

TEAM CORO

The Real Reason
You Buy Here.



45 James Street Coromandel

The Network Licensed REAA (2008)



Rob Keatley

REAL ESTATE CONSULTANT

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E: rob@teamcoro.co.nz

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TEAM CORO

The Real Reason You Buy Here.



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 ²
Floor Area:	180m ²
Rates:	\$4562

View Online:

<https://properties.teamcoro.co.nz/property/45-james-street-coromandel/>

Open Homes:

Contact **Rob** for viewing times

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the network.



**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

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

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

- ☒ (a) the building work complies with the building consent;
- ☐ (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

	CODE COMPLIANCE CERTIFICATE BUILDING CONSENT NO: ABA/2003/98 SECTION 31, BUILDING ACT 1991
---	---

DETAILS OF OWNER(S)	
Name(s):	Owen Scarborough
Address:	45 James St Coromandel 2851

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

INTENDED USE(S):	INTENDED LIFE
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):

Garage

INTENDED LIFE

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

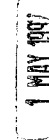
ABA/2005/921 - Code Compliance Issue

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.

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

Valuation number	0485140901
Assessment number	2234556
Property location	45 James Street Thames-Coromandel District
Land value (LV)	\$385,000.00
Capital value (CV)	\$800,000.00
Previous land value (LV)	\$0.00
Previous capital value (CV)	\$0.00
Area (Ha)	0.1137
Property category	Residential-Dwelling-1950's-average
Improvements (<u>KEY</u>)	DWG OI
Legal property description 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 ² (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:			\$4054.07

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.