

TEAM CORO

The Real Reason
You Buy Here.



Boundary lines are indicative only

1733 Manaia Rd SH25 Coromandel

The Network Licensed REAA (2008)



Rob Keatley

REAL ESTATE CONSULTANT

M: 0275777424

E: rob@teamcoro.co.nz

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.

TEAM CORO

The Real Reason You Buy Here.



Asking Price \$850,000

Fly in Fly out

Located just by the Coromandel Airfield approximately 5 mins from Coromandel town, this 6.7770 ha block of bare grazable land is fenced down to the water of the Te Kouma harbour into 6 paddocks. With a sunny aspect and flat contour this block is easy to get around and very accessible.

This could be very appealing to aircraft enthusiasts, build your own hangar beside the airfield or a fantastic lifestyle block. It's a blank canvas for you to create your dream lifestyle.

There are two shipping containers that are used for storage and power onsite, with a loading ramp at the top of the property so you can load and unload stock with ease. Don't miss the opportunity get in touch today to view.

1733 Manaia Rd SH25 Coromandel

Price: Asking Price \$850,000
Land Area: 67770m²
Rates: \$2771
Rateable value: \$830000 on 2023-06-30

View Online:

<https://properties.teamcoro.co.nz/property/1733-manaia-rd-sh25-coromandel/>

Open Homes:

Contact **Rob** for viewing times

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the network.

B290122-1 CONO

THAMES-COROMANDEL DISTRICT COUNCIL

CONSENT NOTICE

IN THE MATTER OF Plan No: S. 69627

AND

IN THE MATTER OF Subdivision Consent
pursuant to section 105, 108, 220 and 221 of the
Resource Management Act 1991.

AND

IN THE MATTER OF an authenticated copy of
a resolution pursuant to Section 252 of the Local
Government Act 1974.

Pursuant to Section 252(1) of the Local Government Act 1974 the Thames-Coromandel District Council hereby certifies that, by way of resolution passed on the 7th day of April 1994, the following condition was imposed on the subdivision of Lot 2 DPS 16638 and Otutohia No.2 Block. (Reference: P. 100342 and K07.0040.00).

Condition 1:

Height restrictions apply to Lots 1, 2 and 5. No structure, tree or object shall encroach above the planes described thus:

The height restrictions shall extend from the ground level of the airstrip within Lot 3, parallel to and at a distance of 18.5 metres from the centreline of the airstrip, at an upwards gradient outwards from the airstrip, of one vertical to five horizontal, to a maximum height of ten metres above the ground level of the airstrip.

Dated this 24th day of February 1995


Authorised Officer

B290122.6 EC

Approved by the District Land Registrar, South Auckland No. 351560
 Approved by the District Land Registrar, North Auckland, No. 4380/81
 Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

I/We KIM CHRISTOPHER DENIZE of Coromandel, farmer and LYNN MARIE DENIZE his wife being registered proprietors of Lots 1, 2 and 3 Deposited Plan S 69627
AND KIM CHRISTOPHER DENIZE of Coromandel, farmer, BRETT EDWARD DENIZE of Auckland, accountant and CARRICK JOHN RAYMOND DENIZE of Hamilton confectionary manufacturer being registered proprietors of Lot 5 DPS 69625
 being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Hamilton
 on the day of 19 95 under No. S69627
 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE DEPOSITED PLAN NO. S69627

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Lot 1 DPS 69627	A	Lot 3 DPS 69627	55D/661 & 55D/663
Right of Way	Lot 2 DPS 69627	B	Lot 5 DPS 69627	55D/662 & 55D/665
Right to Drain Water	Lot 3 DPS 69627	C	Lots 2 and 5 DPS 69627	55D/662, 55D/663 & 55D/665

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers: **NIL**

Printed by the
Government Printer
Wellington
1952

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

NIL

Dated this 22nd day of May 1995

Signed by _____)
KIM CHRISTOPHER DENIZE and)
presence of: *[Signature]*)

S. K. Kishore, SP
HARDWARE Merchant
GODHOLIA

Signed by
BRETT EDWARD DENIZE in
the presence of:

W. L. Hurst
J. P. Parker
Retired, L. C. Smith

Benig

Signed by
CARRICK JOHN RAYMOND
DENIZE in the presence
of:

McMahon J. P.

M. M. MORONEY
RETIRED TEACHER
TE KOWHAI, HAMILTON
JUSTICE OF THE PEACE
FOR NEW ZEALAND

[illegible]

Signed by the above-named

KIM CHRISTOPHER DENIZE and
LYNN MARIE DENIZE

in the presence of

Witness

Occupation HARDWARE Merchant

Address

K. B. D. D.
K. B. D. D.

ence of
S. K. M. J. P.

HAROLD MCKENNA

CORONADO

EASEMENT CERTIFICATE

(IMPORTANT): Registration of this certificate does not of itself create any of the easements specified herein.

Correct for the purposes of the
Land Transfer Act

R Handell

Solicitor for the registered proprietor

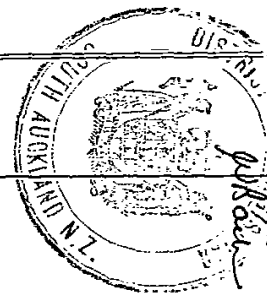
The within easements, when
created, will be subject to
Section 243(a) Resource
Management Act 1991.

W. B. A. E.

MILLER & POULGRAIN
SOLICITORS
THAMES

SSD/661
662
663
665
666

\$25
\$50



9.35 15.AUG95 B 290122.6
AFTI CULRS FTEH D N RECIST



E/C

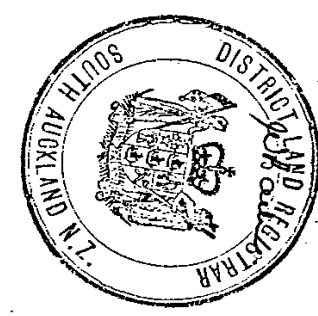
6F

9.35 15.AUG95 B 290122.1

REGULARS LETTER N REGISTRATION

628/215
14D/988

SSD/661
662
665



C 105.
\$25
\$30

①



**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 SA55D/661
Land Registration District South Auckland
Date Issued 15 August 1995

Prior References
SA14D/988

Estate Fee Simple
Area 6.7770 hectares more or less
Legal Description Lot 1 Deposited Plan South Auckland
69627

Registered Owners
Christine Patricia Faircloth and Karen Mae McMillan

Interests

So much of the above land as is included within the district assigned for gold mining by agreement validated by Auckland Gold Fields Proclamation Validation Act 1869 shall be subject to "The Gold Fields Act"

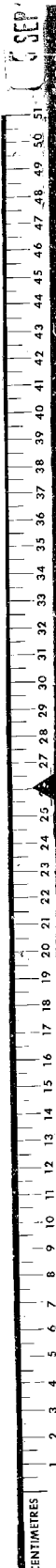
B290122.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.8.1995 at 9.35 am

Subject to a right of way over part marked A on DPS 69627 specified in Easement Certificate B290122.6 - 15.8.1995 at 9.35 am

The easements specified in Easement Certificate B290122.6 are subject to Section 243 (a) Resource Management Act 1991

5220445.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway to be a limited access road - 14.5.2002 at 2:52 pm

5752344.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 6.10.2003 at 9:00 am





Rating Information Database

Property Details

Item	Details
Assessment Number	122346
Valuation Number	04811-45002
Legal Description	LOT 1 DPS 69627
Situation Address	1733 Sh25 - Manaia Kereta/Te Kouma
Region	KERETA/TE KOUMA
Land Area	67770m ² (6.777 Ha)
Title	CT-55D/661
Land Value	\$830,000.00
Improved Value	\$0.00
Capital Value	\$830,000.00

Current Rates 2024/2025

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	830000	0.00015200	\$126.16
General Rate Rural Other	830000	0.00091400	\$758.62
Uniform Annual General Charge	1	735.06000000	\$735.06
Works & Services Farm/Hort/Rural/Res/Islands	1	331.48000000	\$331.48
Works & Services Rural Other	830000	0.00044800	\$371.84
Total:			\$2323.16

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)
Uniform Annual General Charge	UAGC UR	99.26263726	UR	1	\$99.26
Total					\$99.26
Stock Truck Effluent	Stock Truck Effluent (properties 2ha+) FltRate	0.00000027	CV	830000	\$0.22
Total					\$0.22
Regional Theatre	Secondary UR	0.56133008	UR	1	\$0.56
Total					\$0.56
Regional Services	Regional Services UR	3.70432351	UR	1	\$3.70
Total					\$3.70
Regional Council General	Thames-Coromandel FltRate	0.00021343	CV	830000	\$177.15
Total					\$177.15
Passenger Transport	Regional Unserviced UR	11.50362392	UR	1	\$11.50

Valuation number	0481145002
Assessment number	2227385
Property location	1733 Sh25 - Manaia Hwy Thames-Coromandel District
Land value (LV)	\$830,000.00
Capital value (CV)	\$830,000.00
Previous land value (LV)	\$0.00
Previous capital value (CV)	\$0.00
Area (Ha)	6.777
Property category	Lifestyle-Vacant
Improvements (<u>KEY</u>)	OI
Legal property description LOT 1 DPS 69627	

Total					\$11.50
Natural Heritage	Natural Heritage UR	14.99975522	UR	1	\$15.00
Total					\$15.00
Coromandel Peninsula Coromandel Zone	Catchment (value based) FltRate	0.00003612	CV	830000	\$29.98
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.53449099	UR	1	\$44.53
Total					\$74.51
Civil Defence & Emergency Mgmt	Civil Defence and Emergency Mgmt UR	15.90367916	UR	1	\$15.90
Total					\$15.90
Biosecurity	Pest Ctrl and Regional Biosec (TCDC) FltRate	0.00006269	CV	830000	\$52.03
Total					\$52.03
Total Rates					\$449.83

Google maps

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

TCDC Web Map



5/13/2025, 8:46:10 AM

