



# 35 Mary-Ellen Place 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 \$760,000

## Easy Living

### VENDOR MEETS THE MARKET !

This affordable home is a great find in the Greenhills subdivision. It has a well-planned layout, perfect for both families or a couple. A social kitchen invites you through the front door and the ranch sliders open out onto decking so that you can make the most of the all-day sun. The kitchen, with polished wood floors, has a great layout and includes some unique design features. It also includes a double-door fridge/freezer. The home has 3 bedrooms, the master with a walk-in wardrobe and doors opening out to the deck. Linea weatherboard construction gives an air of classic styling whilst being low maintenance. In fact, the property is low-maintenance inside and out. The single garage houses the laundry area with a polished concrete floor for easy care. It has internal access through a door to the kitchen. The good-sized deck has plenty of room for children to play, and add some nice outdoor furniture for your "kick-back" time, or for entertaining. Greenhills is the newest subdivision in Coromandel Town. Your new home is surrounded by homes of similar quality and only walking distance to the school and town centre with great shops, cafes etc.

### 35 Mary-Ellen Place Coromandel

**Price:** Enquiries Over \$760,000  
**Land Area:** 454m<sup>2</sup>  
**Floor Area:** 137m<sup>2</sup>  
**Rates:**  
**Rateable value:**

### View Online:

<https://thenetwork.co.nz/property/35-maryellen-place-coromandel/>



### 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** **388369**  
**Land Registration District** **South Auckland**  
**Date Issued** 04 April 2008

**Prior References**  
SA26B/140

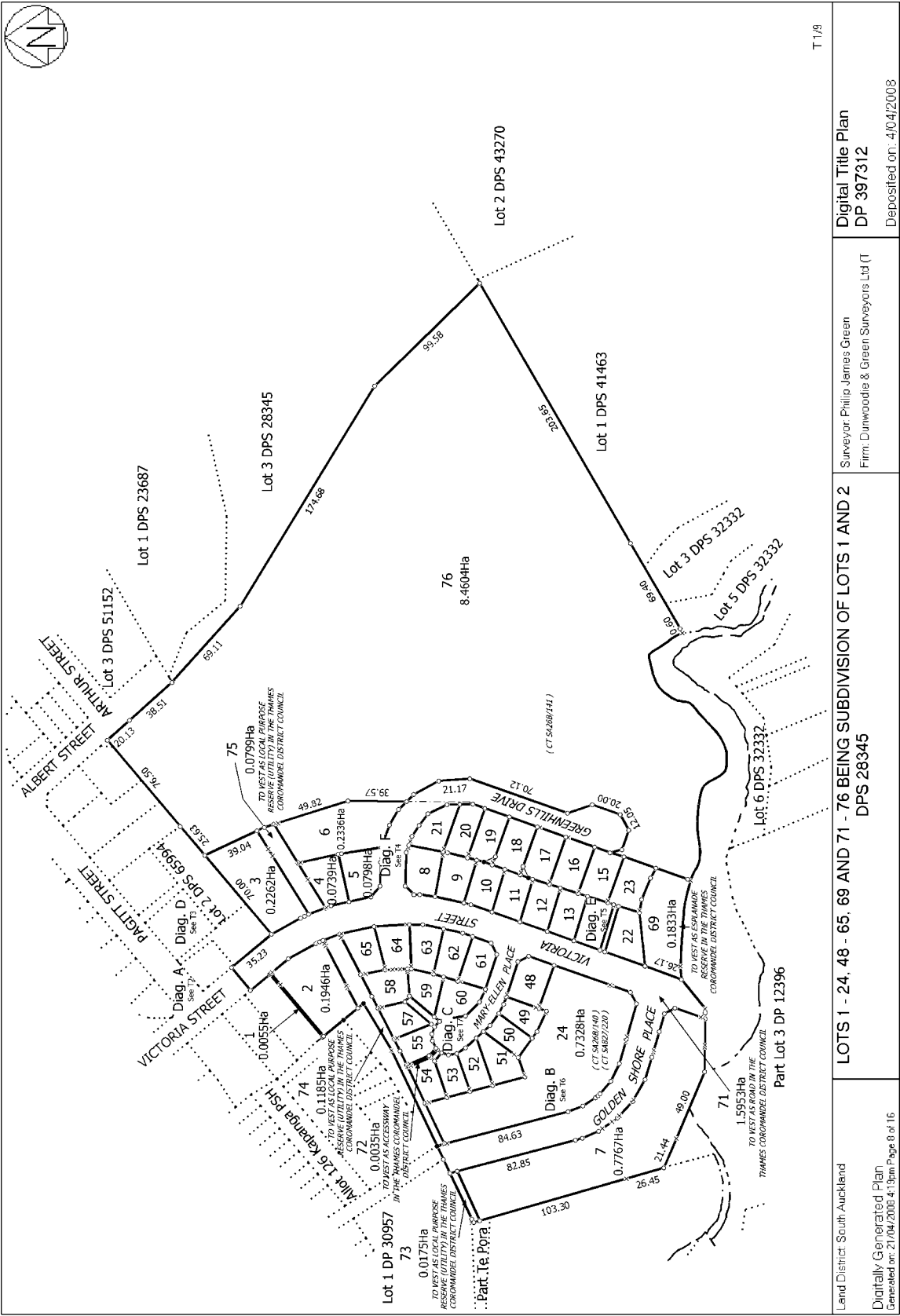
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**Estate** Fee Simple  
**Area** 454 square metres more or less  
**Legal Description** Lot 50 Deposited Plan 397312  
**Registered Owners**  
Peter Lawrence Pritchard, Lesley Annette Pritchard and Pritchard Trustee Company Limited

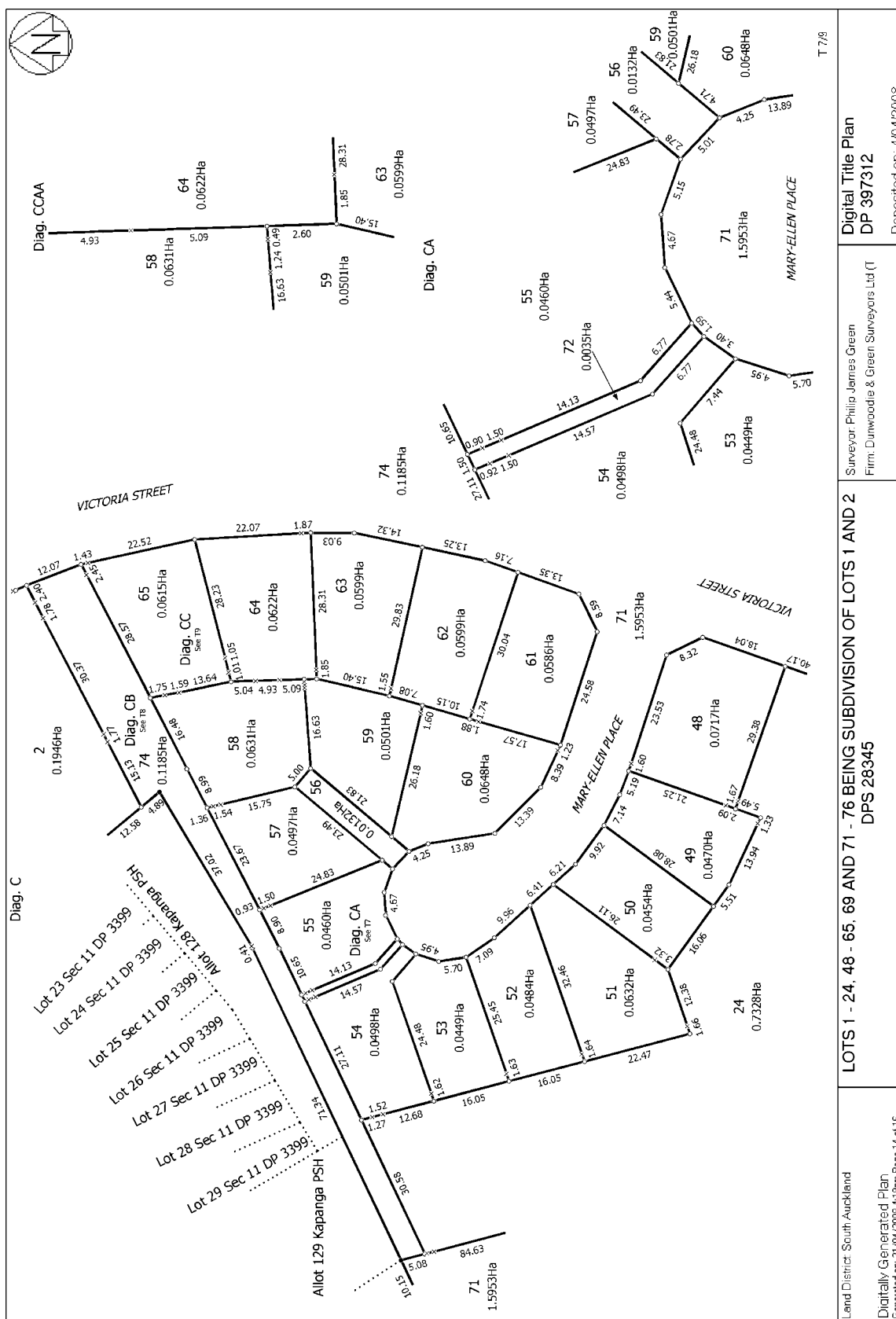
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**Interests**

7773358.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.4.2008 at 9:00 am  
Appurtenant hereto is a right to drain sewage created by Easement Instrument 7773358.6 - 4.4.2008 at 9:00 am  
The easements created by Easement Instrument 7773358.6 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Transfer 7773358.9 - 4.4.2008 at 9:00 am  
Fencing Covenant in Transfer 7773358.9 - 4.4.2008 at 9:00 am  
8466531.1 Partial Cancellation of Consent Notice 7773358.1 as to some of the conditions - 14.4.2010 at 2:50 pm







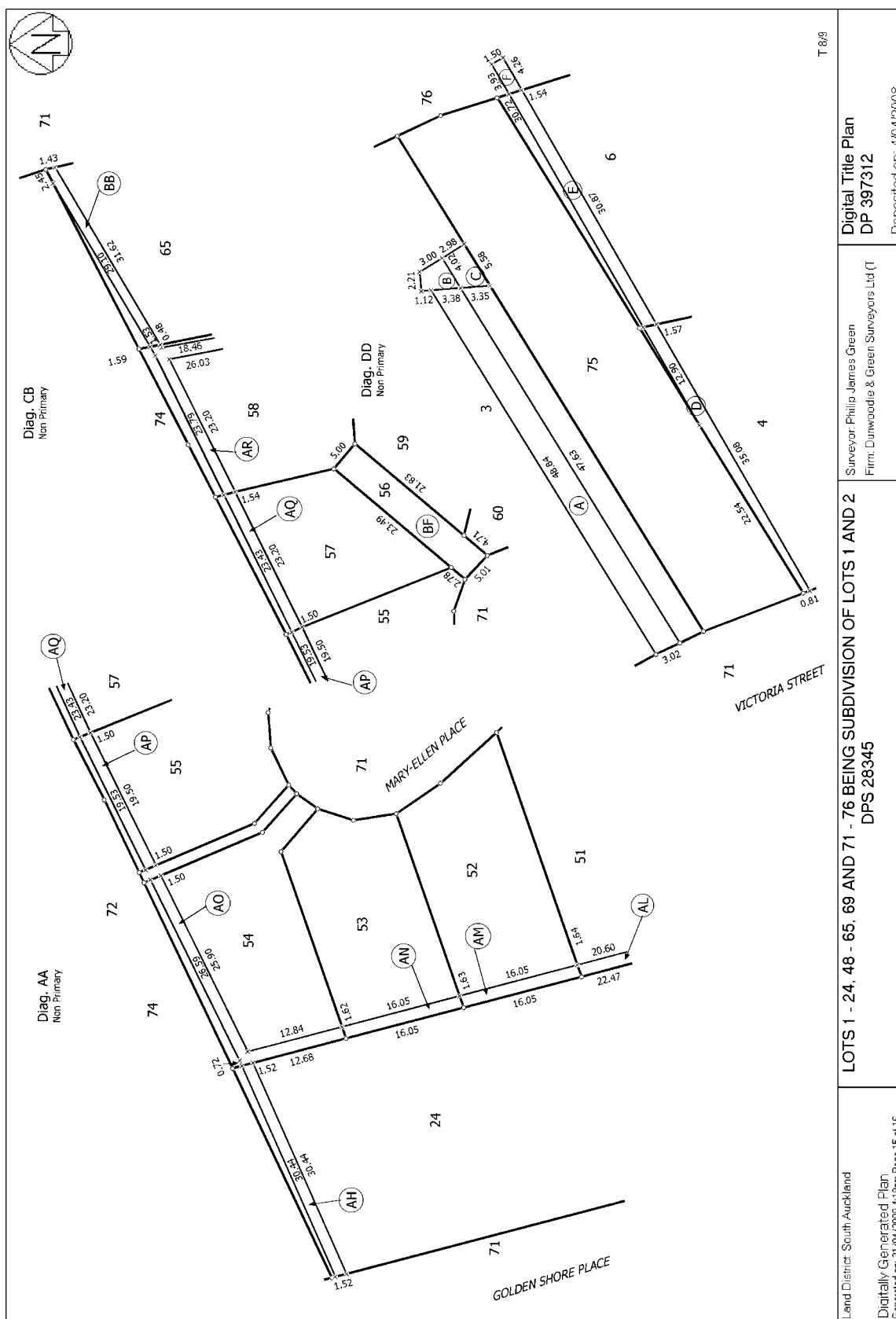
Digital Title Plan  
DP 397312

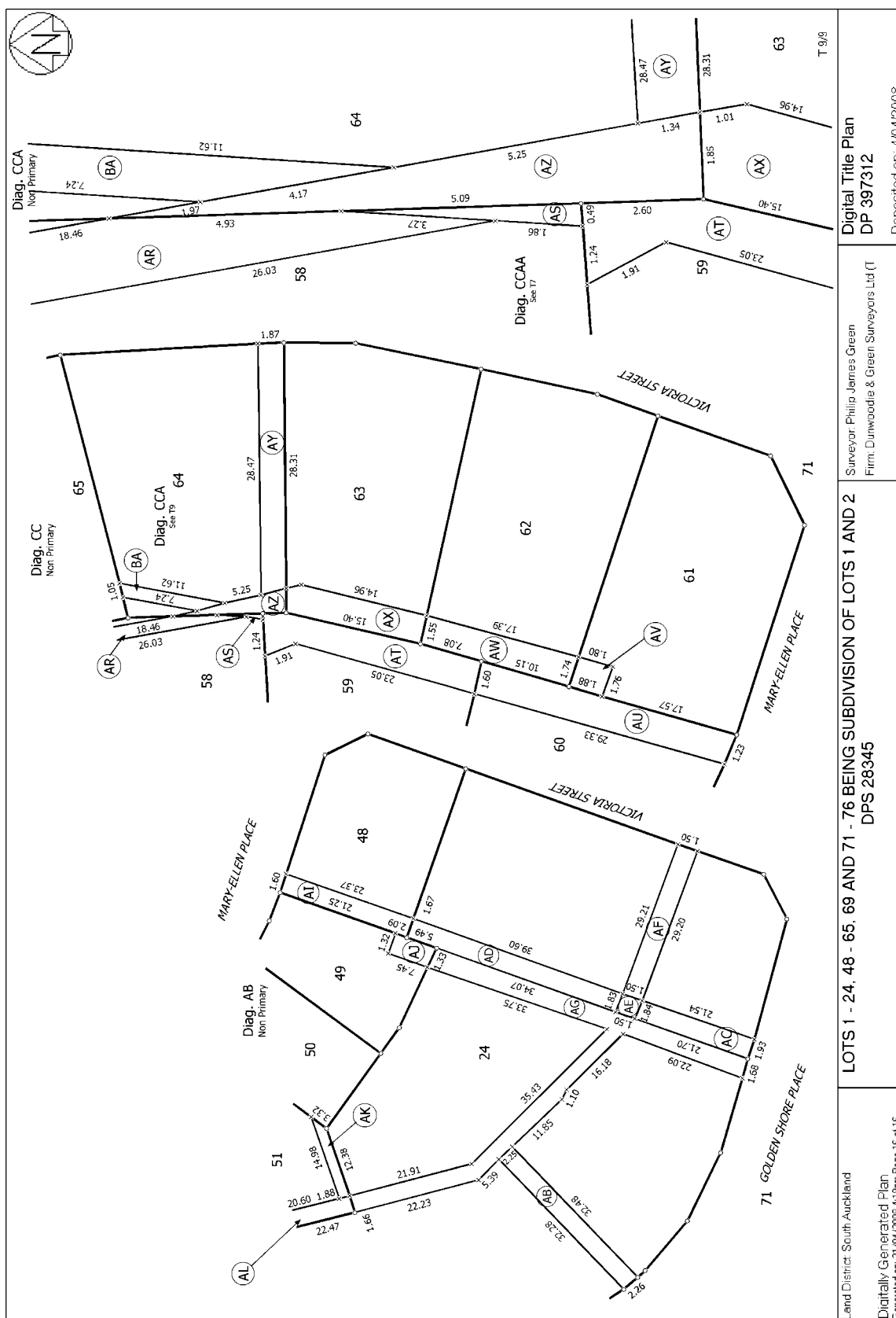
Surveyor: Philip James Green  
Firm: Dunwoodie & Green Surveyors Ltd (T)

LOTS 1 - 24, 48 - 65, 69 AND 71 - 76 BEING SUBDIVISION OF LOTS 1 AND 2  
DPS 28345

Land District: South Auckland  
Digitally Generated Plan  
Generated on: 21/04/2008 4:13pm Page 14 of 16

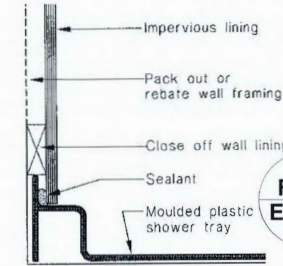
Deposited on: 4/04/2008







**SITE PLAN**  
1:100 SCALE  
454 m2 SITE AREA  
34% SITE COVERAGE



(b) Moulded plastic shower tray

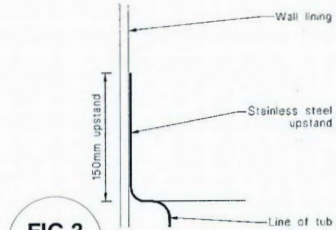
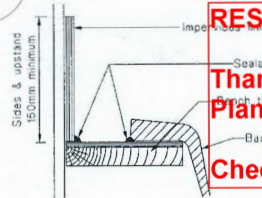


FIG 3  
E3/AS1



**RESOURCE CONSENT REQUIRED**

**Thames-Coromandel District Council  
Planning Check Completed**

**Checked on: 10/06/2014**

## PIPE SIZES

- 40 mm dia WASTE/BATH/SHOWER/BASINS (3500 max length without vent)
- 65 mm dia WASTE/BATH/SHOWER/BASINS (10000 max length without vent)
- 65 mm TERMINAL VENTS
- 100 mm SOIL PIPES
- 100 mm STORMWATER DRAIN
- 80 mm DOWNPIPES

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH NZS3604 (2011) AND LOCAL COUNCIL BYLAWS...BUILDER AND ALL CONTRACTORS TO CHECK AND VERIFY ALL DETAILS AND DIMENSIONS ETC PRIOR TO COMMENCEMENT OF ANY WORK

MAY 2014

tom.hansen@xtra.co.nz  
**Tom Hansen**  
Plan Service  
Phone 07 51 80698



LICENSED BUILDING PRACTITIONER design 1 (LBP 110999)  
ARCHITECTURAL DESIGNER

PROPOSED RESIDENCE AT LOT 50 (No 35) MARY ELLEN PLACE COROMANDEL

sheet. 1 .of. 8

COUNCIL STORMWATER CONNECTION

VEHICLE ACCESS 3600 WIDE

80 mm UPVC DOWNPIPE

28080

100 mm UPVC SEWER PIPE (1..60 FALL)

LEVEL +1600

MARY ELLEN PLACE

DATUM

AS/NZS 3500 & G13 PLUMBING SYSTEM

100 mm UPVC STORMWATER PIPE (1..60 FALL)

STORMWATER ATTENUATION BED (REFER ENGINEER DESIGN)

6.0 m DIA LIVING COURT

AIR ADMITTANCE VALVE

FLOOR

GAS BOTTLES

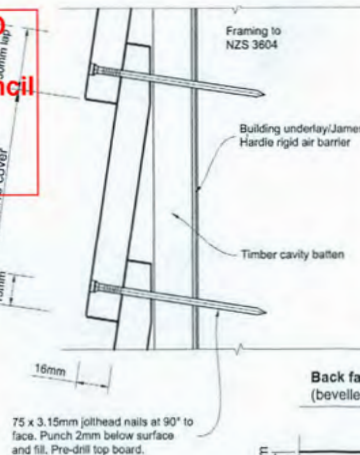
GAS INFINITY

TV

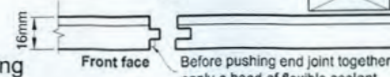
ORG

COUNCIL SEWER CONNECTION

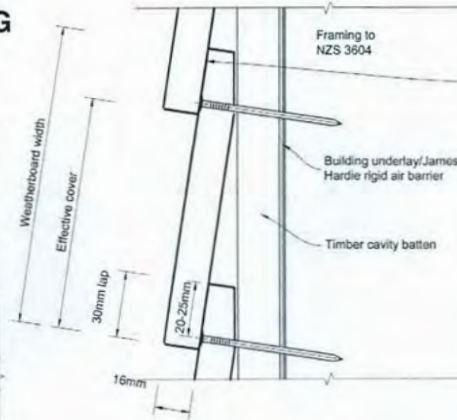
## LINEA FIXING



Exposed Nailing



Jointing Off Stud



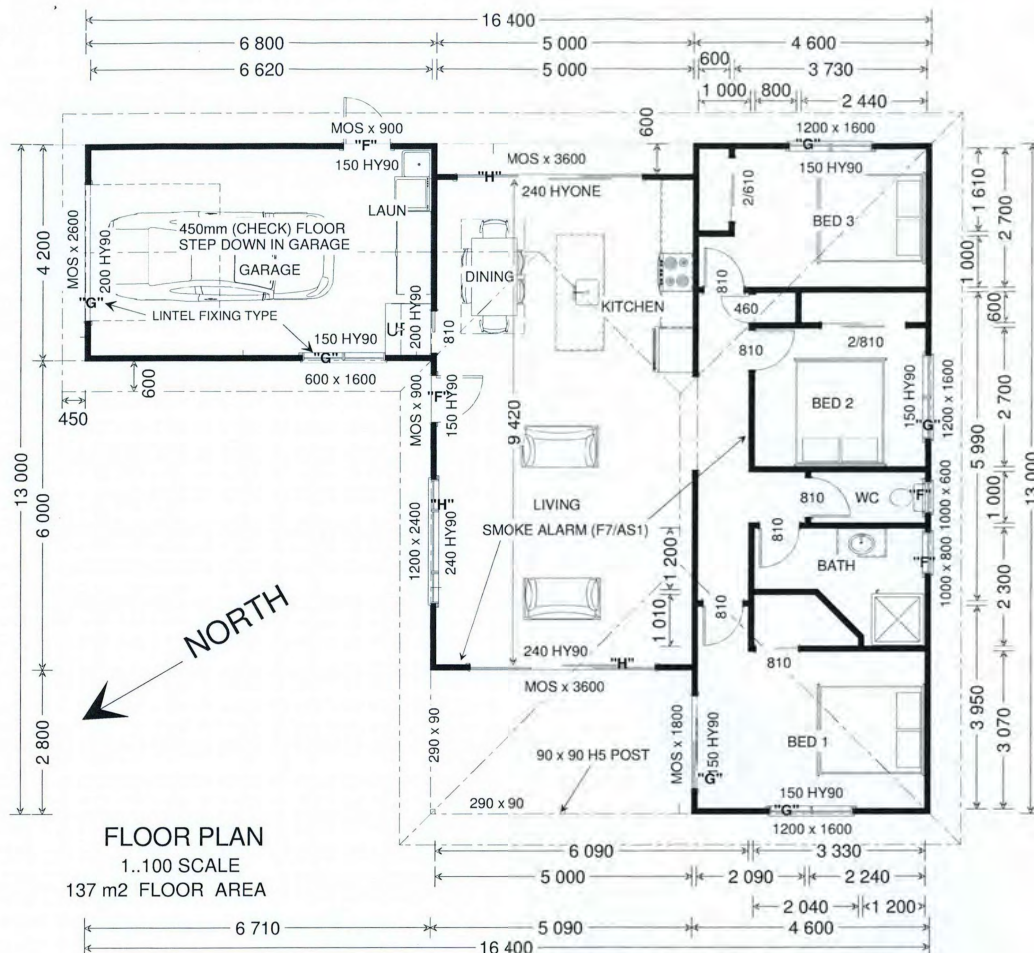
Concealed Nailing

Scyon® Linea® Weatherboards to be top fixed at studs using HardieFlex™ 60 x 3.15mm FH nail at 90° to face, finish flush.

Scyon® Linea® Weatherboards to be face fixed at corners and down window and door openings using 75 x 3.15mm jolt head nails at 90° to face, punch 2mm below surface and fill.

In EH wind zone and SED projects Scyon® Linea® Weatherboards must be face fixed with 90 x 4mm jolt head nails.





2455 TO UNDERSIDE OF TRUSSES GENERALLY  
450mm FLOOR STEP DOWN IN GARAGE  
2905 TO UNDERSIDE OF TRUSSES IN GARAGE

WALL & ROOF FRAMING TO BE SG8 GRADE/H1.2  
TREATMENT UNLESS OTHERWISE STATED

ALL FRAMING ASSUMED TO BE 90 mm  
WINDOWS AND EXTERIOR DOORS UP TO SOFFIT WHERE POSSIBLE

ALL WINDOWS & DOORS TO COMPLY WITH NZS 4211/4223  
WINDOW GLAZING TO BE 0.26 R VALUE (MINIMUM) IE DOUBLE GLAZING (EXCEPT GARAGE)  
SHOWER TO BE INBUILT PVC CUBICLE OVER GIB AQUALINE  
10 mm GIB AQUALINE TO WET AREAS  
ALL DOWNLIGHTS TO BE CA RATED

EXPOSURE ZONE C

ALL WORK TO BE CARRIED OUT IN  
ACCORDANCE WITH NZS3604  
(2011) AND LOCAL COUNCIL  
BYLAWS...BUILDER AND ALL  
CONTRACTORS TO CHECK AND  
VERIFY ALL DETAILS AND  
DIMENSIONS ETC PRIOR TO  
COMMENCEMENT OF ANY WORK



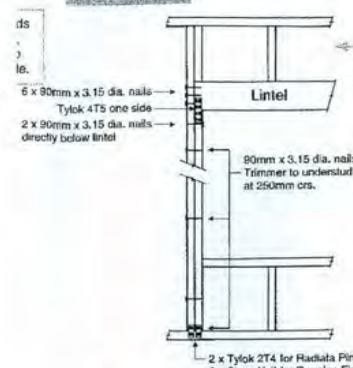
**BUILDING ENVELOPE RISK MATRIX**

RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH	SUB TOTALS
WIND ZONE (NZS 3604)	0	0	1	2	1
NUMBER OF STOREYS	0	1	2	4	0
ROOF/WALL INTERSECTION DESIGN	0	1	3	5	1
EAVES WIDTH	0	1	2	5	0
ENVELOPE COMPLEXITY	0	1	3	6	1
DECK DESIGN	0	2	4	6	0
<b>TOTAL RISK SCORE</b>					<b>3</b>

LICENSED BUILDING PRACTITIONER design 1 (LBP 110999)

ARCHITECTURAL DESIGNER

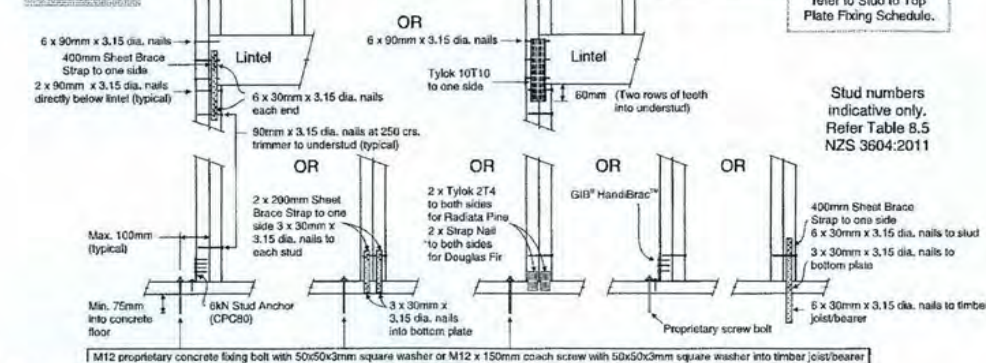
### TYPE F 4.0 kN



### TYPE "F" LINTEL FIXING

### TYPE "G" LINTEL FIXING

#### TYPE G 7.5 kN

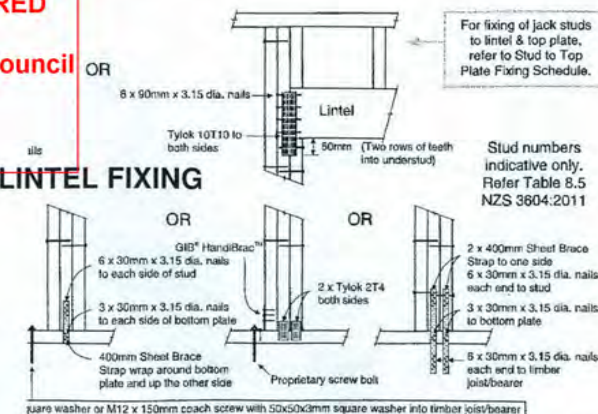


### RESOURCE CONSENT REQUIRED

James-Coromandel District Council  
Planning Check Completed

Checked on: 10/06/2014

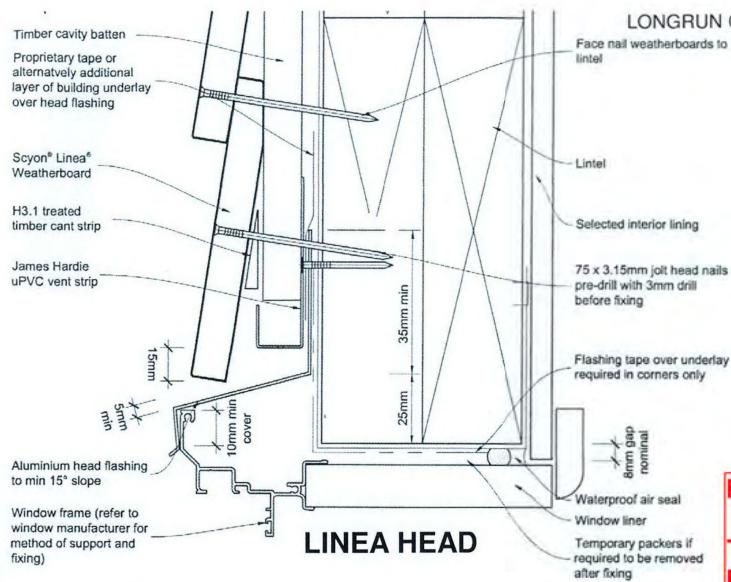
### TYPE "H" LINTEL FIXING



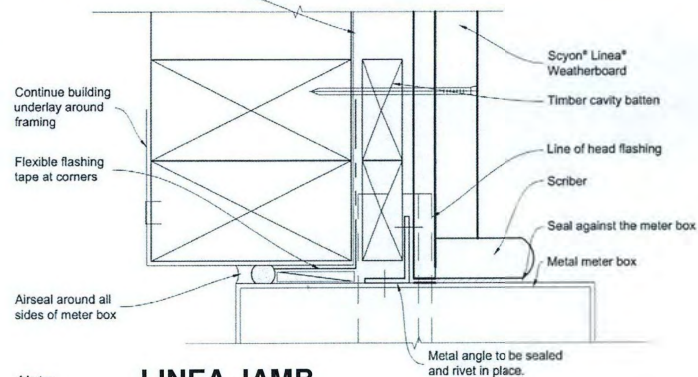
PROPOSED RESIDENCE AT LOT 50 (No 35) MARY ELLEN PLACE COROMANDEL

sheet. 2 of.. 8





**LINEA HEAD**



**LINEA JAMB**

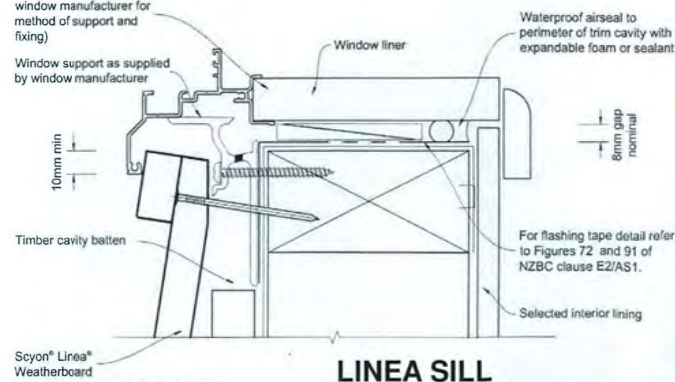
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH NZS3604 (2011) AND LOCAL COUNCIL BYLAWS...BUILDER AND ALL CONTRACTORS TO CHECK AND VERIFY ALL DETAILS AND DIMENSIONS ETC PRIOR TO COMMENCEMENT OF ANY WORK

APRIL 2014

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 Plan Service  
 Phone 07 5480698



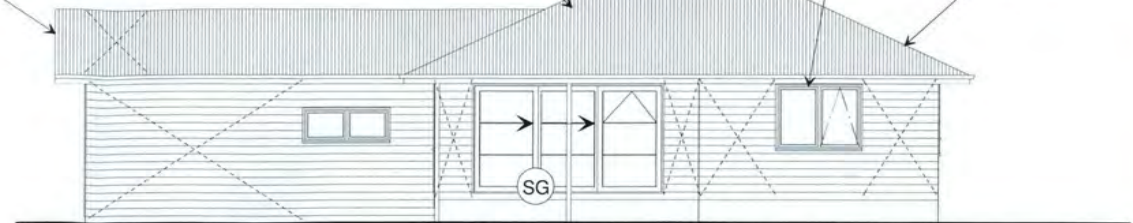
LICENSED BUILDING PRACTITIONER design 1 (LBP 110999)  
 ARCHITECTURAL DESIGNER



**LINEA SILL**

LONGRUN CORRUGATED COLORSTEEL OVER "THERMAKRAFT 215" SELF SUPPORT BREATHER PAPER  
 450 mm OVERHANG FROM FRAME

WINDOWS AND EXTERIOR DOORS UP TO SOFFIT  
 25 DEGREES ROOF PITCH



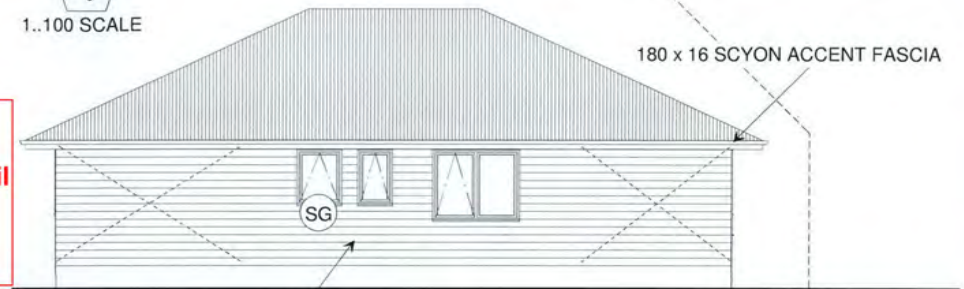
WINDOW GLAZING TO BE 0.26 R VALUE (MINIMUM) IE.DOUBLE GLAZING

1  
 1..100 SCALE

**RESOURCE CONSENT REQUIRED**

**Thames-Coromandel District Council  
 Planning Check Completed**

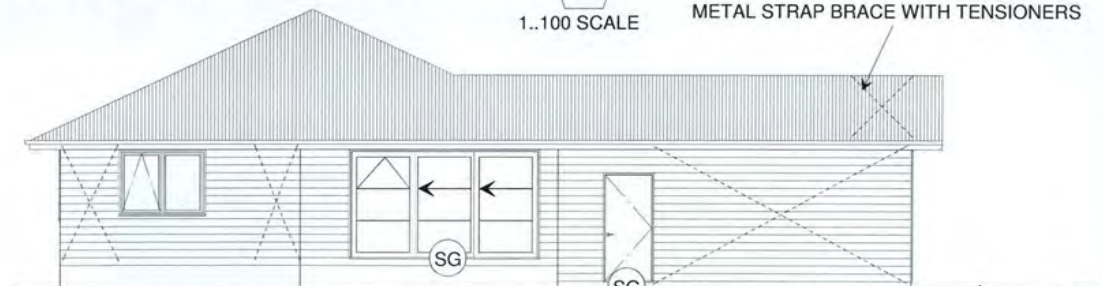
**Checked on: 10/06/2014**



LINEA OVER 45 x 20 H3.2 BATTEN OVER TYVEK WALL WRAP

2  
 1..100 SCALE

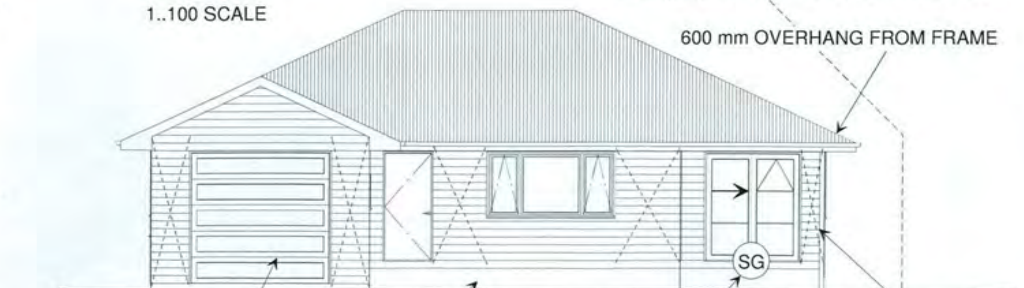
METAL STRAP BRACE WITH TENSIONERS



3  
 1..100 SCALE

150mm (min) FLOOR TO FINISHED GROUND

600 mm OVERHANG FROM FRAME



COLORSTEEL SECTIONAL DOOR  
 90 x 35 H3.2 BASE BOARDS WITH 20mm GAP

4  
 1..100 SCALE

SAFETY GLASS

90 x 90 H5 POST

PROPOSED RESIDENCE AT LOT 50 (No 35) MARY ELLEN PLACE COROMANDEL

sheet. 3 .of.. 8



# Rating Information Database

## Property Details

Item	Details
Assessment Number	811220
Valuation Number	04851-16824
Legal Description	LOT 50 DP 397312
Situation Address	35 Mary-Ellen Place Coromandel
Region	COROMANDEL
Land Area	454m <sup>2</sup> (0.0454 Ha)
Title	CT-388369
Land Value	\$305,000.00
Improved Value	\$495,000.00
Capital Value	\$800,000.00

# Current Rates 2024/2025

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	800000	0.00015200	\$121.60
General Rate Residential	305000	0.00091400	\$278.77
Solid Waste Collection - Coromandel/Colville	1	363.37000000	\$363.37
Stormwater Coro - Value Based	495000	0.00009700	\$48.02
Stormwater Coromandel - SUIP	1	109.46000000	\$109.46
Uniform Annual General Charge	1	735.06000000	\$735.06
Wastewater Residential	1	1085.51000000	\$1085.51
Water Serviced/Metered	1	437.23000000	\$437.23
Works & Services Farm/Hort/Rural/Res/Islands	1	331.48000000	\$331.48
Works & Services Residential	305000	0.00044800	\$136.64
Total:			\$3647.14

## Disclaimer

*The 2024/2025 figures are based on the Rating Information Database as at July 2024 in conjunction with the 2024/2034 Long Term Plan. These rates were adopted by Council at a special meeting on 27 June 2024.*



<b>Valuation number</b>	0485116824
<b>Assessment number</b>	2155068
<b>Property location</b>	35 Mary-Ellen Pl Thames-Coromandel District
<b>Land value (LV)</b>	\$305,000.00
<b>Capital value (CV)</b>	\$800,000.00
<b>Previous land value (LV)</b>	\$0.00
<b>Previous capital value (CV)</b>	\$0.00
<b>Area (Ha)</b>	0.0454
<b>Property category</b>	Residential-Dwelling-2010/2019-average
<b>Improvements</b> <b>(<u>KEY</u>)</b>	DWG OI
<b>Legal property description</b> LOT 50 DP 397312	

## 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)	0.00000044	CV	800000	\$0.35
Urban Public Transport Services	direct benefit (Thames-Coromandel)	0.00000281	CV	800000	\$2.25
Total					\$2.60
Uniform Annual General Charge	UAGC	99.71544808	UR	1	\$99.72
Total					\$99.72
Regional Theatre	Secondary	0.57875679	UR	1	\$0.58
Total					\$0.58
Regional Services	Regional Services	3.68303104	UR	1	\$3.68
Total					\$3.68
Regional Council General	Thames-Coromandel	0.00021436	CV	800000	\$171.49
Total					\$171.49
Natural Heritage	Natural Heritage	14.99999291	UR	1	\$15.00

Total					\$15.00
Coromandel Peninsula Coromandel Zone	Catchment (value based)	0.00003719	CV	800000	\$29.75
Coromandel Peninsula Coromandel Zone	Catchment (per property)	45.89482997	UR	1	\$45.89
Total					\$75.64
Coromandel Peninsula Coromandel Township	Coromandel Township Maintenance	0.0000713	CV	800000	\$57.04
Coromandel Peninsula Coromandel Township	Coromandel Township Indirect (capital)	0.0000008	CV	800000	\$0.64
Total					\$57.68
Civil Defence & Emergency Mgmt	Civil Defence and Emergency Mgmt	16.05929241	UR	1	\$16.06
Total					\$16.06
Biosecurity	Pest Control and Regional Biosecurity	0.00005867	CV	800000	\$46.94
Total					\$46.94
<b>Total Rates</b>					<b>\$489.39</b>