



# 1614 Manaia Road Coromandel

The Network Licensed REAA 2008



**Rob Keatley**

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**[www.trinityrealestate.co.nz](http://www.trinityrealestate.co.nz)**

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Enquiries Over \$1,300,000



## Elevate your Dreams!

Welcome to this impressive home and lifestyle property elevated with impressive views out over the spectacular harbour and beyond. When you arrive at this property you'll feel like you are in your own private retreat. This 4-bedroom, 2-storey home is well-maintained and tastefully decorated with generous sized rooms that all have views. The warmth and inviting nature is evident throughout. An open plan dining, lounge and large kitchen area leads out to an impressive outdoor area for entertaining and BBQs, complete with your very own pool! Imagine enjoying a dip in the pool while you take in the views. A double garage with internal access into the house with lots of storage and space adds to the package. You will be able to have a few sheep as there are grazable paddocks that are all fully fenced with another sizable shed to store the boat, toys and the rest. The chicken run completes the package, ready to move in and make your own memories.

### 1614 Manaia Road Coromandel

**Price:** Enquiries Over \$1,300,000  
**Land Area:** 14580m<sup>2</sup>  
**Floor Area:** 190m<sup>2</sup>  
**Rates:** \$3381

#### View Online:

<https://www.trinityrealestate.co.nz/property/1614-manaia-road-coromandel/>

#### Open Homes:

Contact Rob for viewing times



### Rob Keatley

REAL ESTATE CONSULTANT

**M:** 0275 777 424

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**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **SA31A/47**  
**Land Registration District** **South Auckland**  
**Date Issued** 26 January 1984

**Prior References**

SA25B/107      SA26C/1106      SA27B/1251  
SA8D/618

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**Estate** Fee Simple  
**Area** 1.4580 hectares more or less  
**Legal Description** Lot 1 Deposited Plan South Auckland  
32817

**Registered Owners**

Basil George Avery, Dawn Evelyn Avery and QL 5 Limited

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**Interests**

Subject to Section 5 Coal Mines Act 1979 (affects part formerly in CT SA26C/1106)

Subject as to so much of the above described land as is included within the district assigned for gold mining by the agreement validated by Auckland Gold Fields Proclamation Validation Act 1869 to the Goldfields Act (affects part formerly in CT SA27B/1251)

7621 Proclamation defining the middle line of a road - 5.8.1930 at 3.00 pm

5220445.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway to be a limited access road - 14.5.2002 at 2:52 pm

5752344.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 6.10.2003 at 9:00 am







## Rating Information Database

### Property Details

Item	Details
Assessment Number	100454
Valuation Number	04811-44300
Legal Description	LOT 1 DPS 32817
Situation Address	1614 Sh25 - Manaia Kereta/Te Kouma
Region	KERETA/TE KOUMA
Land Area	14580m <sup>2</sup> (1.458 Ha)
Title	CT-31A/47
Land Value	\$850,000.00
Improved Value	\$425,000.00
Capital Value	\$1,275,000.00

### Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	1275000	0.00017300	\$220.58
General Rate Residential	850000	0.00088500	\$752.25
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	850000	0.00044800	\$380.80
Total:			\$2764.01

<b>Valuation number</b>	0481144300
<b>Assessment number</b>	2227583
<b>Property location</b>	1614 Sh25 - Manaia Hwy Thames-Coromandel District
<b>Land value (LV)</b>	\$850,000.00
<b>Capital value (CV)</b>	\$1,275,000.00
<b>Previous land value (LV)</b>	\$0.00
<b>Previous capital value (CV)</b>	\$0.00
<b>Area (Ha)</b>	1.458
<b>Property category</b>	Lifestyle-1980's-average
<b>Improvements</b> <b>(<u>KEY</u>)</b>	DWG FG OI
<b>Legal property description</b> LOT 1 DPS 32817	



## 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](mailto:rates@waikatoregion.govt.nz).

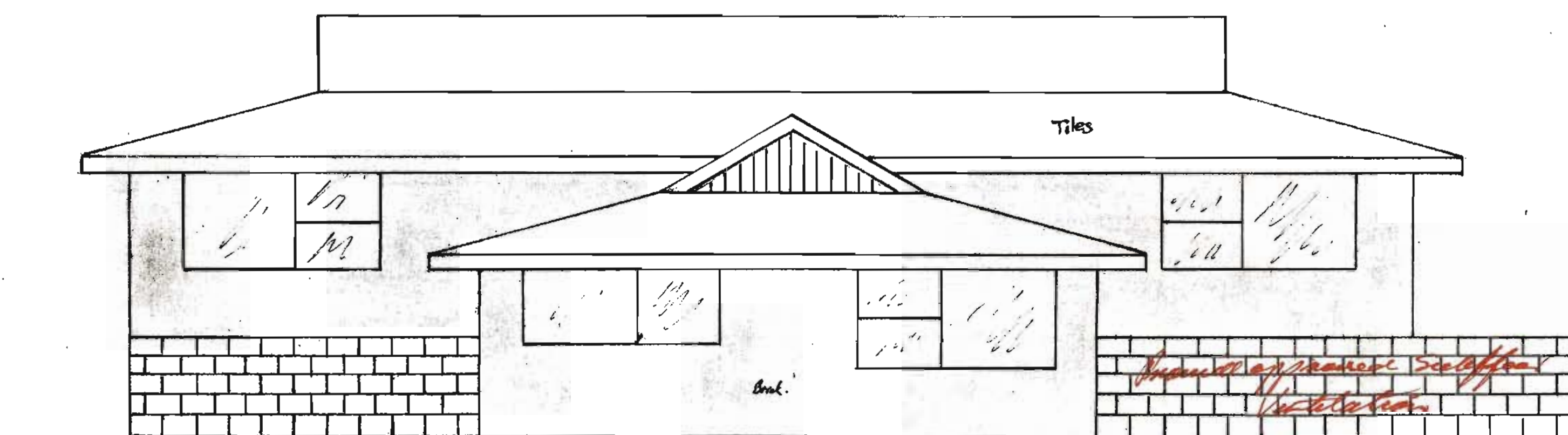
Rate description	Rate type	Rate factor	Factor	Value of factor	Rate amount (incl. GST)
Urban Public Transport Services	indirect benefit (Thames-Coromandel) Flat Rate	0.00000001	CV	1275000	\$0.01
Total					\$0.01
Uniform Annual General Charge	UAGC UR	99.1	Fixed	1	\$99.10
Total					\$99.10
Regional Theatre	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	1275000	\$283.22
Total					\$283.22
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	1275000		\$46.26
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.95	Fixed	1		\$44.95
Total						\$91.21
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	1275000		\$81.08
Total						\$81.08
<b>Total Rates</b>						<b>\$601.53</b>

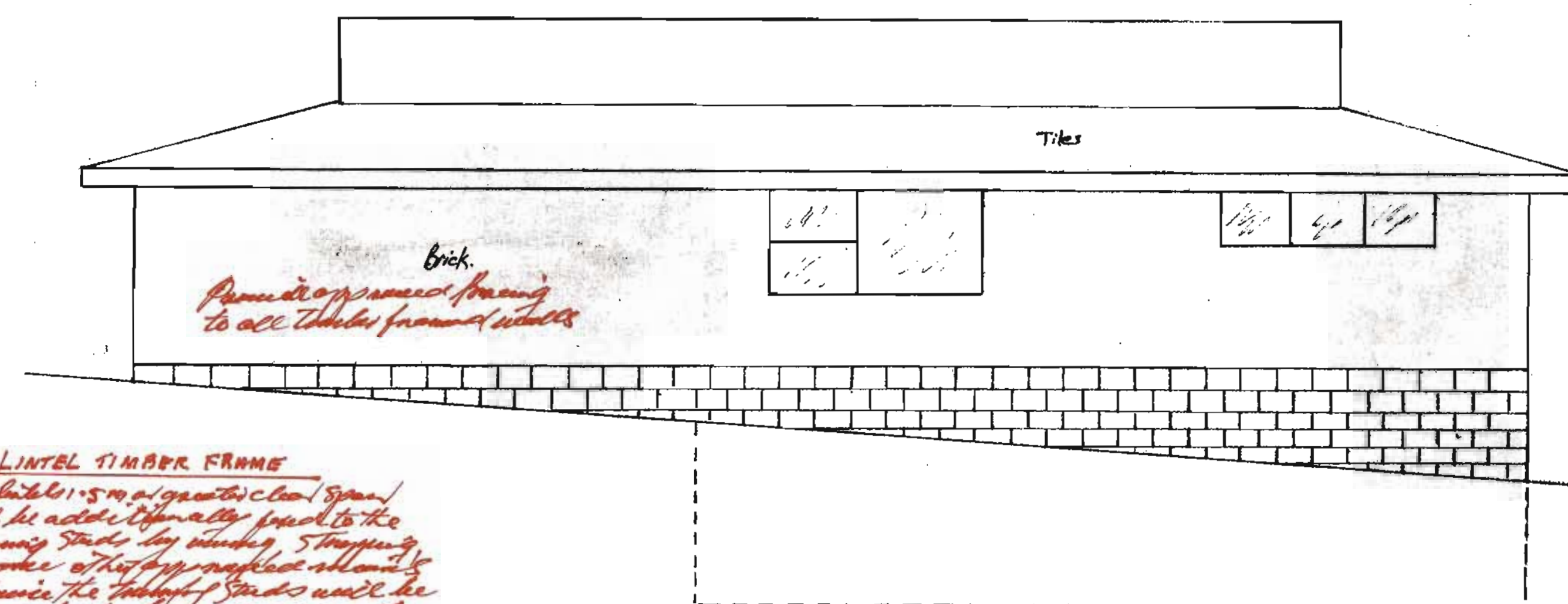
Google maps

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





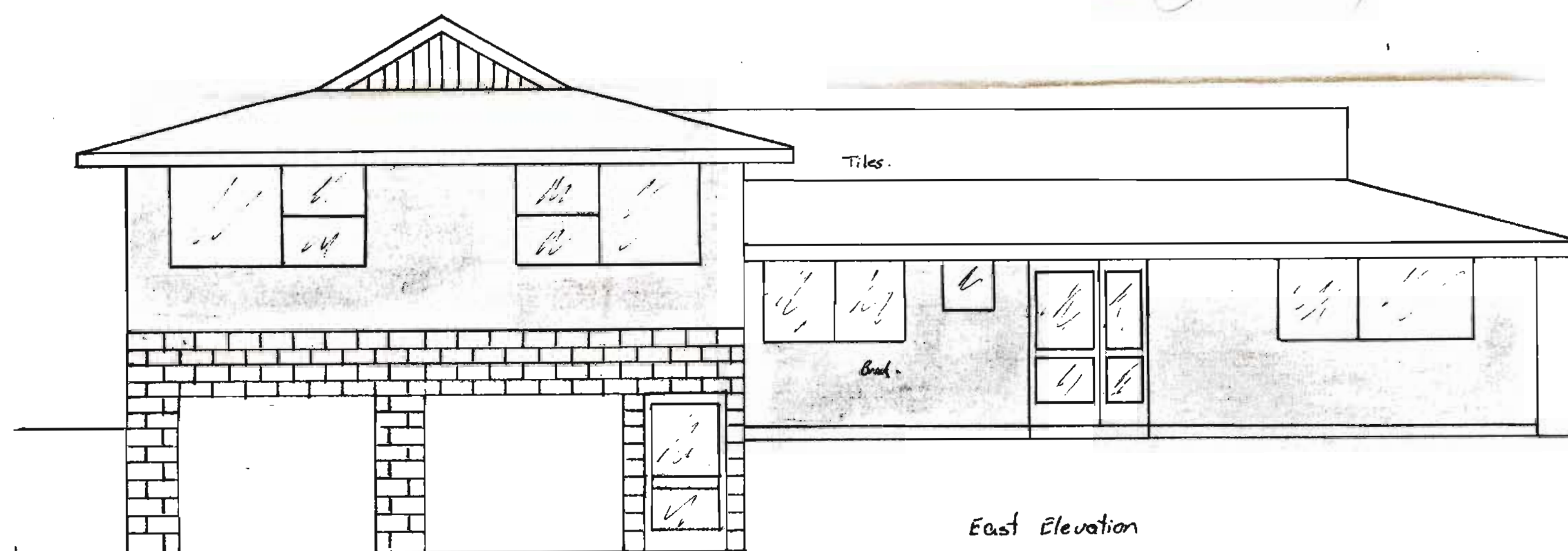
North Elevation



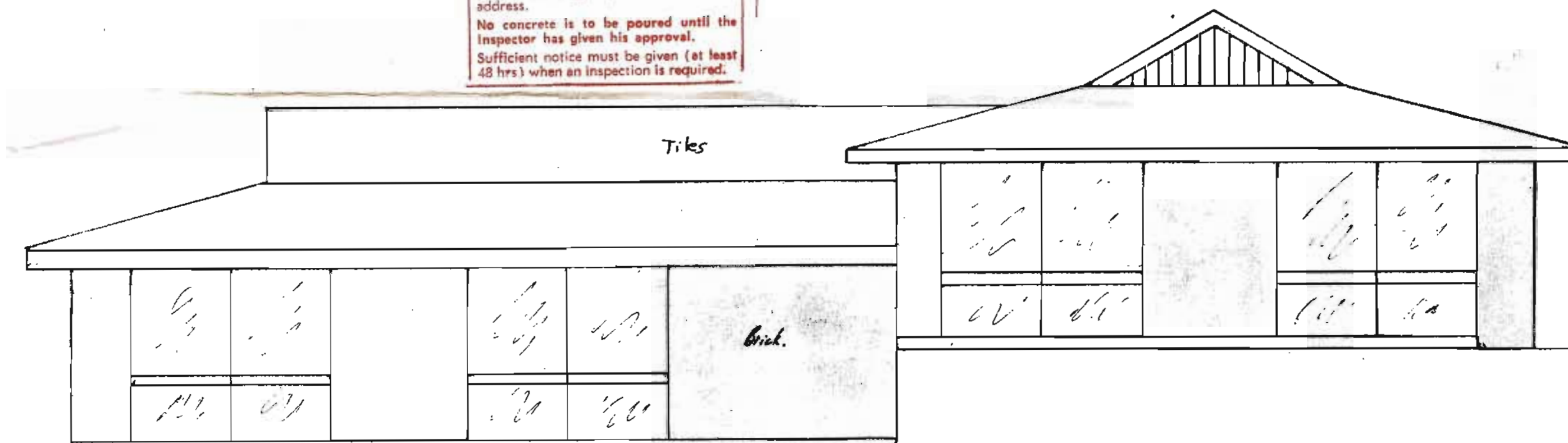
South Elevation

LINTEL TIMBER FRAME  
 All lintels 1.5m or greater clear span/width shall be added to the front of the supporting studs by inserting 5 timbers or 6 timbers at the appropriate intervals to support the lintels. Studs shall be fixed to the floor joists by the use of solid blocking, or of similar material.

**IMPORTANT**  
 THAMES COROMANDEL DISTRICT COUNCIL  
 Private Bag, Thames, Phone 405 Thames.  
**FOOTING (Foundation) INSPECTION**  
 When footings have been excavated and steel placed the Builder must notify the District Building Inspector at the above address.  
 No concrete is to be poured until the Inspector has given his approval.  
 Sufficient notice must be given (at least 48 hrs) when an inspection is required.



East Elevation



West Elevation

Proposed House for Mr Mrs B Coulter Coromandel.

DRAWN	CHECKED	SCALES	SHEET
TRACED	DATE	1-50	2.





28-Apr-2025

B G Avery and D E Avery and D G Hillman  
1614 State Highway 25  
RD 1  
Coromandel 3581

Dear Sir / Madam

**RESIDENTIAL POOL BARRIERS INSPECTION OUTCOME FOR:** PLS/573 /1614 Sh25 -  
Manaia Kereta/Te Kouma

A pool inspection carried out on 16-Apr-2025 has found that your pool barriers (fences, walls, gates, and doors) comply with the Building Act 2004.

Over time it is possible that changes to your garden and/or pool surrounds may compromise the compliance of your pool barriers. Please note that it is the responsibility of the pool owner to ensure that barriers continue to comply. In particular, please check that the springs and latches of the pool gates are maintained to ensure that they remain in good working order.

Please note that due to changes in legislation on 1 January 2017, all residential pool barriers are now required to be inspected every three years to ensure they continue to meet the requirements of the Building Act 2004.

An invoice for the inspection fee of \$220 has been enclosed.

If you have any questions, please contact Ngaio Bray on 07 868 0200

Yours faithfully

A handwritten signature in black ink that reads 'ELThomas'.

**Emma-Lee Thomas**  
**Regulatory Services**

Section 162C and 162D, Building Act 2004

WBCG: LIN\_13 Pool inspection – compliant, Version 2025-01-24





B G Avery  
1614 State Highway 25  
RD 1  
Coromandel 3581

**TAX INVOICE**  
GST REG # 16-584-207

Debtor number:	703900/1
Invoice number:	2509219
Date:	28-Apr-2025
Application number:	PLS/573
Property address:	1614 Sh25 - Manaia Kereta/Te Kouma

Fee Description	GST Amount	Total Fee (incl. GST)
Swimming/Spa pool audit fee	28.69	220.00

*If making payment through online banking please ensure the following details are filled out correctly:*

Thames-Coromandel District Council bank account number: **ANZ 01 0455 0090620 00**

<b>Particulars:</b>	<b>Code:</b>	<b>Reference:</b>	<b>To pay:</b>
7039001	B G Avery	225652	220.00