



1092 Driving Creek Road Coromandel

The Network Licensed REAA 2008



REAL ESTATE CONSULTANT

Becks Greenhill

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REAL ESTATE CONSULTANT

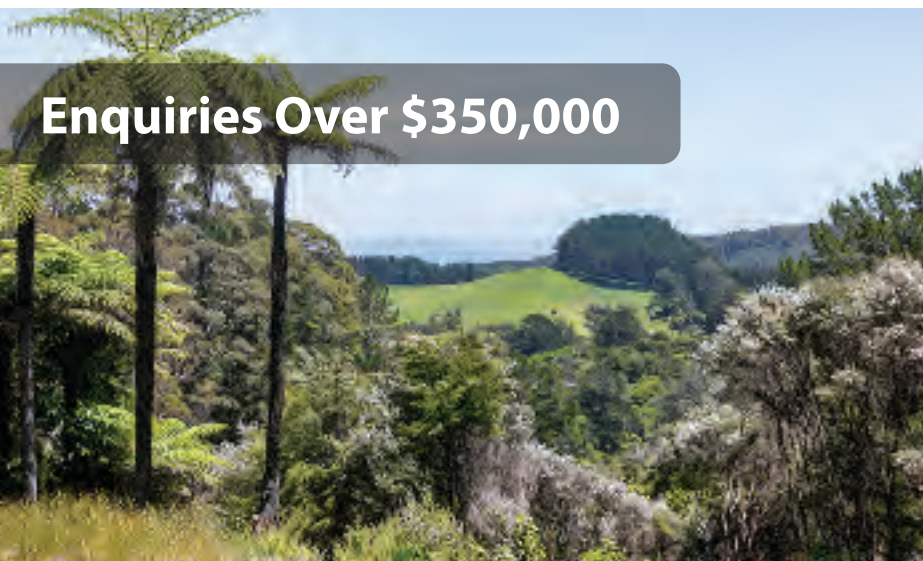
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(em)powered by Trinity **Real Estate**

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Enquiries Over \$350,000

Immersed in Nature

This bare land section located just a few minutes from the vibrant Coromandel town centre is the opportunity you've been waiting for! With just over 1ha and surrounded by QE2 land means the integrity and diverse nature of the property will be maintained and allows an exciting option to develop into something truly timeless. There is a cleared, level building platform that makes the most of the sheltered and elevated nature of the section. The shipping container and water tank onsite are practical additions to the property so you can drive up the well-maintained driveway with the caravan and enjoy the simplicity of NZ bush at its best.

1092 Driving Creek Road Coromandel

Price: Enquiries Over \$350,000
Land Area: 10119m²
Rates: \$2486
Rateable value: \$403000 on 2023-06-30

View Online:

<https://www.trinityrealestate.co.nz/property/1092-driving-creek-road-coromandel/>

Open Homes:

Contact Becks or Rob for viewing times

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COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier 369483
Land Registration District South Auckland
Date Issued 06 November 2007

Prior References
SA37B/562

Estate Fee Simple
Area 1.0119 hectares more or less
Legal Description Lot 2 Deposited Plan 392145

Proprietors
Cherie Patricia Aarts Coley

Interests

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land

Subject to Section 315 Land Act 1924

7603724.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.11.2007 at 9:00 am

Appurtenant hereto is a right of way and a right to convey water, transmit electricity, telecommunication and computer media created by Easement Instrument 7603724.3 - 6.11.2007 at 9:00 am

Subject to a right to convey water over parts marked D and K on DP 392145 created by Easement Instrument 7603724.3 - 6.11.2007 at 9:00 am

The easements created by Easement Instrument 7603724.3 are subject to Section 243 (a) Resource Management Act 1991

7603724.4 Open Space Covenant pursuant to Section 22 Queen Elizabeth The Second National Trust Act 1977 - 6.11.2007 at 9:00 am.

10982305.3 Mortgage to Timothy Michael Langton and Murray Bryce Freestone - 19.1.2018 at 12:33 pm



Rating Information Database

Property Details

Item	Details
Assessment Number	810506
Valuation Number	04851-02502
Legal Description	LOT 2 DP 392145
Situation Address	1092 Driving Creek Road Coromandel
Region	COROMANDEL
Land Area	10119m ² (1.0119 Ha)
Title	CT-369483
Land Value	\$403,000.00
Improved Value	\$0.00
Capital Value	\$403,000.00

Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	403000	0.00017300	\$69.72
General Rate Residential	403000	0.00088500	\$356.66
Solid Waste Collection - Coromandel/Colville	1	361.25000000	\$361.25
Stormwater Coromandel - SUIP	1	118.61000000	\$118.61
Uniform Annual General Charge	1	709.03000000	\$709.03
Works & Services Farm/Hort/Rural/Res/Islands	1	340.10000000	\$340.10
Works & Services Residential	403000	0.00044800	\$180.54
Total:			\$2135.91

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	0485102502
Assessment number	2293011
Property location	1092 Driving Creek Road Thames-Coromandel District
Land value (LV)	\$403,000.00
Capital value (CV)	\$403,000.00
Previous land value (LV)	\$0.00
Previous capital value (CV)	\$0.00
Area (Ha)	1.0119
Property category	Lifestyle-Vacant
Improvements (<u>KEY</u>)	
Legal property description	
LOT 2 DP 392145	

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	403000	\$0.00
Urban Public Transport Services	direct benefit (Thames-Coromandel) Flat Rate	0.00000001	CV	403000	\$0.00
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	403000	\$89.52
Total					\$89.52

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	403000	\$14.62
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.95	Fixed	1	\$44.95
Total					\$59.57
Coromandel Peninsula Coromandel Township	Coromandel Township Maintenance FltRate	0.00007429	CV	403000	\$29.94
Coromandel Peninsula Coromandel Township	Coromandel Township Indirect (capital) FltRate	0.00000077	CV	403000	\$0.31
Total					\$30.25
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	403000	\$25.63

Total	\$25.63
Total Rates	\$350.98

Google maps

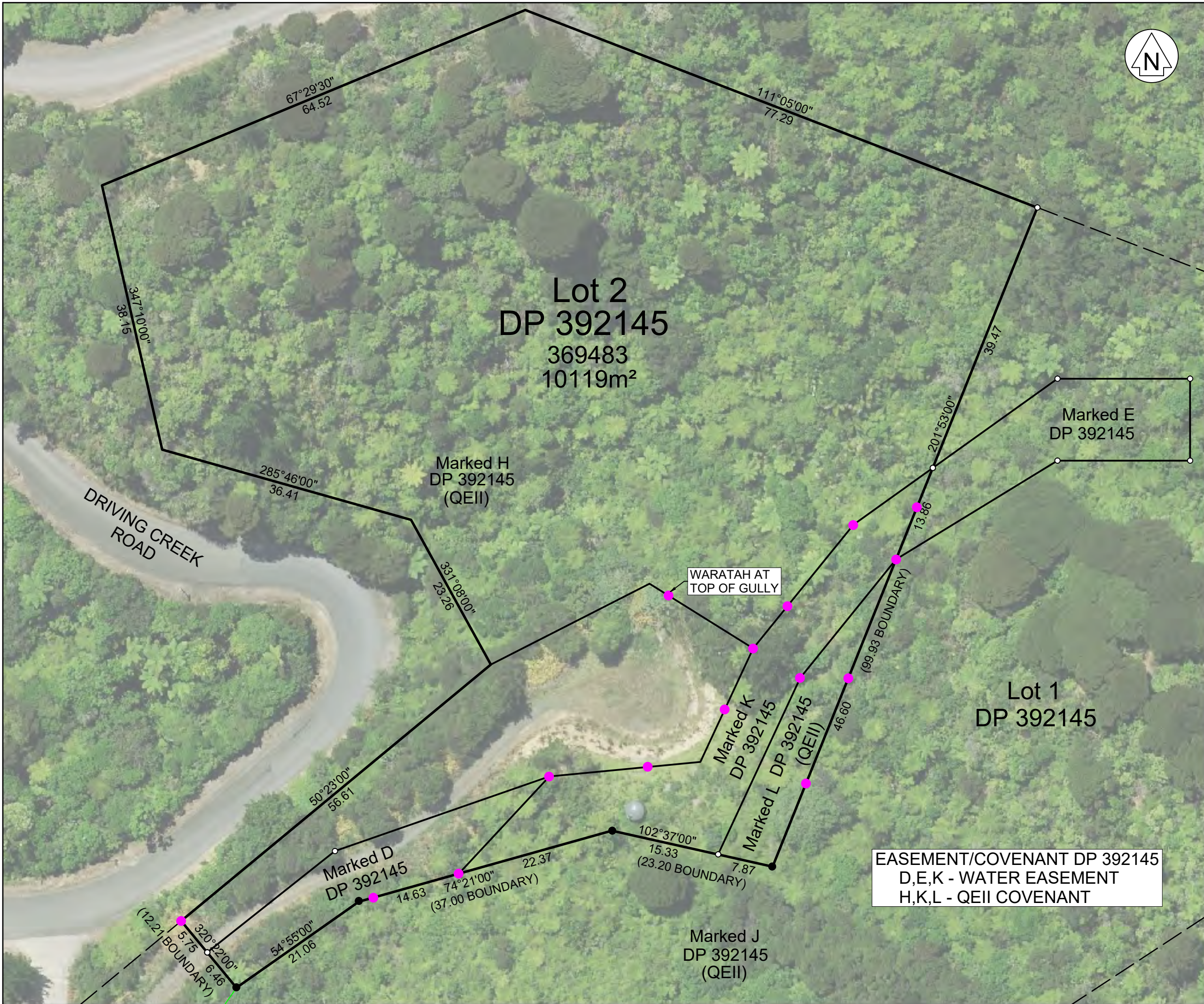
[Click here to view the property via Google Maps](#)

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



- NOTES:
1. LOCAL COORDINATE DATUM: MOUNT EDEN CIRCUIT 2000
 2. BOUNDARY DATA IS TAKEN FROM LANDONLINE DATABASE. THE SUBJECT LOT HAS BEEN VERIFIED BY SURVEY
 3. PHOTO IS FROM LINZ 2021
 4. THE PLAN HAS BEEN PREPARED FOR THE CLIENT NAMED, FOR THEIR USE ONLY AND FOR THE PURPOSE REQUESTED. NO GUARANTEE IS GIVEN OR IMPLIED TO OTHER PARTIES OR FOR OTHER USES.
 5. SURVEY DATA COLLECTED BY GPS AND TOTAL STATION THUS ACCURACY IS +/-0.02
 6. WARATAHS: PAINTED GREEN MARK THE WATER EASEMENT, BLUE MARKS BOUNDARY LINE, RED MARKS QEII COVENANT BOUNDARY LINE

LEGEND:

OLD PEG ●

WARATAH ●

EXISTING TITLE:
LOT 2 DP 392145 369483 1.0119ha

CLIENT:
C AARTS COLEY

LOCAL AUTHORITY: THAMES-COROMANDEL DISTRICT COUNCIL

TITLE:
**BOUNDARY MARKING
Lot 2 DP 392145**

REV:	PURPOSE:	DATE:
1	Client issue	24/10/2024



BAY OF PLENTY - COROMANDEL - WAIKATO
0800 268 632 enquiries@surveyingservices.co.nz

SURVEYED : MLB	CHECKED: MLB	SIGNED: <i>[Signature]</i>	DATE: 24/10/2024
SURVEY DATE: 23/10/2024	APPROVED: MD	SIGNED: <i>[Signature]</i>	DATE: 24/10/2024
DRAWN: MLB	SCALE: 1:500 (A3)	A3	
ISSUE STATUS: Client issue			ISSUE DATE: 24/10/2024
DRAWING: 04624-120	© SURVEYING SERVICES LTD. 2024		REV: 1