

TEAM CORO

The Real Reason
You Buy Here.



473C Tuatawa 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 \$745,000



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Coastal Comfort

Escape to a place where the views of the Pacific Ocean and Mercury Islands are your daily backdrop. This property in Coromandel offers a lifestyle that is both relaxed and family friendly. This well-maintained pole house offers an attractive dwelling set within native bush surroundings and sunny, wrap around decks, perfect for entertaining. With a generous land area of 6891 square metres established native bush and meandering walking tracks throughout, the peace and privacy here is unrivalled. You'll feel truly at one with nature in this unique setting and maybe even hear the Kiwi calling. Being set on poles, this dwelling has excellent storage and under cover parking with the potential to develop this space further to suit all your needs.

Inside you'll find a family friendly layout with three bedrooms, a light-filled living room, separate laundry and bathroom with wrap around decks to continually draw you back to the exceptional natural beauty of your environment.

473C Tuatawa Road Coromandel

Price: Enquiries Over \$745,000
Land Area: 6891m²
Floor Area: 85m²
Rates: \$2634
Rateable value: \$760000 on 2023-07-01

View Online:

<https://properties.teamcoro.co.nz/property/473c-tuatawa-road-coromandel/>

Open Homes:

Contact **Rob** for viewing times

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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 **SA62B/81**
Land Registration District **South Auckland**
Date Issued 25 February 1998

Prior References
SA11A/166

Estate Fee Simple
Area 6891 square metres more or less
Legal Description Lot 3 Deposited Plan South Auckland
78347

Registered Owners
Daryl Robert Hopkinson and Karen Ann Ichikawa

Interests

B465122.2 Consent Notice pursuant to Section 221 (1) Resource Management Act 1991 - 12.2.1998 at 3.24 pm
Appurtenant hereto are rights of way and telephone and electricity rights specified in Easement Certificate B467142.2 -
25.2.1998 at 9.37 am
The easements specified in Easement Certificate B467142.2 are subject to Section 243 (a) Resource Management Act 1991
B473087.1 Encumbrance to The Thames-Coromandel District Council - 27.3.1998 at 3.23 pm
11947716.3 Mortgage to ANZ Bank New Zealand Limited - 3.12.2020 at 4:19 pm



Form 7

Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building: 473C TUATEAWA ROAD, TUATEAWA
Legal description of land where building is located: LOT 3 DPS 78347
Building name: N/A
Location of building within site/block number: 473C TUATEAWA ROAD, TUATEAWA
Level/unit number: N/A
Current, lawfully established, use: 2.0 Housing:
2.0.2 Detached Dwelling
Year first constructed: 2005

The owner

Name of owner: R W Webby and M A Webby and P D Clark
Contact person: Rex Webby
Mailing address: 1758 Kakaramea Road RD 10 Hamilton 3290
Street address/registered office: 1758 Kakaramea Road RD 10 Hamilton 3290
Phone number: Landline: 078252250 Mobile: 0272122056
Daytime: Landline: 078252250 Mobile: 0272122056
After hours: Landline: 078252250 Mobile: 0272122056
Facsimile number: N/A
Email address: rex.webby@xtra.co.nz
Website: N/A

First point of contact for communications with the council/building consent authority:

R W Webby and M A Webby and P D Clark; Mailing Address: 1758 Kakaramea Road RD 10 Hamilton 3290 ;
Phone: 078252250; Mobile: 0272122056; Email: rex.webby@xtra.co.nz

Building work

Building consent number: ABA/2003/1947
Description: Dwelling
Issued by: Thames-Coromandel District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that -
the building work complies with 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 January 2005 instead of 13 January 2021 being the date that this code

compliance certificate has been issued.

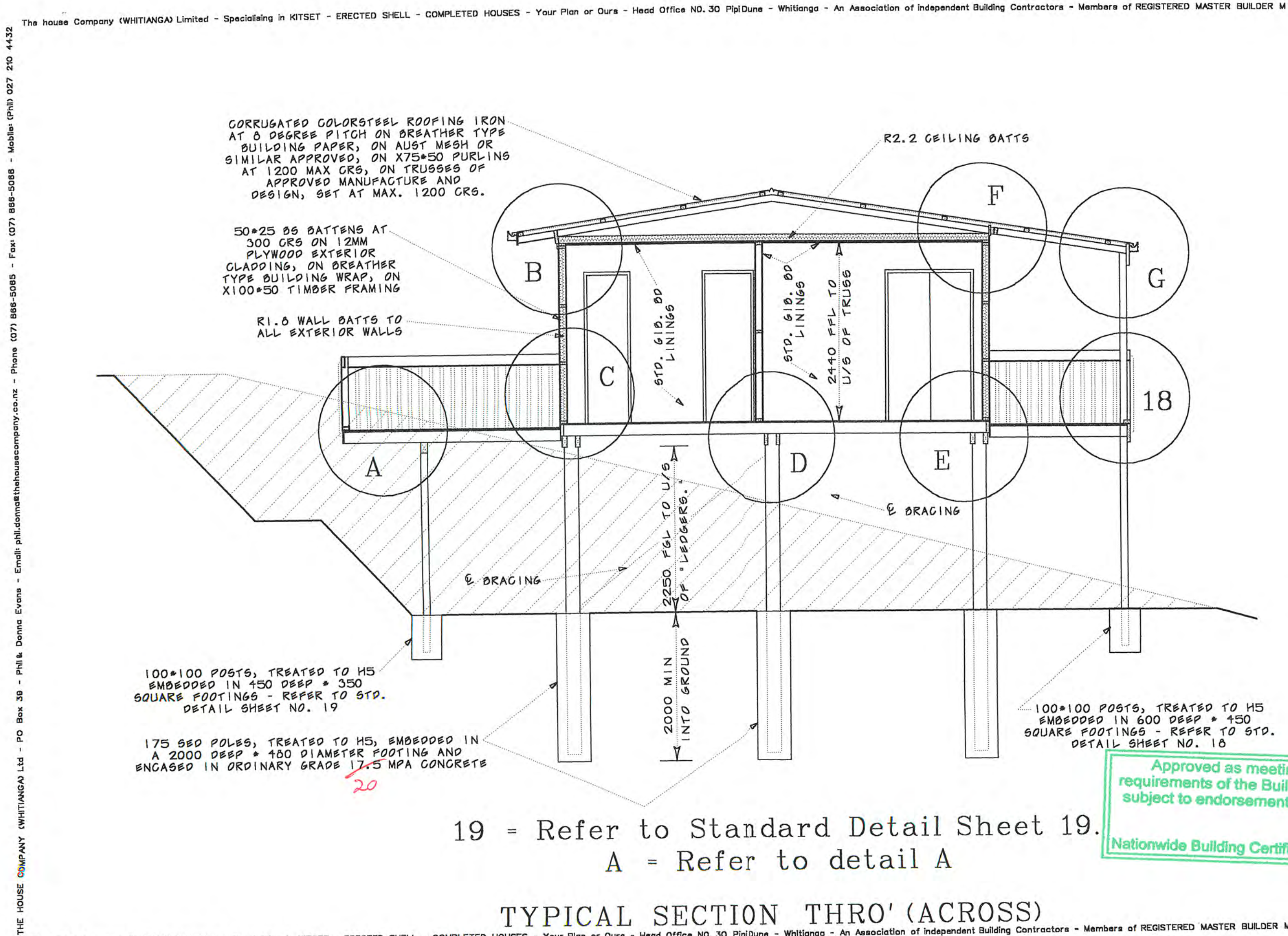
A handwritten signature in dark ink, appearing to read 'David Silva', written in a cursive style.

Signature: David Silva

Position: Building Unit Team Leader - Inspections

On behalf of: Thames-Coromandel District Council

Date: 13 January 2021





Rating Information Database

Property Details

| Item | Details |
|-------------------|--------------------------------|
| Assessment Number | 801776 |
| Valuation Number | 04811-14502 |
| Legal Description | LOT 3 DPS 78347 |
| Situation Address | 473C Tuateawa Road Tuateawa |
| Region | TUATEAWA |
| Land Area | 6891m ² (0.6891 Ha) |
| Title | CT-62B/81 |
| Land Value | \$420,000.00 |
| Improved Value | \$340,000.00 |
| Capital Value | \$760,000.00 |

Current Rates 2025/2026

| Rate Type | Factor Value | Rate | Amount |
|--|--------------|--------------|-----------|
| District Transportation & Building Control | 760000 | 0.00017300 | \$131.48 |
| General Rate Residential | 420000 | 0.00088500 | \$371.70 |
| Solid Waste Collection - Coromandel/Colville | 1 | 361.25000000 | \$361.25 |
| Stormwater Coromandel .6 - SUIP | 1 | 71.16000000 | \$71.16 |
| Stormwater Coromandel .6 - Value Based | 420000 | 0.00006200 | \$26.04 |
| Uniform Annual General Charge | 1 | 709.03000000 | \$709.03 |
| Works & Services Farm/Hort/Rural/Res/Islands | 1 | 340.10000000 | \$340.10 |
| Works & Services Residential | 420000 | 0.00044800 | \$188.16 |
| Total: | | | \$2198.92 |

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 | 0481114502 |
| Assessment number | 2277083 |
| Property location | 473 C Tuatewa Road Thames-Coromandel District |
| Land value (LV) | \$420,000.00 |
| Capital value (CV) | \$760,000.00 |
| Previous land value (LV) | \$0.00 |
| Previous capital value (CV) | \$0.00 |
| Area (Ha) | 0.6891 |
| Property category | Lifestyle-2000/2009-average |
| Improvements (KEY) | DWG OI |
| Legal property description | |
| LOT 3 DPS 78347 | |

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 | 760000 | \$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 | 760000 | \$168.82 |
| Total | | | | | \$168.82 |
| 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 | 760000 | \$27.57 |

| | | | | | |
|---|--|------------|-------|--------|-----------------|
| Coromandel Peninsula Coromandel Zone | Catchment (per property) UR | 44.95 | Fixed | 1 | \$44.95 |
| Total | | | | | \$72.52 |
| 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 | 760000 | \$48.33 |
| Total | | | | | \$48.33 |
| Total Rates | | | | | \$435.69 |

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