



2999 Long Bay Road Coromandel

The Network Licensed REAA 2008



Rob Keatley

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www.trinityrealestate.co.nz

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Long Bay Luxury

BE IN FOR SUMMER - MOTIVATED VENDOR

This property is truly a cut above the rest, and you'll enjoy the highlife with comfort and ease. This is sophisticated, bespoke build by Lockwood featuring the high-end features throughout.

The commanding views over the popular Long Bay and the Hauraki Gulf and beyond are exceptional. You'll appreciate the private track down to the beach for your daily swim or with the family to play.

This home was built and enjoyed by its owners for the last 15 years, and it's time to pass on this outstanding residence to someone else.

Inside you'll be greeted by the warmth of polished wood flooring, that flows throughout the house and outside are the ever-present captivating views.

The kitchen will appease the chefs in the family with its premium appliances and social design for entertaining. The quality and attention to detail is evident throughout the rest of the house, with 4 generous bedrooms and 3 bathrooms. Contact us today to arrange a private viewing of this one in a million find. There's even a wine cellar!



2999 Long Bay Road Coromandel

Price:	Enquiries Over \$2,600,000
Land Area:	1388m ²
Floor Area:	380m ²
Rates:	\$6038
Rateable value:	\$3120000 on 2023-06-30

View Online:

<https://thenetwork.co.nz/property/2999-long-bay-road-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 **SA68D/763**
Land Registration District **South Auckland**
Date Issued 08 December 1999

Prior References

SA10D/902 SA11C/961 SA3D/742

Estate Fee Simple
Area 1388 square metres more or less
Legal Description Lot 30 Deposited Plan South Auckland
87060

Registered Owners

Peninsula Nominees Limited

Interests

Appurtenant hereto are drainage rights specified in Easement Certificate S421678

B581686.4 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - produced 3.12.1999 at 11.10 and entered 8.12.1999 at 9.00 am

Subject to a right (in gross) to drain sewage over parts marked A & C on DPS 87060 in favour of Thames Coromandel District Council created by Transfer B581686.7 - produced 3.12.1999 at 11.10 and entered 8.12.1999 at 9.00 am

The easements created by Transfer B581686.7 are subject to Section 243 (a) Resource Management Act 1991

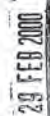
Fencing Covenant in Transfer B581686.8 - produced 3.12.1999 at 11.10 and entered 8.12.1999 at 9.00 am

Land Covenant in Transfer B581686.8 - produced 3.12.1999 at 11.10 and entered 8.12.1999 at 9.00 am

Land Covenant in Transfer B647141.2 - 21.2.2001 at 2.05 pm

6280816.2 Mortgage to ASB Bank Limited - 19.1.2005 at 9:00 am

7931877.1 Variation of Mortgage 6280816.2 - 10.9.2008 at 9:00 am





CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

No: ABA/2006/1755

THE OWNER:			
Name:	Peninsula Nominees Limited	Original Applicant:	Peninsula Housing Trust
Mailing Address:	C/O P O Box 12396 Penrose Auckland 1135		
Street Address:	C/O P O Box 12396 Penrose Auckland 1135		
Ph:	Fax:	After hrs:	
THE BUILDING:			
Street Address:	2999 Long Bay Road LONG BAY		
Legal Description:	LOT 30 DPS 87060		
Description:	New 2 Level Lockwood Dwelling, 2 Garages, Workshop, Wine Cellar and Outdoor Fireplace.		
Building Name: [If applicable]	Level/Unit No: [If applicable]		
Location within site/block:			Number of levels:
Intended Life:	50 Years		

Current, lawfully established, use: New 2 Level Lockwood Dwelling, 2 Garages, Workshop, Wine Cellar and Outdoor Fireplace.

Year first constructed: 2006

First Point of Contact:

- I. 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.

Chris Newmarch

Senior Building Control Officer

On behalf of: Thames-Coromandel District Council

Date: 26 February 2008

B: 3034.2999

07-Mar-2008

Peninsula Nominees Limited
C/O P O Box 12396
Penrose
Auckland 1135

Dear Peninsula Nominees Limited

ABA/2006/1755 Code Compliance Issue
Location: 2999 Long Bay Road LONG BAY

The final inspection for this Building Consent has been carried out and a Code Compliance Certificate is enclosed subject to any condition specified therein.

This Certificate is an important document and may be required for insurance purposes or by interested parties when the property is sold. Please retain for your records.

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

Yours faithfully

Teresa Paul
Administration Assistant
ENVIRONMENTAL SERVICES



CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

No:ABA/2007/85

THE OWNER:			
Name:	Peninsula Nominees Limited	Original Applicant:	Peninsula Nominees Limited
Mailing Address:	39 Granger Rd Howick South Auckland 1704		
Street Address:	39 Granger Rd Howick South Auckland 1704		
Ph: 09 525 7236	Fax:	After hrs:	
THE BUILDING:			
Street Address:	2999 Long Bay Road LONG BAY		
Legal Description:	LOT 30 DPS 87060		
Description:	Retaining Walls		
Location within site/block:			Number of levels: N/A
Intended Life:	50 Years		

First Point of Contact:

- I. 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.

Building Control Officer

On behalf of: Thames-Coromandel District Council

Date: 10 September 2009



Rating Information Database

Property Details

Item	Details
Assessment Number	105537
Valuation Number	04851-08201
Legal Description	LOT 30 DPS 87060
Situation Address	2999 Long Bay Road Long Bay
Region	LONG BAY
Land Area	1388m ² (0.1388 Ha)
Title	CT-68D/763
Land Value	\$900,000.00
Improved Value	\$2,220,000.00
Capital Value	\$3,120,000.00

Current Rates 2023/2024

Rate Type	Factor	Rate	Amount
District Transportation & Building Control	1900000	0.00018500	\$351.50
General Rate Residential	750000	0.00102300	\$767.25
Solid Waste Collection - Coromandel/Colville	1	359.49000000	\$359.49
Stormwater Coro - Value Based	1150000	0.00010300	\$118.45
Stormwater Coromandel - SUJP	1	86.74000000	\$86.74
Uniform Annual General Charge	1	600.31000000	\$600.31
Wastewater Residential	1	953.25000000	\$953.25
Water Serviced/Metered	1	401.95000000	\$401.95
Works & Services Farm/Hort/Rural/Res/Islands	1	269.85000000	\$269.85
Works & Services Residential	750000	0.00048200	\$361.50
Total:			\$4270.29

Disclaimer

These figures are based on the Rating Information Database as at March 2024 with a proposed 12.9% average rate increases that was included in the Long Term Plan c within these calculations are based on the provisional Thames Coromandel District 2023 general revaluation values. The rates and valuations for 2024/2025 will be finalis on 27 June 2024.

Rates Proposed 2024/2025 (see disclaimer below)

Rate Type	Factor	Rate	Amount
District Transportation & Building Control	3120000	0.00015000	\$468.00
General Rate Residential	900000	0.00087800	\$790.20
Solid Waste Collection - Coromandel/Colville	1	372.20000000	\$372.20
Stormwater Coro - Value Based	2220000	0.00009400	\$208.68
Stormwater Coromandel - SUIP	1	108.95000000	\$108.95
Uniform Annual General Charge	1	725.13000000	\$725.13
Wastewater Residential	1	1069.00000000	\$1069.00
Water Serviced/Metered	1	410.94000000	\$410.94
Works & Services Farm/Hort/Rural/Res/Islands	1	352.65000000	\$352.65
Works & Services Residential	900000	0.00048400	\$435.60
Total:			\$4941.35

onsultation document. The valuations used
ied and adopted by Council at a special meeting

Rates 1 July 2023 - 30 June 2024

Rates Year 2023/2024

Valuation Number: 04851/082/01
Property Location: 2999 Long Bay Rd
Land Value (LV): \$750,000
Capital Value (CV): \$1,900,000
Area (Ha): 0.1388
Property Category: RD200A
Improvements: DWG OI **(KEY)**
Legal Description: LOT 30 DPS 87060

Regional Council General

	Differential code	Value of factor	Rate factor	Rate amount
Thames-Coromandel		1,900,000 CV	0.00028586	543.13

Regional Services

	Differential code	Value of factor	Rate factor	Rate amount
Regional Services	UR	1 UR	3.79	3.79

Urban Public Transport

	Differential code	Value of factor	Rate factor	Rate amount
indirect benefit (Thames-Coromandel)		1,900,000 CV	0.00000040	0.76
direct benefit (Thames-Coromandel)		1,900,000 CV	0.00000240	4.56

Uniform Annual General Charge

	Differential code	Value of factor	Rate factor	Rate amount
UAGC	UR	1 UR	93.35	93.35

Natural Heritage

	Differential code	Value of factor	Rate factor	Rate amount
Natural Heritage	UR	1 UR	5.80	5.80

Civil Defence & Emergency Mgmt

	Differential code	Value of factor	Rate factor	Rate amount
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Civil Defence and Emergency Management	UR	1 UR	13.57	13.57
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Biosecurity

	Differential code	Value of factor	Rate factor	Rate amount
Pest Control and Regional Biosecurity (TCDC)		1,900,000 CV	0.00007143	135.72

Regional Theatre

	Differential code	Value of factor	Rate factor	Rate amount
Secondary	UR	1 UR	0.52	0.52

Coromandel Peninsula

	Differential code	Value of factor	Rate factor	Rate amount
Catchment (value based)		1,900,000 CV	0.00004230	80.37
Coromandel Township Indirect (capital)		1,900,000 CV	0.00000730	13.87
Coromandel Township Maintenance		1,900,000 CV	0.00008534	162.15
Catchment (per property)	UR	1 UR	39.73	39.73

Total rates (including GST)				\$1,097.32
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