number of levels: Two

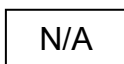
Intended life: Indefinite but not less than 50 years

Description of work: New garage, additions to existing bach.

Thames-Coromandel District Council is satisfied on reasonable grounds, that:



The building work complies with the building consent;



The specified systems in the building are capable of performing to the performance standards set out in the building consent.

Waiver or Modification Applies

This code compliance certificate has been issued with a modification of the Building Code to the effect that, **Clause B2.3.1 applies from 03 July 2008** instead of 17 December 2013 being the date that this code compliance certificate has been issued.

All other applicable code clauses are effective as of 17 December 2013.

John Kardas

Building Unit Manager

On behalf of the Thames-Coromandel District Council

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



Electrical Certificate of Compliance

No. 3740270

No. of attachments

ABA 2006/1092

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

To be completed whether or not an inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer

R Olsen

Phone:

021 3874058

Address of installation

56 Puriri Rd Coromandel

Postal address of customer (if not as above)

56 Puriri Rd Coromandel

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

- (a) complies with either Part 2 of AS/NZS 3000:2007 ☒ or Part 1 of AS/NZS3000:2007 and Regulation 59 ☐ and
 (b) the supply system of the installation or part of the installation to which this certificate applies is
 230V/400 V MEN ☒ or attached other system ☐

WORK DETAILS

59 No. of lighting outlets

No. of ranges

26 No. of socket outlets

No. of water heaters

Was any installation work carried out by the homeowner?

Yes ☒ No ☐

Please tick (✓) as appropriate where work includes:

☒ Mains☒ Main earthing system☒ MEN Switchboard closest to point of supply☒ Electric lines

Description of work carried out (If necessary attach any pages with work done)

Install 2x Extractors 2x Heat pumps 1x wall oven
 14x Exterior lights 25x Interior lights

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- ☒ has been installed in accordance with the design detailed in the Declaration of Conformity section above
☒ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed
☒ has an earthing system that is correctly rated
☒ contains fittings which are safe to connect to a power supply
☒ is safe to connect to a power supply

ELECTRICAL WORKER DETAILS

Name

P Richardson

Registration No.

E 16538

Company

Coromandel Electrical

Contact Ph No.

0274 880546

Signature

[Signature]

Date

27/11/2012

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

☐ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems)

☐ Attached other

☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

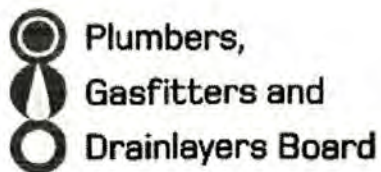
Name

Registration No.

Signature

Date

Contact Ph No.



GASFITTING CERTIFICATE OF COMPLIANCE
Pursuant to the Gas Act 1992 and the Gas (Safety and Measurement) Regulations 2010
ENERGY WORK CERTIFICATE
(Pursuant to the Building Act 2004)
This certificate is not transferable

ABA 2006/1092.
Level 9, 70 The Terrace
PO Box 10655, Wellington 6143
Tel 04 494 2970, Fax 04 494 2975
www.pgdb.co.nz

Consumer: RJ@SM Olsen
Installation Address: 56 Puriri St
RD1
Coromandel

Certificate Number: **709154**
Gas Supplier: Elgas
Category: Domestic
Type (Regulation 44(1)): NEW
Gas Type: LPG

Test Results: 20 min Duration
7.00kPa test pressure
0.00kPa Loss / Gain
2.75kPa Working pressure

Vehicle Registration:
Vessel Registration:

Certification Date: 20 Oct 2012

Other Testing: Combustion
Test Date: 20 Oct 2012

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Qty	Item Type	Item Location	Make/ Model	Input Rate	Flue Type	Flue Location	Vent Type	Vent Location
1	Pipework							
1	Hob	kitchen	De longi	60.21 mj/h	Induced Draught Flue	range hood through roof	Mechanical	
1	Water heater continuous flow	exteria wall by kitchen	Rinnai26	205mj/h	Fan Assisted Flue (Common)	to atmosphere	Mechanical	to atmosphere

I certify that:

1. I Certify that all appliances and fittings worked on by me or by persons working under my supervision are safe to connect to a gas supply and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
2. I Certify that the Gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
3. I Certify that the Gasfitting work to which this certificate applies does NOT include work on an appliance fitting imported or manufactured for the consumers use.

Installer(s) supervised by certifier

Authorisation No:

Name:

Authorisation No:

Name:

Certificate Owner

Authorisation No: 03448

Name: Newman, Kenneth Grahame

Company:

**Signed:
Certifier**

Authorisation No: 03448

Name: Newman, Kenneth Grahame



Rating Information Database

Property Details

Item	Details
Assessment Number	100808
Valuation Number	04820-08500
Legal Description	LOT 22 DPS 4977
Situation Address	56 Puriri Road Te Kouma
Region	TE KOUMA
Land Area	1012m ² (0.1012 Ha)
Title	CT-23A/729
Land Value	\$385,000.00
Improved Value	\$655,000.00
Capital Value	\$1,040,000.00

Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	1040000	0.00017300	\$179.92
General Rate Residential	385000	0.00088500	\$340.73
Solid Waste Collection - Coromandel/Colville	1	361.25000000	\$361.25
Stormwater Coromandel .6 - SUIP	1	71.16000000	\$71.16
Stormwater Coromandel .6 - Value Based	385000	0.00006200	\$23.87
Uniform Annual General Charge	1	709.03000000	\$709.03
Works & Services Farm/Hort/Rural/Res/Islands	1	340.10000000	\$340.10
Works & Services Residential	385000	0.00044800	\$172.48
Total:			\$2198.54

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.

Valuation number	0482008500
Assessment number	2226871
Property location	56 Puriri Road Thames-Coromandel District
Land value (LV)	\$385,000.00
Capital value (CV)	\$1,040,000.00
Previous land value (LV)	\$0.00
Previous capital value (CV)	\$0.00
Area (Ha)	0.1012
Property category	Residential-Dwelling-Mixed Age-average
Improvements (<u>KEY</u>)	DWG OI GARAGE OB
Legal property description LOT 22 DPS 4977	

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	0.00000001	CV	1040000	\$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	1040000	\$231.02
Total					\$231.02
Passenger Transport	Regional Unserved 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	1040000	\$37.73
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.95	Fixed	1	\$44.95
Total					\$82.68
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	1040000	\$66.13
Total					\$66.13
Total Rates					\$525.85

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