



4E Torehina Heights ,Waitete Bay Coromandel

The Network Licensed REAA 2008



Rob Keatley

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www.trinityrealestate.co.nz

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Endless Ocean Views –

Nestled above Waitete Bay with endless ocean views, rarely do properties come up in this very desirable location.

Set just north of Coromandel Town and only a 20-minute drive away, this well-maintained home has three double bedrooms with a modern kitchen and open plan living, dining area with an expansive deck for all your entertaining and family gatherings.

You will enjoy unwinding and watching the spectacular sunsets over the bay, a walkway down the bottom of the property leads you to the beach. There is a garage with plenty of storage under the house as well, simply jump in the boat or jet ski to go out fishing/diving, easy launching from the beach or just duck down for a swim.

Relax and enjoy the natural surrounds this amazing setting has to offer.

Call us today to view this great location.

4E Torehina Heights ,Waitete Bay Coromandel

Price: Enquiries Over \$1,200,000
Land Area: 822m²
Floor Area: 92m²
Rates: \$3,280
Rateable value: \$1,110,000 on 2023-06-30
View Online:

Open Homes:
 Contact Rob for viewing times



Rob Keatley

REAL ESTATE CONSULTANT

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B1056-4E

FILE COPY

**CODE COMPLIANCE CERTIFICATE
SECTION 43(3) BUILDING ACT 1991****BUILDING CONSENT NUMBER:** ABA 1925**SITE LOCATION**

Address: 4E TOREHINA HEIGHTS, WAITETE BAY 2851
Legal Description: LOT 19 DPS 16372 BLK VIII HARATAUNGA S D
Valuation No: 04790 59000

INTENDED USE(S):

94/3716 Dwelling

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.
- ☐ 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 _____ pages headed "Conditions of Code Compliance Certificate" (being this certificate).

SIGNED FOR, AND ON BEHALF OF, THE COUNCIL

Chris Newmarch
Senior Building Control Officer

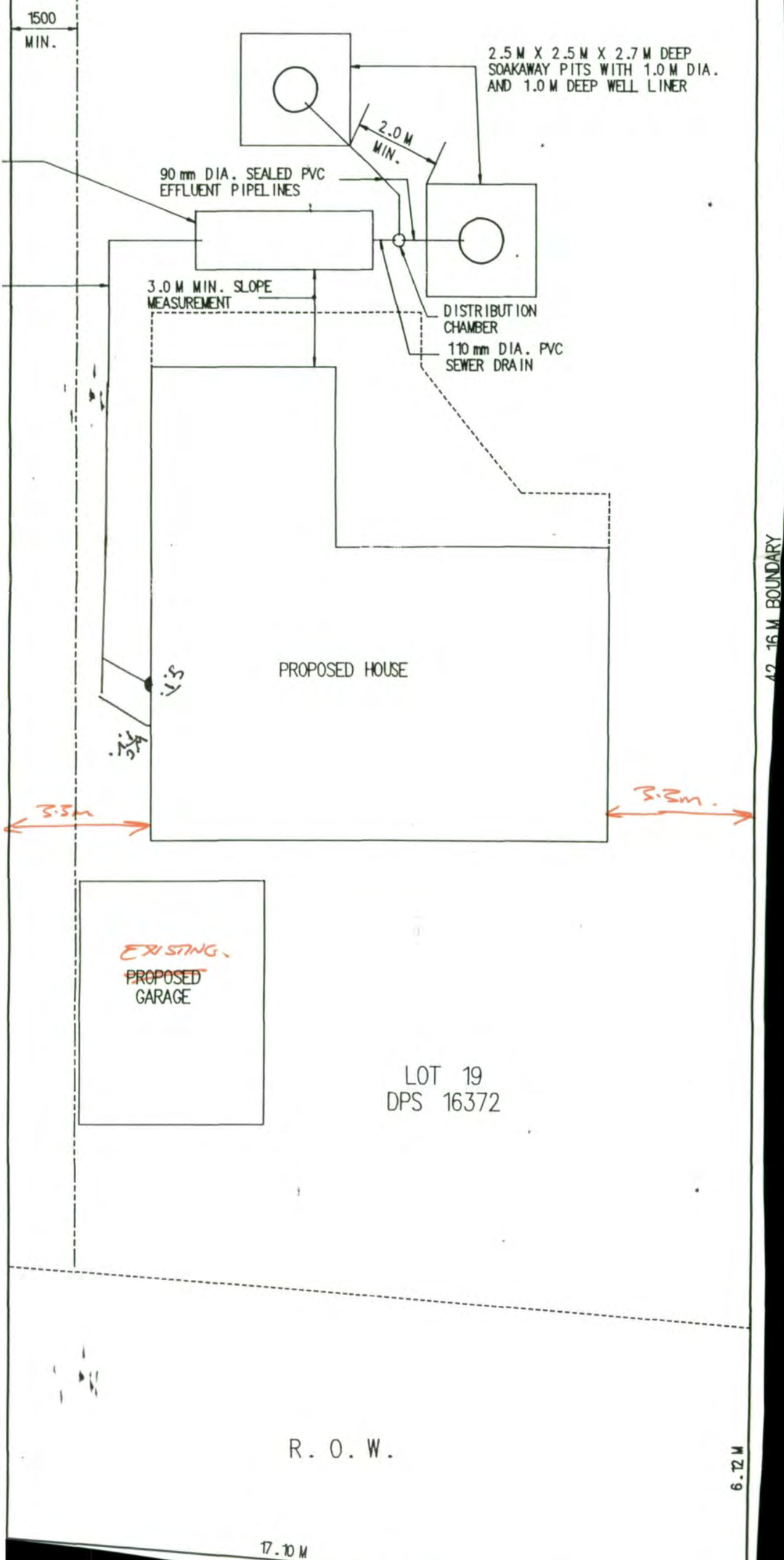
04/10/2002

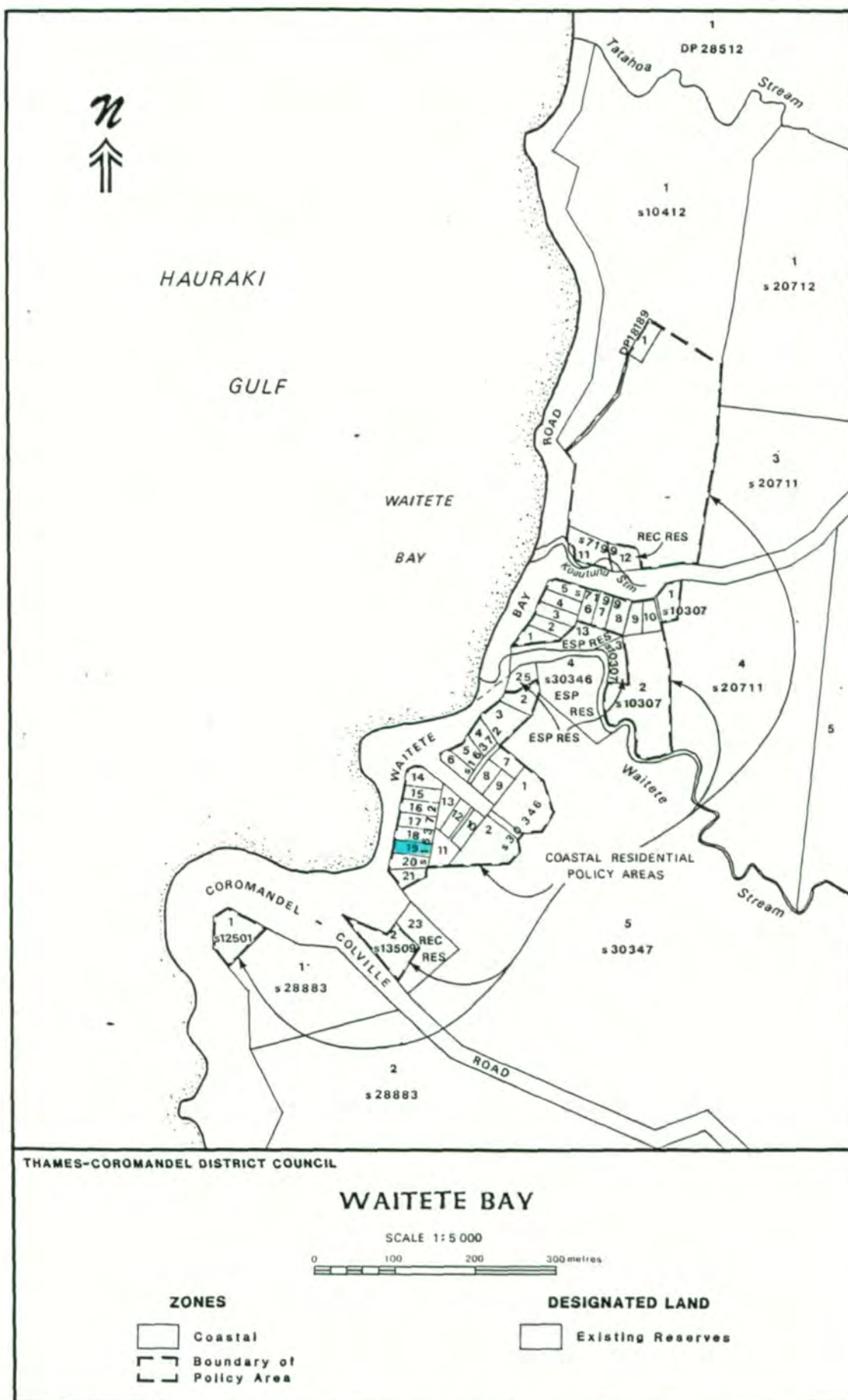
District Office: 515 Mackay Street, Private Bag, Thames, New Zealand

Telephone: (07) 868 6025, Fax: (07) 868 9027

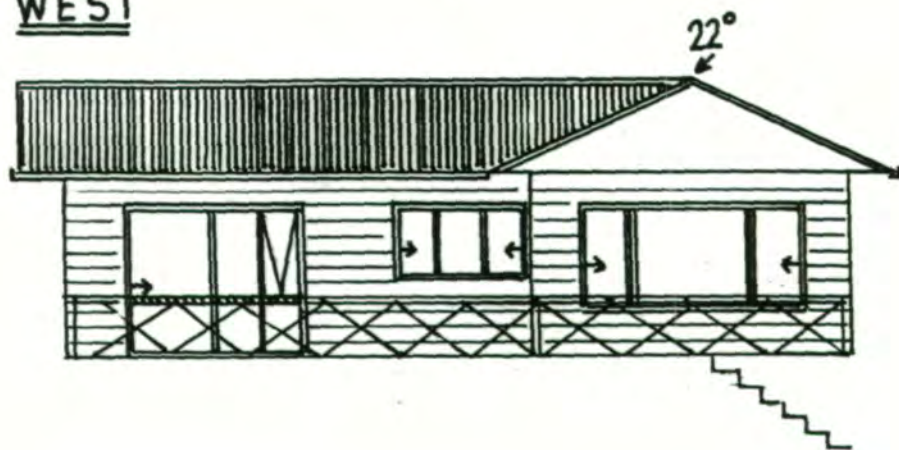
i:\envplanning\codecompliance\rfccc.frm OFFICES AT: COROMANDEL • WHITIANGA • WHANGAMATA

DRAIN AS BUILT





WEST



EAST

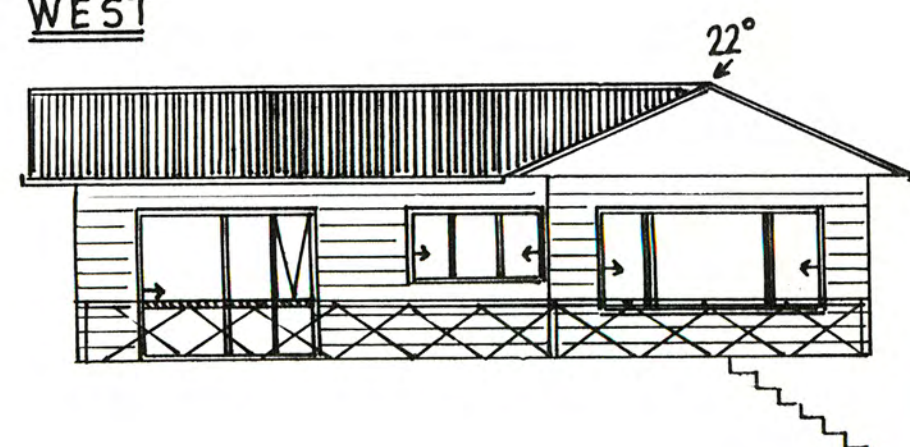


SOUTH



ELEVATIONS:

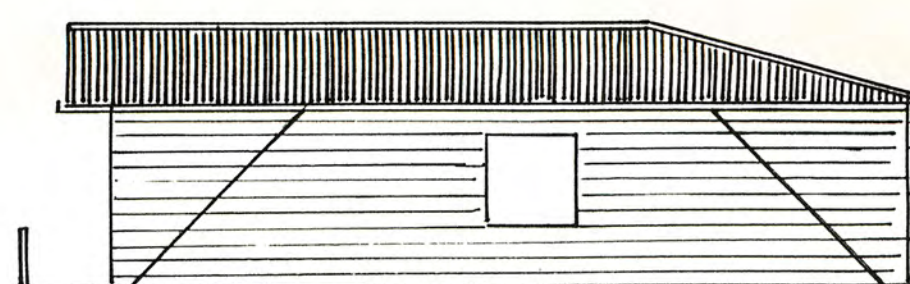
WEST



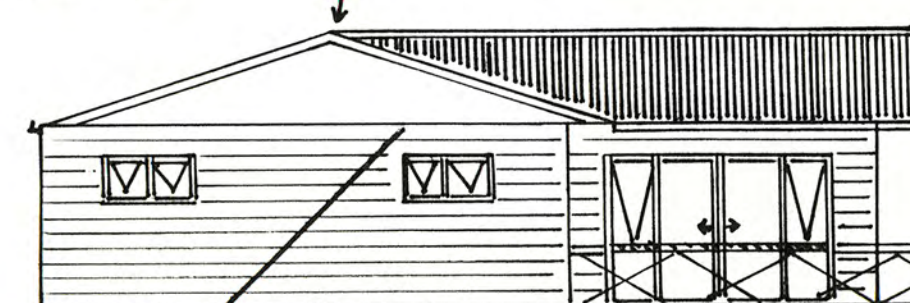
EAST



SOUTH

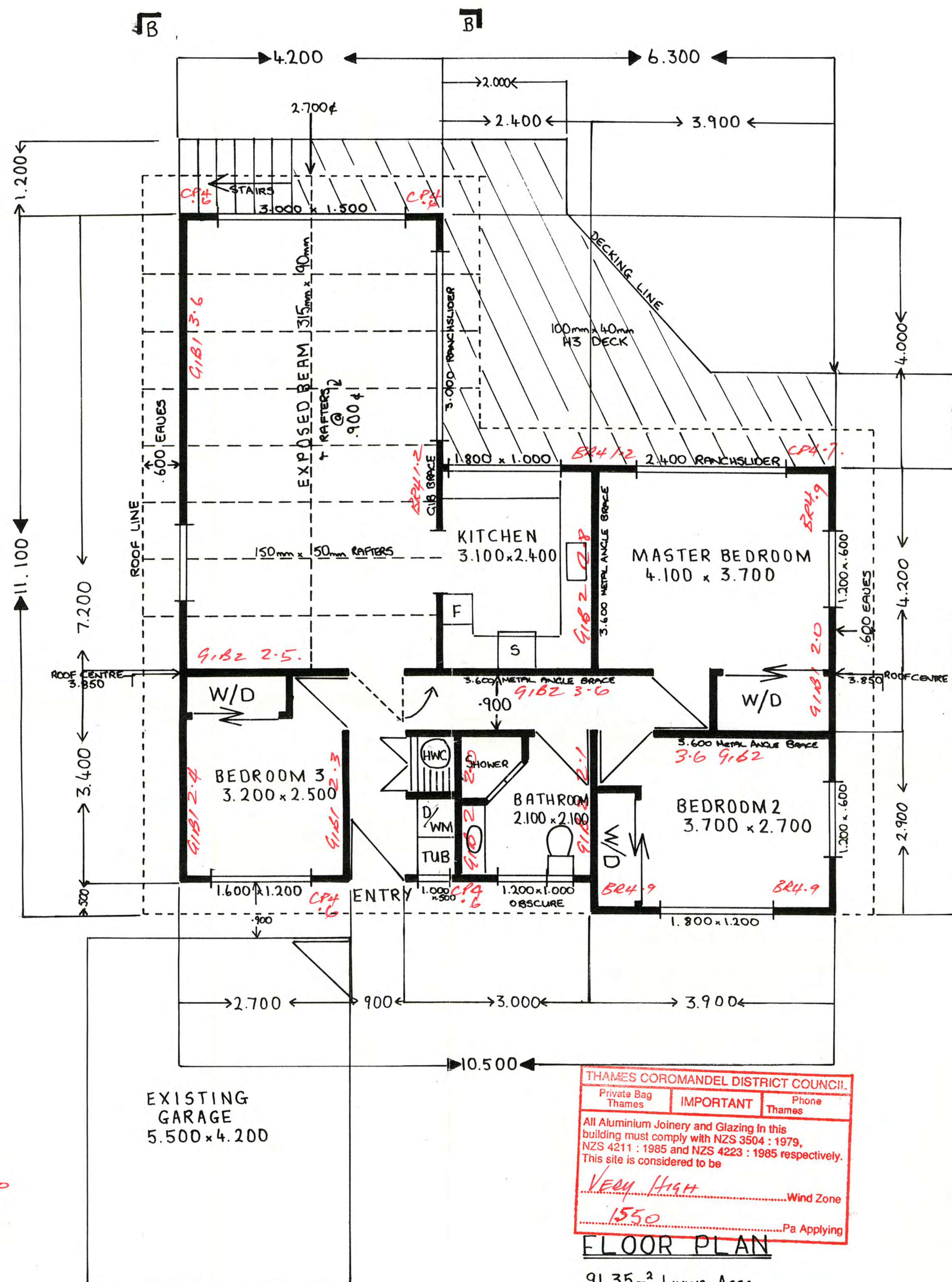


NORTH



Where the transition in levels is 1.0 metre or more between Floor/Deck levels and the adjacent finished ground level, then handrails must be provided as required by NZ Building Code Documents - F.4/F.4/AS1 and B.1/AS2 (see attached)

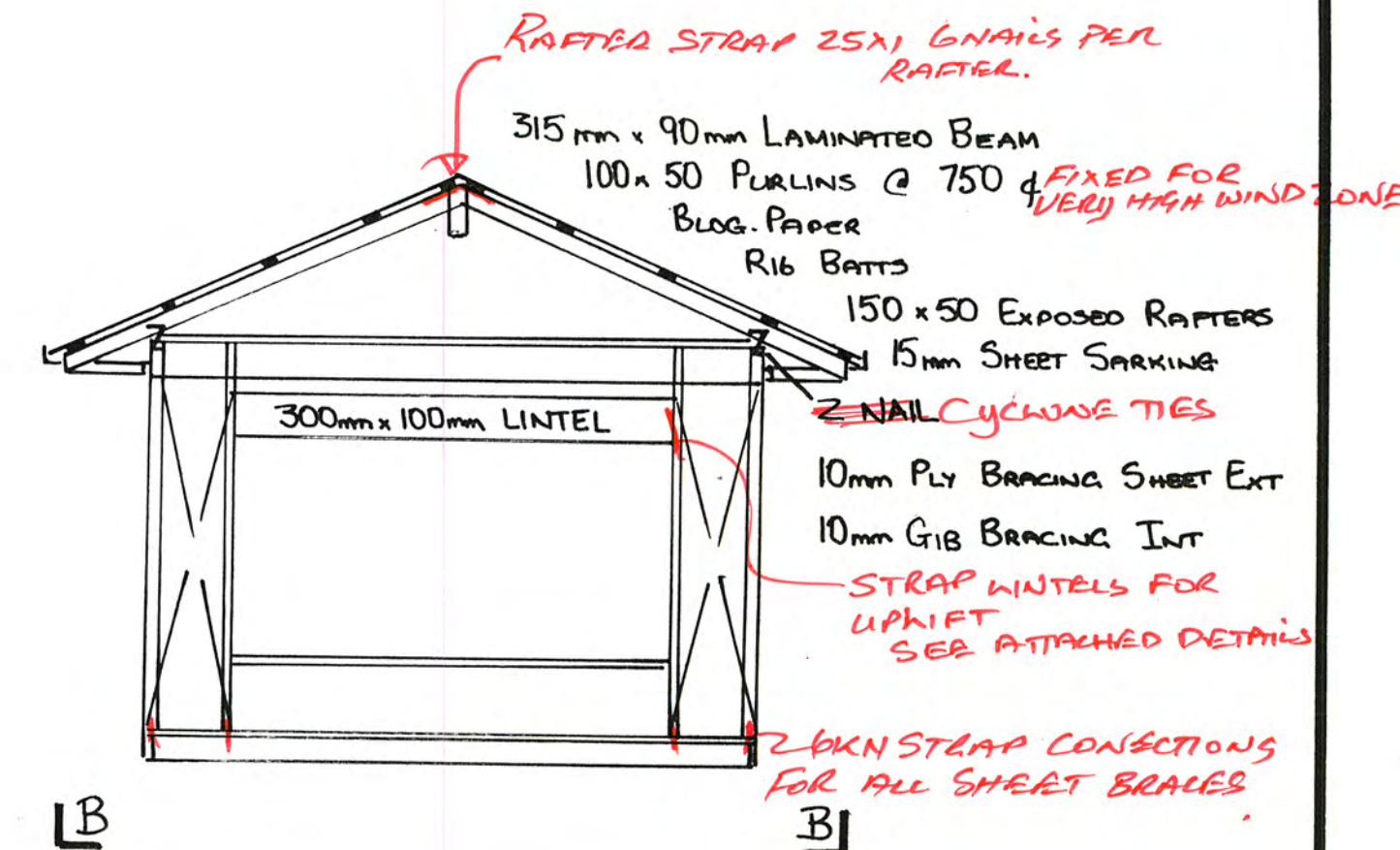
HAND RAILS & STAIRS TO NZ BUILDING CODE SEE ATTACHED DETAILS.
HAND RAILS 1.000 HIGH.
STAIRS RISE MAX 180
TREAD MIN 310



THAMES-COROMANDEL DISTRICT COUNCIL
Private Bag
Thames
IMPORTANT
Phone
Thames
All Aluminium Joinery and Glazing in this building must comply with NZS 3504 : 1979, NZS 4211 : 1985 and NZS 4223 : 1985 respectively. This site is considered to be
VERY HIGH
1550
Wind Zone
Pa Applying

FLOOR PLAN

91.35m² Living Area
24.0m² Decking



THAMES-COROMANDEL DISTRICT COUNCIL
IMPORTANT
FOOTING - SITING - INSPECTION
When footings have been excavated and steel placed the owner must notify Council's Area Building Officer 24 hours (excluding weekends and holidays) prior to requiring inspection. Notification must also be given for pole and pile foundations.
NO CONCRETE IS TO BE POURED UNTIL APPROVAL GIVEN BY AREA BUILDING OFFICER

THAMES-COROMANDEL DISTRICT COUNCIL
IMPORTANT
SUB-FLOOR INSPECTION
Prior to fixing Floor Insulation and Roofing the owner must give the Area Building Officer 24 hours notice (1 working day) requesting an inspection FLOORING NOT TO BE FIXED UNTIL INSPECTOR HAS GIVEN HIS APPROVAL

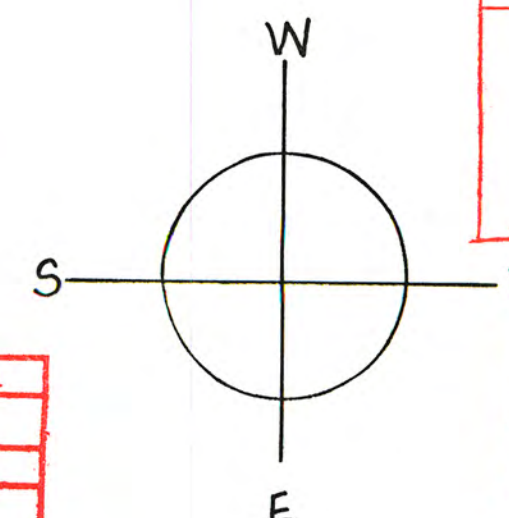
THAMES-COROMANDEL DISTRICT COUNCIL
IMPORTANT
ROOF FRAMING INSPECTION
Prior to fixing of Building Paper and Roofing the owner must give the Area Building Officer 24 hours notice (1 working day) requesting an inspection ROOFING NOT TO BE FIXED UNTIL INSPECTOR HAS GIVEN HIS APPROVAL

THAMES-COROMANDEL DISTRICT COUNCIL
IMPORTANT
PRE-LINING INSPECTION
Prior to fixing of internal wall and ceiling linings the owner must give the Area Building Officer 24 hours notice (1 working day) requesting an inspection LININGS NOT TO BE FIXED UNTIL INSPECTOR HAS GIVEN HIS APPROVAL

THAMES-COROMANDEL DISTRICT COUNCIL
IMPORTANT
SHEET NAILING INSPECTION
Prior to stopping plaster board or fixing mouldings the owner must give the Area Building Officer 24 hours notice (1 working day) requesting an inspection MOULDINGS NOT TO BE FIXED UNTIL INSPECTOR HAS GIVEN APPROVAL

THAMES-COROMANDEL DISTRICT COUNCIL
IMPORTANT
COMPLETION INSPECTION
The owner shall as soon as Practicable advise Council, using the required form that the building work has been completed to the extent required by the Building Consent issued in respect of that Building Work. THIS REQUIREMENT IS CONTAINED IN SEC. 43 OF THE BUILDING ACT 1991

THAMES-COROMANDEL DISTRICT COUNCIL
IMPORTANT
The Light Timber Frame Construction of this Building must comply with the requirements of NZS 3604:1990
VERY HIGH WIND ZONE

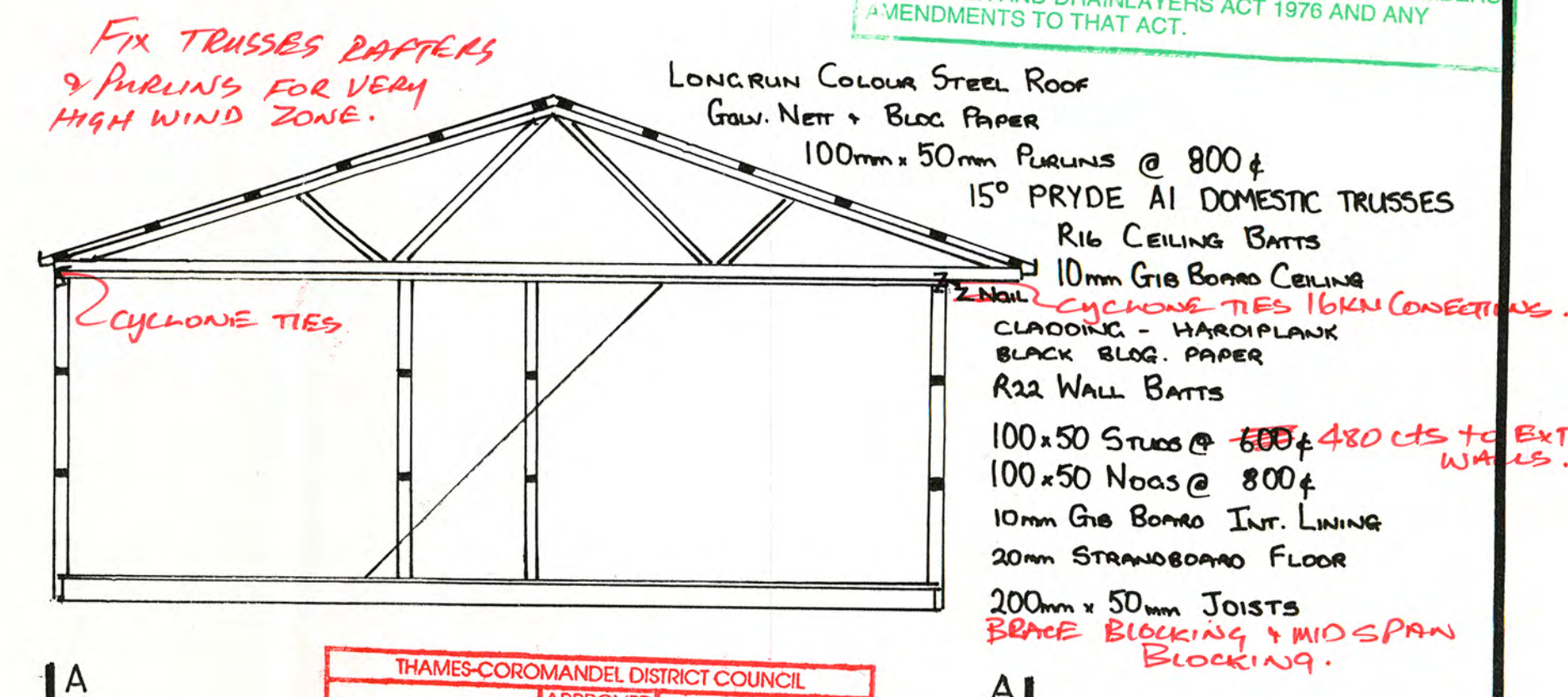


THAMES-COROMANDEL DISTRICT COUNCIL	STORMWATER DISPOSAL
PLUMBING & DRAINAGE INSPECTIONS	No.
FLOOR SLAB PIPEWORK	ONE
PLUMBING PRELINE, 1500 KPA WATER TEST	ONE
DRAINAGE	ONE
COMPLETION	ONE
OTHER	ONE

THAMES-COROMANDEL DISTRICT COUNCIL
STORMWATER DISPOSAL
Squalling and downpipes to be sized and all roof and stormwater must be taken to approved disposal system
TO AREA INSPECTOR'S REQUIREMENTS!

PLUMBING & DRAINAGE SYSTEM TO BE DESIGNED TO 613NZS. AMENDED PLAN REQUIRED IF AS 3500 OR BS 5572 USED.

NOTE: ALL PLUMBING AND DRAINAGE WORK IS TO BE DONE BY SUITABLY REGISTERED TRADES PEOPLE THAT HOLD CURRENT LICENCES UNDER THE PLUMBERS, GASFITTER AND DRAINLAYERS ACT 1976 AND ANY AMENDMENTS TO THAT ACT.



THAMES-COROMANDEL DISTRICT COUNCIL
APPROVED
Subject to any condition endorsed on any building Consent issued for this work and any requirement endorsed hereon
SIGNED: [Signature]
BUILDING OFFICER DATE: 14/9/94

BUILDERS:

J.E. M^CGREGOR
B. BASSETT

07/8666776
07/8666714

PROPOSED NEW RESIDENCE FOR:

MR & MRS V. FLOWERDAY - TOREHINE HGHTS - WAITETE BAY

LOT 19. OPS 16372
WAITETE BAY

DRAWN: [Signature]
CHECKED: [Signature]
DATE: 31-08-94
SCALES: 1:50
1:25

SHEET
3
SERIES OF
3
REF: VF



Rating Information Database

Property Details

Item	Details
Assessment Number	100257
Valuation Number	04790-59000
Legal Description	LOT 19 DPS 16372
Situation Address	4E Torehina Heights Waitete Bay
Region	WAITETE BAY
Land Area	822m ² (0.0822 Ha)
Title	CT-27A/1447
Land Value	\$850,000.00
Improved Value	\$260,000.00
Capital Value	\$1,110,000.00

Current Rates 2024/2025

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	1110000	0.00015200	\$168.72
General Rate Residential	850000	0.00091400	\$776.90
Solid Waste Collection - Coromandel/Colville	1	363.37000000	\$363.37
Uniform Annual General Charge	1	735.06000000	\$735.06
Works & Services Farm/Hort/Rural/Res/Islands	1	331.48000000	\$331.48
Works & Services Residential	850000	0.00044800	\$380.80
Total:			\$2756.33

Valuation number	0479059000
Assessment number	2226014
Property location	4 E Torehina Hts Thames-Coromandel District
Land value (LV)	\$850,000.00
Capital value (CV)	\$1,110,000.00
Previous land value (LV)	\$0.00
Previous capital value (CV)	\$0.00
Area (Ha)	0.0822
Property category	Residential-Dwelling-1980's-average
Improvements (<u>KEY</u>)	DWG OI
Legal property description LOT 19 DPS 16372	



**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 SA27A/1447
Land Registration District South Auckland
Date Issued 25 August 1981

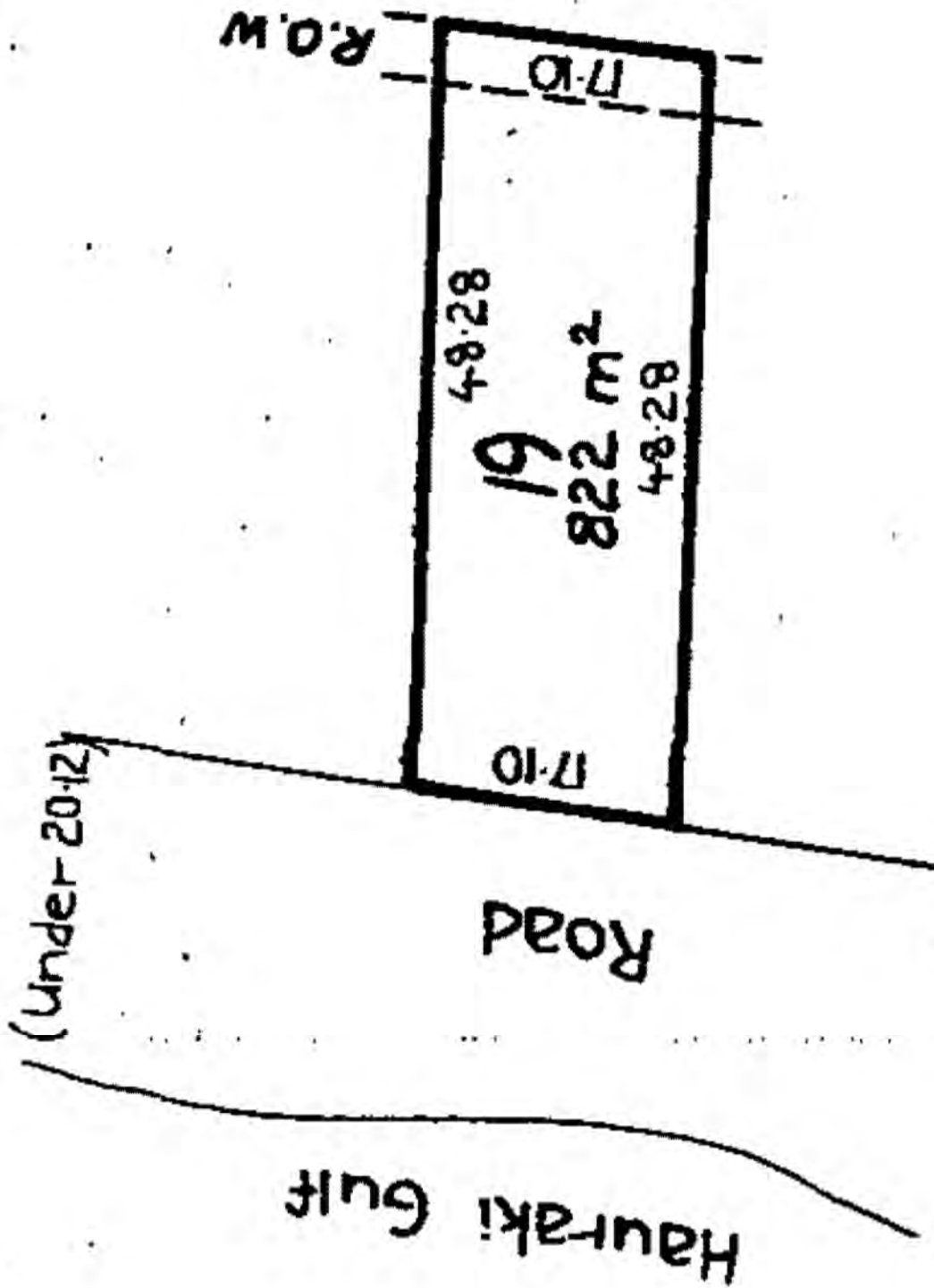
Prior References
SA15A/973

Estate Fee Simple
Area 822 square metres more or less
Legal Description Lot 19 Deposited Plan South Auckland
16372

Registered Owners
William Robert Parsons and Elaine Olwyn Parsons

Interests

Appurtenant hereto are rights of way specified in Easement Certificate S598119
Subject to a right of way over part coloured blue on DPS 16372 specified in Easement Certificate S598119
The easements specified in Easement Certificate S598119 are subject to Section 37 (1) (a) Counties Amendment Act 1961
Land Covenant in Transfer H361514.2 - 25.8.1981



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	0.00000044	CV	1110000	\$0.49
Total					\$0.49
Uniform Annual General Charge	UAGC UR	99.71544808	UR	1	\$99.72
Total					\$99.72
Regional Theatre	Secondary UR	0.57875679	UR	1	\$0.58
Total					\$0.58
Regional Services	Regional Services UR	3.68303104	UR	1	\$3.68
Total					\$3.68
Regional Council General	Thames-Coromandel FltRate	0.00021436	CV	1110000	\$237.94
Total					\$237.94
Natural Heritage	Natural Heritage UR	14.99999291	UR	1	\$15.00

Total					\$15.00
Coromandel Peninsula Coromandel Zone	Catchment (value based) FltRate	0.00003719	CV	1110000	\$41.28
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	45.89482997	UR	1	\$45.89
Total					\$87.17
Civil Defence & Emergency Mgmt	Civil Defence and Emergency Mgmt UR	16.05929241	UR	1	\$16.06
Total					\$16.06
Biosecurity	Pest Ctrl and Regional Biosec (TCDC) FltRate	0.00005867	CV	1110000	\$65.12
Total					\$65.12
Total Rates					\$525.76

User rating periods

Rating period code	Rating period description	Rating period current
Version6	Adopted 2024-2025	Yes
2025	2024 - 2025 Rating Year	No