



1447B Port Charles Road Coromandel

The Network Licensed REAA 2008



Rob Keatley

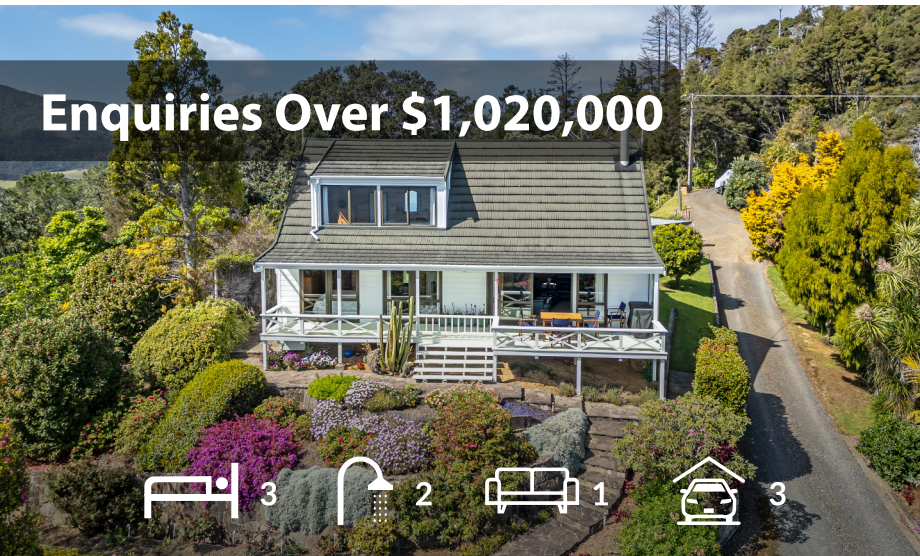
M: 0275 777 424

E: rob.keatley@trinitynetwork.co.nz

www.trinityrealestate.co.nz

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Enquiries Over \$1,020,000



Perfection in Port Charles

Welcome to this stunning Port Charles property, where breathtaking sea views meet tranquility. This well-maintained Lockwood home is surrounded by beautifully tended gardens and over 500 native trees, ensuring privacy and attracting local wildlife.

Enjoy the sunny front deck, perfect for relaxation, while a spacious separate garage/workshop offers ample storage for vehicles and toys. With plenty of parking and room for your boat, convenience is at your fingertips. The home features 3 double bedrooms, including a generous master upstairs with abundant storage. A separate sleepout with a bathroom provides extra space for guests.

Perched above picturesque Sandy Bay, this property combines seclusion with easy access to beaches and fishing spots—ideal for a family holiday retreat or a permanent residence.

Don't miss your chance to own this exceptional home. Contact us today for a viewing!

1447B Port Charles Road Coromandel

Price: Enquiries Over \$1,020,000
Land Area: 18672m²
Floor Area: 132m²
Rates: \$2913

View Online:

<https://www.trinityrealestate.co.nz/property/1447b-port-charles-road-coromandel/>

Open Homes:

Contact Rob for viewing times



Rob Keatley

REAL ESTATE CONSULTANT

M: 0275 777 424

E: rob.keatley@trinitynetwork.co.nz

W: www.trinityrealestate.co.nz



**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 **51412**
Land Registration District **South Auckland**
Date Issued 09 December 2003

Prior References
SA44B/644

Estate Fee Simple
Area 1.8672 hectares more or less
Legal Description Lot 1 Deposited Plan 313053

Registered Owners

Gregory Edward James as to a 1/2 share
Elizabeth Sue Bedwell as to a 1/2 share

Interests

Appurtenant hereto are rights of way specified in Easement Certificate S376814 - 1.1.1870 at 12:00 am
Subject to a right of way over partsmarked B & E on DP 313053 specified in Easement Certificate S376814 - 1.1.1870 at 12:00 am
Subject to Section 8 Coal Mines Amendment Act 1950 (affects part formerly Section 28 Block I Harataunga Survey District)
Appurtenant hereto are rights of way and electricity and telephone rights specified in Easement Certificate H894402.4 - 17.8.1989 at 9:03 am
Subject to a right of way marked A and B, a right of way and to electricity and telephone rights marked A, B, E and F on DP 313053 specified in Easement Certificate H894402.4 - 17.8.1989 at 9.03 am
The easements specified in Easement Certificate H894402.4 are subject to Section 309 (1) (a) Local Government Act 1974
Appurtenant hereto is an electricity and water supply easement created by Easement Instrument 5830738.7 - 9.12.2003 at 9:00 am
Subject to a right of way and electricity & telecommunications transmission easement marked A, B, E & F, and a right of way and telecommunication transmission easement marked I and an electricity transmission easement marked K on DP 313053 created by Easement Instrument 5830738.7 - 9.12.2003 at 9:00 am
Some of the easements created by Easement Instrument 5830738.7 are subject to Section 243 (a) Resource Management Act 1991

Guaranteed Search Copy Dated 06/09/24 12:35 pm, Page 2 of 2
Register Only

S 376814 EC.

L. & D. 82

New Zealand

(T)

EASEMENT CERTIFICATE

(IMPORTANT—Registration of this certificate does not of itself create any of the easements specified herein.)

I, WE, BODEN PAUL McLEOD of Port Charles, Farmer (3/4 share) and IAN RUTHERFORD McLEOD formerly of Oamaru but now of Hamilton, Engineer (1/4 share) as tenants in common in the said shares

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Hamilton on the 25th day of January 19 67 under No. S11111 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE


DEPOSITED PLAN No.

Nature of Easement (e.g., Right of Way, etc.)	SERVIENT TENEMENT		Dominant Tenement Allotment No(s).	Title Reference
	Allotment No.	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Part Lot 1 D.P.S11111	coloured blue	Lot 7 D.P.S5166	1C/357.
Right of Way	Part Lot 1 D.P.S11111	coloured blue	Those parts of Lot 1 D.P.22922 as are con- tained in C/T.5D/775	5D/775
Right of Way	Part Lot 1 D.P.22922	coloured yellow on plan S 11111	Lot 1 D.P.S11111	5D/775
	all servient land in C.T. 5D/775			

CONSENT TO EASEMENT CERTIFICATE IN RESPECT OF
DEPOSITED PLAN S11111.

MARTHA McLEOD of Port Charles Widow the Mortgagee under
Mortgage No. S.189981 (South Auckland Registry) DOETH HEREBY
CONSENT to the annexed Easement Certificate BUT WITHOUT
PREJUDICE to her rights powers and remedies otherwise under
or in respect of the said Mortgage.

DATED the 19th day of May, 1967.

SIGNED by MARTHA McLEOD }
as Mortgagee by her Attorney }
JOHN EDWIN TOWLE in the }
presence of :- }

Solicitor
Auckland.

*Martha McLeod
by her attorney
J. Towle*

I, JOHN EDWIN TOWLE of Auckland Solicitor do solemnly and sincerely
declare:

1. THAT I am the true and lawful attorney of MARTHA McLEOD under
and by virtue of a certain Power of Attorney dated the 15th day of
April, 1954 a copy whereof is deposited in the Land Transfer Office at
Auckland under Number 12224.
2. THAT I have executed the foregoing Consent in pursuance of the
powers vested in me by virtue of the said Power of Attorney.
3. THAT I have received no notice of the revocation of the said Power
of Attorney by death or otherwise and I believe the same to be in full
force and effect.

AND I MAKE this solemn declaration conscientiously believing the same
to be true and by virtue of the Oaths and Declarations Act 1957.

DECLARED at Auckland }
this 19th day of May }
1967 before me : }

J. Towle



A Solicitor of the Supreme Court of New Zealand.

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

As implied.

DATED this Eight day of May 1967.

SIGNED by the above-named
BODEN PAUL McLEOD in the
presence of:

Mr. Hamish Wood J.P.
Retired Farmer
Port Charles.

B. P. McLeod

SIGNED by the above-named
IAN RUTHERFORD McLEOD in
the presence of:

Ian R. McLeod

Dated this _____ day of _____ 19xx

Signed by the above-named IAN RUTHERFORD McLEOD
in the presence of _____

Witness: M. Taylor

Occupation: Patmistress

Address: P.O. Honoring

S 376814

No.

EASEMENT CERTIFICATE

situated in the Land Registration District
of Auckland

Correct for the purposes of the Land Transfer Act.

John D. Cooper
Solicitor for the Registered Proprietors

RIGHTS AND POWERS OF GRANTEES IMPLIED IN CERTAIN EASEMENTS
BY SECTION 90D OF THE LAND TRANSFER ACT 1952

"1. RIGHT OF WAY

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his servants, tenants, agents, workmen, licensees, and invitees (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times by day and by night to go pass and repass, with or without horses and domestic animals of any kind and with or without carriages, vehicles, motor vehicles, machinery, and implements of any kind, over and along the land over which the right of way is granted or created.

"2. RIGHT TO CONVEY WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to take, convey, and lead water in a free and unimpeded flow (except when the flow is halted for any reasonable period necessary for essential repairs) and in any quantity, consistent with the rights of other persons having the same or similar rights, from the source of supply or point of entry, as the case may be, and following the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"3. RIGHT TO DRAIN WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain and discharge water (whether rain, tempest, spring, soakage, or seepage water) in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule (or, where open drains are provided for, similar rights in regard to those drains, with the necessary modifications as are provided for in respect of pipe lines in the additional rights so set out).

"4. RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain, discharge, or convey sewage and other waste material and fluid in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"5. ADDITIONAL RIGHTS ATTACHING TO EASEMENTS OF RIGHT TO CONVEY WATER AND OF RIGHT TO DRAIN WATER AND OF RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) for the purposes of the easement concerned—

- (a) To use any line of pipes already laid on the stipulated course or any pipe or pipes in replacement or in substitution for all or any of those pipes;
- (b) Where no such line of pipes exists, to lay, place, and maintain, or to have laid, placed, and maintained, a line of pipes of a sufficient internal diameter and of suitable material for the purpose under or over the surface (as the parties decide) of the land over which the easement is granted or created and along the line defined for the purpose where such a line has been so defined;
- (c) In order to construct or maintain the efficiency of any such pipe line, the full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his tenants, servants, agents, and workmen, with any tools, implements, machinery, vehicles, or equipment of whatsoever nature necessary for the purpose, to enter upon the land over which the easement is granted or created (or, where only the position of the pipe line is defined in the easement, upon such part of the land of the grantor and by such route as is reasonable in the circumstances) and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining, and renewing the pipe line or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the land of the grantor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired."

Particulars entered in the Register-book,

Vol. *1C*, folio *357, 50/115*

the *2nd* day of *June*

at *2.55* o'clock.



John D. Cooper
District Land Registrar

of the District of

SOUTH AUCKLAND

LAND & DEEDS

Nature: *LEASE*
in *COMPINS, WAKE & PATERSON*
2 JUN 1967
Time: *2.55*
Fee: *£*
Abstract No. *42440*

TOWLE & COOPER
SOLICITORS.
AUCKLAND.



7,500/6/63—4666 W K

Easement instrument to grant easement or profit à prendre, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952

EI 5830738.7 Easement I

Cpy - 01/01, Pgs - 006, 09/12/03, 07:23



DocID: 510775439

Land registration district

South Auckland

Grantor

Surname(s) must be underlined.

GREGORY EDWARD JAMES and ELIZABETH SUE BEDWELL (1/2 share) and PETER ROBERT MCKAY and TESSA ROWENA MCKAY (1/2 share)

Grantee

Surname(s) must be underlined.

GREGORY EDWARD JAMES and ELIZABETH SUE BEDWELL (1/2 share) and PETER ROBERT MCKAY and TESSA ROWENA MCKAY (1/2 share)

Grant* of easement or profit à prendre or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this

4th day of March

2003

Attestation

	Signed in my presence by the Grantor GREGORY EDWARD JAMES and ELIZABETH SUE <u>BEDWELL</u>
	Signature of witness <u>E. M. Taylor</u>
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name EDITH MAY TAYLOR
Occupation Retired	
Address Port Charles R.D.H. Coromandel.	
Signature [common seal] of Grantor and Grantee	

	Signed in my presence by the Grantee or PETER ROBERT MCKAY and TESSA ROWENA <u>MCKAY</u>
	Signature of witness <u>Paula M Black</u>
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name PAULA M BLACK
Occupation BUSINESS MANAGER	
Address 210 AORANGI RD, RD1, HASTINGS.	
Signature [common seal] of Grantee and Grantor	

Certified correct for the purposes of the Land Transfer Act 1952.

76
EI \$50
+ \$5 MI

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

“Mortgage”, “Transfer”, “Lease” etc

4 13103

Page 2 of 5 Pages

) G. E. James
)
) E. S. Davis

E. M. Taylor.

EDITH MAY TAYLOR

RETIRED

SIGNED by the said PETER ROBERT

McKAY and TESSA ROWENA McKAY

as Grantee in the presence of:

) Herlberg
)
) Forney

PAULA MEREDITH BLACK.

BUSINESS MANAGER.

210 ADZANKI ROAD
ROI - HASTINGS.

Auckland District Council
REF 4120

Annexure Schedule 1

Easement instrument

Dated

4/11/03

Page

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of

5

pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
	LT 313053		
Right of Way, electricity and telecommunication transmission	A,B,E,F	51412	51413
Right of Way and telecommunication transmission	I	51412	51413
Electricity transmission	k	51412	51413
Electricity and water supply easement	J	51413	51412

Easements or profits à prendre rights and powers (including terms, covenants, and conditions)

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are ~~varied~~ ~~negated~~ ~~added to~~ or ~~substituted~~ by:

~~Memorandum number~~, registered under section 155A of the Land Transfer Act 1952

[the provisions set out in Annexure Schedule 2].

Covenant provisions

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

[Memorandum number], registered under section 155A of the Land Transfer Act 1952

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

99. App & M. Taylor, 7230 M. Taylor

Annexure Schedule

Insert below

"Mortgage", "Transfer", "Lease" etc

Easement Instrument

Dated

4/3/03

Page

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of

5

Pages

RIGHTS**1. Water Supply Easement:**

The rights to convey water include the right to provide water tanks, troughs, filters, pumping equipment (if any) and pipes. The costs of maintaining, repairing and replacing the same shall be apportioned by the registered proprietor of the dominant tenement not less than annually in reasonable shares according to approximate use between the registered proprietors for the time being **PROVIDED THAT** if any such maintenance, repair or replacement shall be due to the neglect or default solely of the registered proprietor for the time being of any one of the dominant tenement or servient tenement then the cost thereof shall be borne solely by the registered proprietor of such tenement. If a registered proprietor of either the servient tenement or the dominant tenement does not connect or disconnects their dwelling or property to the water supply, that registered proprietor shall not be required to contribute to the costs of maintaining, repairing and replacement of the tanks, filters, troughs, pumping equipment (if any) and pipes. The registered proprietors of Lots 1 and 2 DP 313053 presently share equally the ownership of the existing pump and pump shelter, filter(s) and trough and the registered proprietors of Lot 1 DP 313053 own the pipes and electricity cables.

2. Right of Way Easement:

2.1 The responsibility for and costs of maintenance, repair and reinstatement of the right of way referred to herein shall include the roadway surface and the cleaning of drains and catchpits and shall be shared on a fair pro-rata distribution basis calculated on the number of dwellings using the right of way among the registered proprietors for the time being of the servient tenement and the dominant tenements.

2.2 Notwithstanding clause 2.1 above, if any maintenance, repair or reinstatement of the right of way or its drains or catchpits has been rendered necessary by the act neglect or default of the registered proprietor of the dominant or servient tenement (including

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

S. J. [Signature] E.M.T. [Signature] [Signature] [Signature] [Signature]

Annexure Schedule

Insert below

"Mortgage", "Transfer", "Lease" etc

Easement Instrument

Dated

4 / 3 / 03

Page

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Pages

any tenant, licensee, servant, contractor, visitor or agent of such registered proprietor) then the registered proprietor at fault or responsible shall bear the whole costs of such work.

- 2.3 The registered proprietor of each dominant tenement having the use of the right of way shall use the right of way in such manner as to cause as little inconvenience and annoyance as possible to the registered proprietors of the servient tenement and other dominant tenements and hereby covenant with each other for themselves, their tenants, visitors, agents, workmen and licensees, to ensure that no vehicle or other object is parked, placed or allowed to stand by day or night on the right of way so as to be likely to cause obstruction to vehicles or persons using the right of way.

3. **Electricity and Telecommunications Easements:**

Where the need for maintenance, repair or reinstatement is directly attributable to the actions of any one or more of the registered proprietors or any servant, agent, trustee or licensee of or any visitor to such registered proprietor or proprietors of the dominant or servient tenements as the case may be, then the cost of maintenance, repair or reinstatement shall be borne wholly by such registered proprietor or proprietors as the case may be. The registered proprietor of Lot 1 DP 313053 presently owns the electricity cable along "J" on DP 313053 and the registered proprietor of Lot 2 DP 313053 owns the electricity cable along "K" on DP 313053.

4. **Termination:**

No power is implied in respect of the easements created by the within Easement Certificate for the owner of the servient tenement to determine that easement for any breach of covenant or condition (whether express or implied or for any other cause whatsoever).

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

S. J. [Signature]

E.M.T.

TUBO

All

Jy

[Signature]

Approved by the District Land Registrars: North Auckland 4221/75,
South Auckland H.008116/1974, Canterbury 957768, Marlborough 75776,
Gisborne 112239.9, Hawkes Bay 303051, Taranaki 217464.1,
Wellington A038045, Westland 45629.

EASEMENT CERTIFICATE

H894402.4 EC

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

WE, ANDREW COLIN WILLIAMS of Mount Maunganui, Company Director and
PATRICIA MARGARET WILLIAMS, his Wife

being the registered proprietors of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Hamilton on the day of 1988 under No. S.45652 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE

Deposited Plan No.S.45652

Nature of Easement (eg Right of Way, etc.)	Servient	Tenement	Dominant Tenement Lot No. or other Legal Description	Title Reference
	Lot No, or other Legal Description	Colour or Other Means of Ident- ification, of Part Subject to Easement		
Right of Way	Pt. Lot 3	A & B	Lot 2	
Right of Way	Pt. Lot 1	C	Lot 2	
Right of Way	Pt. Lot 3	A, B, E, F	Lot 1	
Electricity	Pt. Lot 3	A, B, E, F	Lot 1	
Telephone	Pt. Lot 3	A, B, E, F	Lot 1	
Right of Way	Pt. Lot 1	C, D, G	Lot 3	
Electricity	Pt. Lot 1	C, D, G	Lot 3	
Telephone	Pt. Lot 1	C, D, G	Lot 3	

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

- (a) In respect of each right of way easement the right for the grantee and other authorised persons (in common with the grantor and other authorised persons) to pass and repass:
 - (i) On foot with or without domestic animals of any kind and
 - (ii) With motor and other vehicles laden and unladen, machinery and implements of any kind for all purposes connected with the use and enjoyment of the dominant land over and along the right of way area.
- (b) In respect of each energy supply easement the right for the grantee and other authorised persons (in common with the grantor and all others having the like right) to lead and convey electricity, electric impulses, gas and any other form of energy without interruption or impediment (except during any periods of necessary renewal or repair) from the public street adjoining the servient land by means of conduits, cables or pipes laid or to be laid under the surface of and through the soil of the energy supply area to the dominant land.
- (c) In respect of each telephone service easement the right to the grantee and other authorised persons (in common with the grantor and all others having the like right) to convey telephone and similar services without interruption or impediment (except during any periods of necessary renewal and/or repair) from the public street adjoining the servient land of the same by means of conduits, cables or pipes laid or to be laid under the surface area to the dominant land.
- (d) The rights and powers set out in paragraphs (a)(i) + (a)(ii) are in addition to those set out in the 7th Schedule to the Land Transfer Act 1952

N.B. On no account should this margin be used

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N.B. On no account should this margin be used

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

(a) In respect of each right of way easement -

- (i) The grantor shall be responsible for the formation of the right of way.
- (ii) The grantor and the grantee shall be responsible for the maintenance of the right of way in good clean order, repair and condition.

(b) In respect of each energy supply easement -

- (i) The grantor shall be responsible for the installation of the energy supply.
- (ii) The grantee shall be responsible for the repair and maintenance of the energy supply so as to keep the same in good order, repair and condition and to prevent the same becoming a danger or nuisance.

(c) In respect of each telephone service easement -

- (i) The grantor shall be responsible for arranging the installation of the telephone service.
- (ii) The grantor and the grantee shall jointly be liable for the repair and maintenance of the telephone service so as to keep the same in good order, repair and condition and to prevent the same becoming a danger or nuisance.

DATED this 16th day of August 1988 (1989)

SIGNED by the abovenamed ANDREW)

COLIN WILLIAMS and PATRICIA)

MARGARET WILLIAMS)

in the presence of:

ac Williams
P.M. Williams

Witness

Occupation

Address

Williams
Robertson
Hamilton

Correct for the purposes of the Land Transfer Act

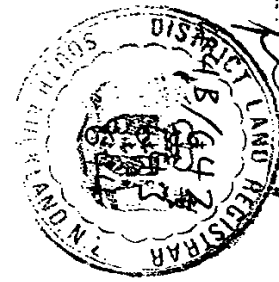

SOLICITOR FOR THE REGISTERED PROPRIETOR

Subject to Section 309(1)(a) Local Government
Act 1974


A.L.R.

(HF) Easement 40
Footprint 35
875

REGISTERED



PARTICULARS ENTERED IN REGISTER
LAND REGISTRY SOUTH AUCKLAND
DISTRICT LAND REGISTRAR

9.03 17.AUG89 H 894402.4





Rating Information Database

Property Details

Item	Details
Assessment Number	100046
Valuation Number	04790-34800
Legal Description	LOT 1 DP 313053
Situation Address	1447B Port Charles Road Port Charles
Region	PORT CHARLES
Land Area	18672m ² (1.8672 Ha)
Title	CT-51412
Land Value	\$620,000.00
Improved Value	\$370,000.00
Capital Value	\$990,000.00

Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	990000	0.00017300	\$171.27
General Rate Residential	620000	0.00088500	\$548.70
Solid Waste Collection - Coromandel/Colville	1	361.25000000	\$361.25
Uniform Annual General Charge	1	709.03000000	\$709.03
Works & Services Farm/Hort/Rural/Res/Islands	1	340.10000000	\$340.10
Works & Services Residential	620000	0.00044800	\$277.76
Total:			\$2408.11

Valuation number	0479034800
Assessment number	2230179
Property location	1447 B Port Charles Road Thames-Coromandel District
Land value (LV)	\$620,000.00
Capital value (CV)	\$990,000.00
Previous land value (LV)	\$0.00
Previous capital value (CV)	\$0.00
Area (Ha)	1.8672
Property category	Lifestyle-1970's-average
Improvements (<u>KEY</u>)	DWG OB OI FG
Legal property description LOT 1 DP 313053	

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	990000	\$0.01
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	990000	\$219.91
Total					\$219.91
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	990000		\$35.92
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.95	Fixed	1		\$44.95
Total						\$80.87
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	990000		\$62.95
Total						\$62.95
Total Rates						\$509.75

Google maps

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