



# 45 James Street Coromandel

The Network Licensed REAA 2008



**Rob Keatley**

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Asking Price \$799,000

3 1 1 2

## Excellent vista, Excellent price!

Nestled on an elevated site this large 3-bedroom, 1 bathroom home has everything that you could ever need. The open plan layout of kitchen, dining, lounge with a conservatory overlooking the harbour and township is truly magic. You can enjoy the incredible sunsets and water views from up here while enjoying a glass of wine, from the privacy of your own home. The three spacious bedrooms and study, make this a beautiful family home. There is so much more to this property than meets the eye! Parking is a breeze with the double garage and the carport on the side of the house makes it easy to load and unload the car in all weather. In the spacious sleepout there is space here for all the family and hobbies and storage for all you could ever need. Located only a 5-minute walk to town this property is a must see for those who are wanting to relax and enjoy life.

## 45 James Street Coromandel

**Price:** Asking Price \$799,000  
**Land Area:** 1137m<sup>2</sup>  
**Floor Area:** 180m<sup>2</sup>  
**Rates:** \$4562  
**Rateable value:** \$ on 2023-06-30

**View Online:**  
<https://www.trinityrealestate.co.nz/property/45-james-street-coromandel/>

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



**Rob Keatley**

REAL ESTATE CONSULTANT

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**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** **SA60C/333**  
**Land Registration District** **South Auckland**  
**Date Issued** 11 April 1997

**Prior References**  
SA9A/972

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**Estate** Fee Simple  
**Area** 1137 square metres more or less  
**Legal Description** Lot 3 Deposited Plan South Auckland  
76167

**Registered Owners**  
Helen Mary Pearce as to a 1/2 share  
Helen Mary Pearce, Jason Brent Pearce and Rachel Jane Lowe as to a 1/2 share as Executors

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**Interests**  
Appurtenant hereto is a right of way and rights to drain stormwater specified in Easement Certificate B408670.3 - 11.4.1997 at 9.02 am  
The easements specified in Easement Certificate B408670.3 are subject to Section 243 (a) Resource Management Act 1991  
Fencing Covenant in Transfer B450060.2 - 13.11.1997 at 3.16 pm  
Land Covenant in Transfer B450060.2 - 13.11.1997 at 3.16 pm



FILE COPY



## CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

No: ABA/2005/921

### THE OWNER:

Name:	D S Pearce and H M Pearce	Contact Person:	D S Pearce and H M Pearce
Mailing Address:	45 James St Coromandel Waikato 2851		
Street Address:	45 James St Coromandel Waikato 2851		
Ph:	Fax:	After hrs:	

### SITE LOCATION:

Street Address:	45 James Street COROMANDEL		
Legal Description:	LOT 3 DPS 76167		
Description:	New Nature's Flame Pellet Fireplace		
Building Name: [If applicable]	Level/Unit No: [If applicable]		
Location within site/block:	Number of levels:		

Current, lawfully established, use: New Nature's Flame Pellet Fireplace

Year first constructed: Unknown

First Point of Contact:

1. 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


- |  |     |   |
|--|-----|---|
| <input checked="checked" type="checkbox"/> | (a) | the building work complies with the building consent;   |
| <input type="checkbox"/>                   | (b) | the specified systems in the building are capable of performing to the performance standards set out in the building consent. |

### Attachment:

Compliance schedule number: .....

Chris Newmarch  
Building Control Team Leader  
On behalf of: **Thames-Coromandel District Council**  
Date: 20-Jul-2005



	<b>CODE COMPLIANCE CERTIFICATE</b> <b>BUILDING CONSENT NO: ABA/2003/98</b> <b>SECTION 31, BUILDING ACT 1991</b>
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<b>DETAILS OF OWNER(S)</b>	
Name(s):	Owen Scarborough
Address:	45 James St Coromandel 2851

<b>SITE LOCATION</b>	
Address:	45 James Street COROMANDEL
Legal Description:	LOT 3 DPS 76167

<b>INTENDED USE(S):</b>	<b>INTENDED LIFE</b>
Addition, Extension	Indefinite but not less than 50 Years

**THIS IS:**
☒

A final Code Compliance Certificate issued in respect of all of the building work under the above Building Consent.

☐

This Certificate is issued subject to the conditions specified in the attached page headed "Conditions of Code Compliance" (being this certificate).

SIGNED BY, OR ON BEHALF OF COUNCIL



Chris Newmarch  
Building Control Team Leader  
9 November 2004



COPY

CODE COMPLIANCE CERTIFICATE NO. 96/7921  
SECTION 43(3), BUILDING ACT 1991

Building Consent No.: 96/7921

PROJECT LOCATION: Property No.. 105864  
9 JAMES STREET, COROMANDEL

PROJECT:

ADD CARPORT TO DWELLING

Project Stage..... TOTAL PROJECT  
Intended Life..... 50 years

Valuation No. 04851/41000

Legal Desc... ALLOT 178 KAPANGA PSH BLK VI COROMANDEL SD

CHARGES (As Invoiced)

The Council's balances of charges payable before uplifting this Code Compliance Certificate is: \$0.00

Receipt No.: \_\_\_\_\_ Date: \_\_\_\_\_

THIS IS

- ☒ A final code compliance certificate issued in respect of all of the building work under the above building consent.
- ☒ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☒ This certificate is issued subject to the conditions specified in the attached \_\_\_\_\_ page(s) headed 'Conditions of Code Compliance Certificate No. 96/7921' (being this certificate)

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

Signature: \_\_\_\_\_

Date: 09 MAY 97

Name: \_\_\_\_\_

Position: \_\_\_\_\_





**CODE COMPLIANCE CERTIFICATE**  
**BUILDING CONSENT NO: ABA/2002/1506**  
**SECTION 31, BUILDING ACT 1991**

**DETAILS OF OWNER(S)**

Name(s): Owen Scarborough  
 Address: 45 James Street  
 Coromandel 2851

**SITE LOCATION**

Address: 45 James Street COROMANDEL  
 Legal Description: LOT 3 DPS 76167

INTENDED USE(S):	INTENDED LIFE
Garage	Indefinite but not less than 50 Years

**THIS IS:**

☒

A final Code Compliance Certificate issued in respect of all of the building work under the above Building Consent.

☐

This Certificate is issued subject to the conditions specified in the attached page headed "Conditions of Code Compliance" (being this certificate).

SIGNED BY, OR ON BEHALF OF COUNCIL

Chris Newmarch  
 Building Control Team Leader  
 12 October 2004



9 November 2004

B3011.45

Owen Scarborough  
45 James Street  
Coromandel 2851

Dear Owen

**ABA/2002/1506 Code Compliance Issue**

The final inspection for this building consent has been carried out and a Code Compliance Certificate is enclosed. This Certificate is an important document and may be required for insurance purposes or by interested parties when the property is sold. Please file it in a safe place.

If you have any queries please do not hesitate to contact me.

Yours sincerely

Jan Armstrong  
ADMINISTRATION ASSISTANT  
ENVIRONMENTAL SERVICES





9 November 2004

B3011.45

Owen Scarborough  
45 James Street  
Coromandel 2851

Dear Owen

**ABA/2003/0098 Code Compliance Issue**

The final inspection for this building consent has been carried out and a Code Compliance Certificate is enclosed. This Certificate is an important document and may be required for insurance purposes or by interested parties when the property is sold. Please file it in a safe place.

If you have any queries please do not hesitate to contact me.

Yours sincerely



Jan Armstrong  
ADMINISTRATION ASSISTANT  
ENVIRONMENTAL SERVICES

FILE COPY

20 July 2005

B3011.45

D & H Pearce  
45 James Street  
**COROMANDEL 2851**

Dear Donald and Helen

**ABA/2005/921 - Code Compliance Issue**

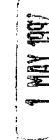
The final inspection for this building consent has been carried out and a Code Compliance Certificate is enclosed. This Certificate is an important document and may be required for insurance purposes or by interested parties when the property is sold. Please file it in a safe place.

If you have any queries please do not hesitate to contact me.

Yours sincerely

Ana Rasmussen  
ADMINISTRATION ASSISTANT  
**ENVIRONMENTAL SERVICES**





## 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	0.00000001	CV	800000	\$0.01
Urban Public Transport Services	direct benefit (Thames-Coromandel) Flat Rate	0.00000001	CV	800000	\$0.01
Total					\$0.02
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	800000	\$177.70
Total					\$177.70

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	800000	\$29.02
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.95	Fixed	1	\$44.95
Total					\$73.97
Coromandel Peninsula Coromandel Township	Coromandel Township Maintenance FltRate	0.00007429	CV	800000	\$59.43
Coromandel Peninsula Coromandel Township	Coromandel Township Indirect (capital) FltRate	0.00000077	CV	800000	\$0.62
Total					\$60.05
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	800000	\$50.87

<b>Valuation number</b>	0485140901
<b>Assessment number</b>	2234556
<b>Property location</b>	45 James Street Thames-Coromandel District
<b>Land value (LV)</b>	\$385,000.00
<b>Capital value (CV)</b>	\$800,000.00
<b>Previous land value (LV)</b>	\$0.00
<b>Previous capital value (CV)</b>	\$0.00
<b>Area (Ha)</b>	0.1137
<b>Property category</b>	Residential-Dwelling-1950's-average
<b>Improvements</b> <b>(<u>KEY</u>)</b>	DWG OI
<b>Legal property description</b> LOT 3 DPS 76167	





# Rating Information Database

## Property Details

Item	Details
Assessment Number	122338
Valuation Number	04851-40901
Legal Description	LOT 3 DPS 76167
Situation Address	45 James Street Coromandel
Region	COROMANDEL
Land Area	1137m <sup>2</sup> (0.1137 Ha)
Title	CT-60C/333
Land Value	\$385,000.00
Improved Value	\$415,000.00
Capital Value	\$800,000.00

## Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	800000	0.00017300	\$138.40
General Rate Residential	385000	0.00088500	\$340.73
Solid Waste Collection - Coromandel/Colville	1	361.25000000	\$361.25
Stormwater Coro - Value Based	415000	0.00010400	\$43.16
Stormwater Coromandel - SUIP	1	118.61000000	\$118.61
Uniform Annual General Charge	1	709.03000000	\$709.03
Wastewater Residential	1	1252.58000000	\$1252.58
Water Serviced/Metered	1	577.73000000	\$577.73
Works & Services Farm/Hort/Rural/Res/Islands	1	340.10000000	\$340.10
Works & Services Residential	385000	0.00044800	\$172.48
Total:			<b>\$4054.07</b>

## 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.*