



52 The 309 Road Coromandel

The Network Licensed REAA 2008



REAL ESTATE CONSULTANT

Rob Keatley

☎ 0275777424

✉ rob.keitley@trinitynetwork.co.nz

REAL ESTATE CONSULTANT

Becks Greenhill

☎ 0210694428

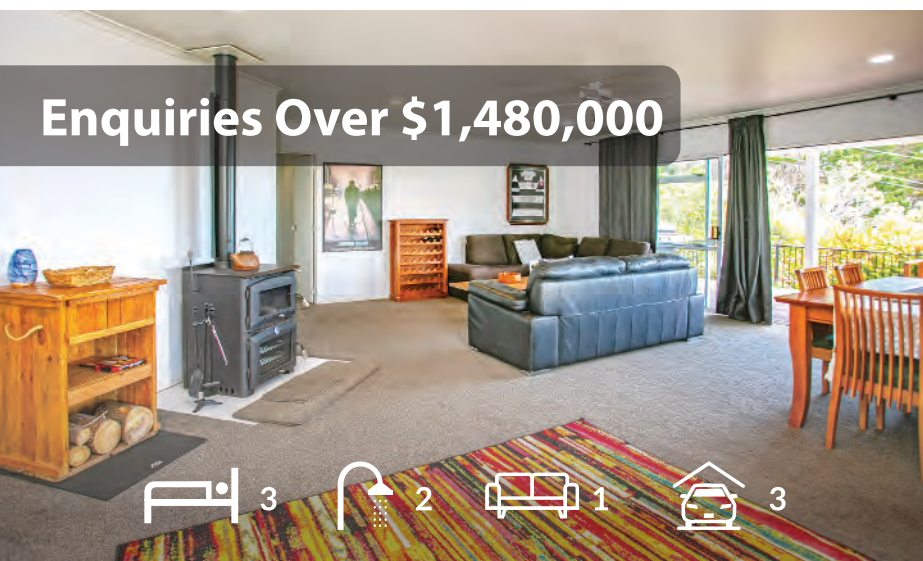
✉ rebecca.greenhill@trinitynetwork.co.nz

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

The documents provided in this information pack are review copies only, many provided by third parties and may not be current or complete. The records and reports are subject to update at any time. The information contained is therefore only being provided for basic introductory purposes and should not be relied upon by purchasers. Purchasers are encouraged to obtain their own copies of any records and seek independent legal and professional advice.



Enquiries Over \$1,480,000



Panoramic Views

This 20ha lifestyle property has arguably one of the best views in Coromandel. The views from the top of the hill provide a breath-taking 360-degree vista, including Coromandel Harbour and the islands and beyond, the lush green valley leading to Coromandel Town and the bush-clad hills behind, including the iconic Castle Rock.

The well-maintained 3-bedroom, 2-bathroom home also enjoys these amazing views. It has a large kitchen with a great amount of bench space and is filled with natural light from the large windows which also capture the views. The kitchen, lounge and 2 of the bedrooms open out to an extensive patio area perfect for entertaining or just contemplating the peace and the views. The lounge/dining area is light and spacious and perfect for relaxing with friends and family. The house also includes 3 garages, a spa-room and a "boot-room" for all your coats and outdoor gear. There is a great amount of storage here too, including space for a freezer.

The land has a great deal of potential and lots of options on offer. There is a drivable road to the top of the hill where you could explore the option of adding some extra accommodation which would provide an extra income. Most of the land is in pasture and is well-fenced for you to graze animals.

Also included are stock yards and a very large barn (with power and concrete floor) to house the farm vehicles and the boat and other water toys. Or it could be used as workshop or studio.

There are endless opportunities here. Contact us now to make an appointment for a viewing.

52 The 309 Road Coromandel

Price: Enquiries Over \$1,480,000
Land Area: 207090m²
Floor Area: 170m²
Rates: \$3142
Rateable value: \$1620000 on 2023-06-30

View Online:

<https://www.trinityrealestate.co.nz/property/52-the-309-road-coromandel/>

Open Homes:

Contact Becks or Rob for viewing times

REAL ESTATE CONSULTANT

Becks Greenhill

M: 021 069 4428

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Rob Keatley

M: 0275 777 424

E: rob.keatley@trinitynetwork.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

SA66A/191

Part-Cancelled

Land Registration District **South Auckland**

Date Issued 08 October 1998

Prior References

SA46B/783 SA46B/787

Estate

Fee Simple

Area

20.7090 hectares more or less

Legal Description

Lot 2 Deposited Plan South Auckland
81972

Registered Owners

Hector Duncan George and Tania Rana George

Interests

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)

Subject to a right of way over part marked B on DPS 54610 specified in Easement Certificate H961941.8 - 2.7.1990 at 9.01 am

The easements specified in Easement Certificate H961941.8 are subject to Section 309 (1) (a) Local Government Act 1974 B669190.1 Gazette Notice (2001 p1791) declaring part within land (8057m²) to be road and vested in the Thames Coromandel District Council - 23.7.2001 at 2.11 pm



Approved by the District Land Registrar, South Auckland No. 351560
Approved by the District Land Registrar, North Auckland, No. 4380/81
Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

EASEMENT CERTIFICATE

H961941.8
EC

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

We JOHN DOUGLAS BRIER and ANN THERESE BRIER his wife, both of Coromandel, Farmers

being the registered proprietor(s) 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 1990 under No. S.54610 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 Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Part Lot 5 DPS 54610	Shown "A"	Lots 3 and 4 DPS 54610	C.T. No 411/270
Right of Way	Part Lot 2 DPS 54610	Shown "B"	Lot 9 DPS 54610	C.T. No 39C/800
Right to Convey Water	Part Lot 4 DPS 54610	Shown "C"	Lots 3, 5 and 6 DPS 54610	C.T. No 378/277
Right to Convey Water	Part Lot 5 DPS 54610	Shown "A" and "D"	Lot 6 DPS 54610	C.T. No 411/270
Right to Drain Water	Part Lot 6 DPS 54610	Shown "E"	Lots 7, 8 and 9 DPS 54610	C.T. No 39C/800
Right to Drain Water	Part Lot 7 DPS 54610	Shown "F"	Lots 8 and 9 DPS 54610	C.T. No 39C/800
Right to Drain Water	Part Lot 8 DPS 54610	Shown "G"	Lot 9 DPS 54610	C.T. No 39C/800
Right to Drain Water	Part Lot 6 DPS 54610	Shown "H"	Lots 7 and 8 DPS 54610	C.T. No 39C/800
Right to Drain Water	Part Lot 7 DPS 54610	Shown "I"	Lot 8 DPS 54610	C.T. No 39C/800

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:

The rights and powers are as set out in paragraphs 1, 2, 3 and 5 of the Seventh Schedule to the Land Transfer Act 1952

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

Right to Convey Water

The right over the part Lot 4 DPS.54610 shown "C" shall be a right jointly held by the registered proprietors for the time being of Lots 3, 5 and 6 DPS.54610 to convey water through over and along a pipeline having an internal diameter not exceeding 18 mm. The cost of maintaining the said pipeline shall be borne by the registered proprietors for the time being of the said Lots 3, 5 and 6 in equal shares. Each of the said registered proprietors of Lots 3, 5 and 6 shall be entitled to one connection from the said pipeline and shall be entitled to draw equal quantities of water. The cost of maintaining the pipeline through over and along the part Lot 4 shown "A" and the part Lot 3 shown "D" shall be borne by the registered proprietor for the time being of Lot 6 DPS.54610.

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

Rights of Way

The cost of fencing, forming, re-forming, metalling, draining and maintaining the carriageway formed or to be formed shall be borne:-

- (a) over the Part Lot 5 shown "A" on Deposited Plan S.54610 by the registered proprietors for the time being of Lots 3, 4 and 5 Deposited Plan S.54610 in equal shares
- (b) As to the Part Lot 2 shown "B" on Deposited Plan S.54610 by the registered proprietors for the time being of Lots 2 and 9 Deposited Plan S.54610 in equal shares

Drainage Rights

The cost of constructing, cleaning, maintaining and fencing the drains constructed or to be constructed over the following lands shall be borne:-

- (a) As to the Part Lot 6 shown "E" on Deposited Plan S.54610 by the registered proprietors for the time being of Lots 6, 7, 8 and 9 Deposited Plan S.54610 in equal shares
- (b) As to the Part Lot 7 shown on Deposited Plan S.54610 by the registered proprietors for the time being of Lots 7, 8 and 9 Deposited Plan S.54610 in equal shares
- (c) As to the Part Lot 8 shown "G" on Deposited Plan S.54610 by the registered proprietors for the time being as Lots 8 and 9 Deposited Plan S.54610 in equal shares
- (d) As to the Part Lot 6 shown "H" on Deposited Plan S.54610 by the registered proprietors for the time being of Lots 6, 7 and 8 on Deposited Plan S.54610 in equal shares
- (e) As to the Part Lot 7 shown "I" on Deposited Plan S.54610 by the registered proprietors for the time being of Lots 7 and 8 Deposited Plan S.54610 in equal shares

Dated this 26th day of Jan 1990

Signed by the above-named
JOHN DOUGLAS BRIER and
ANN THERESE BRIER

[Signature]
abrier

in the presence of

Witness *[Signature]*

Occupation *[Signature]*

Address *[Signature]*

EASEMENT CERTIFICATE

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

Correct for the purposes of the
Land Transfer Act



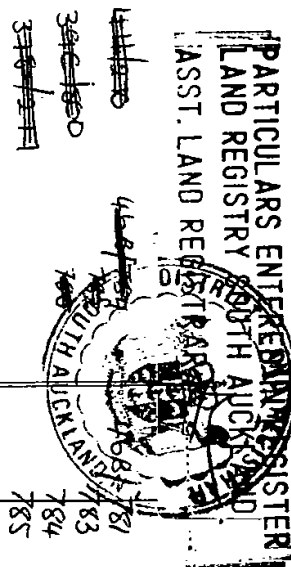
Solicitor for the registered proprietor

The right of way and
right to convey water easements
specified herein are subject to
Section 309(1)(a) Local Government
Act 1974
Am.

EC
(8) f.

PURNELL JENKISON & ROSCOE
SOLICITORS
THAMES

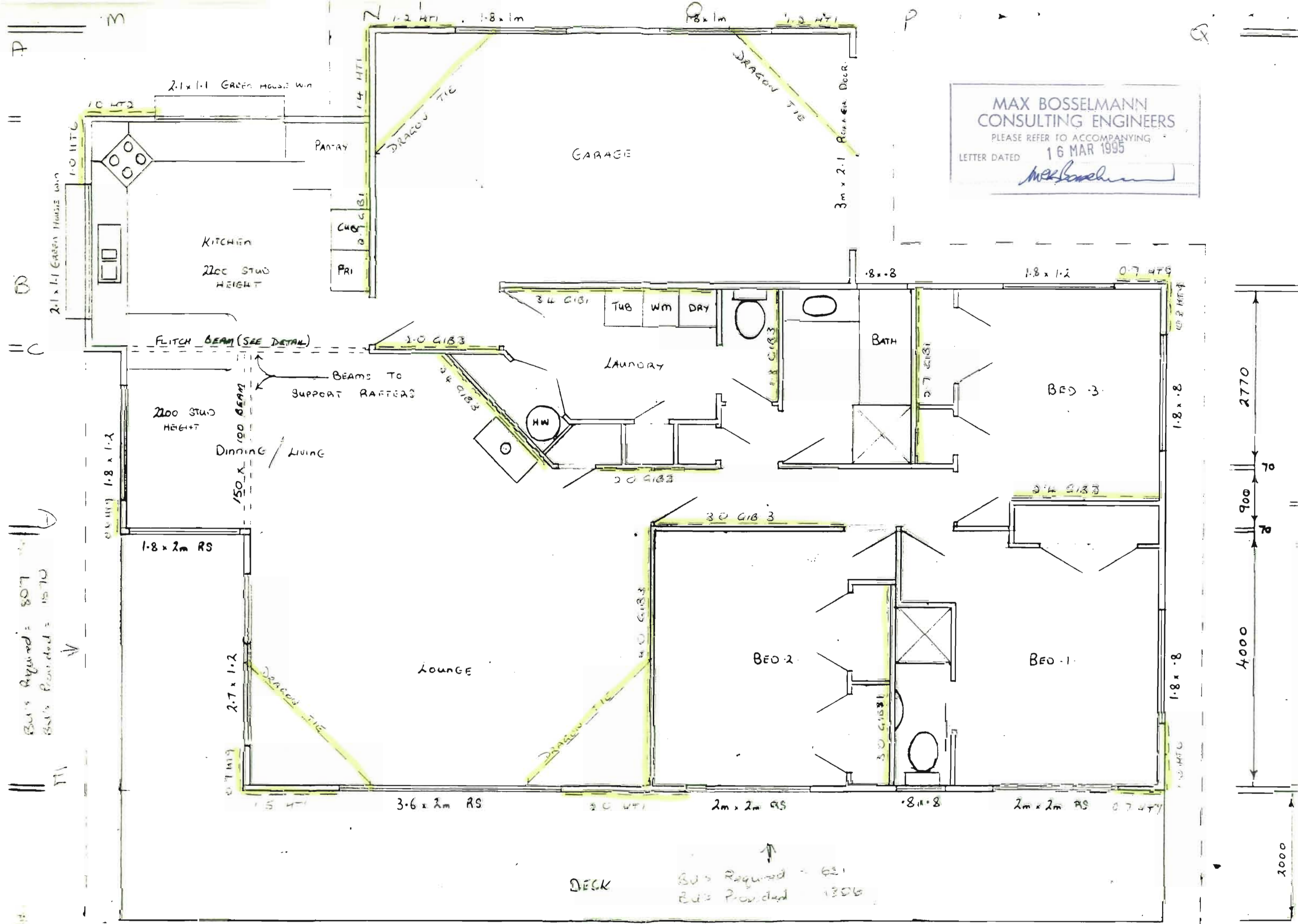
REGISTER

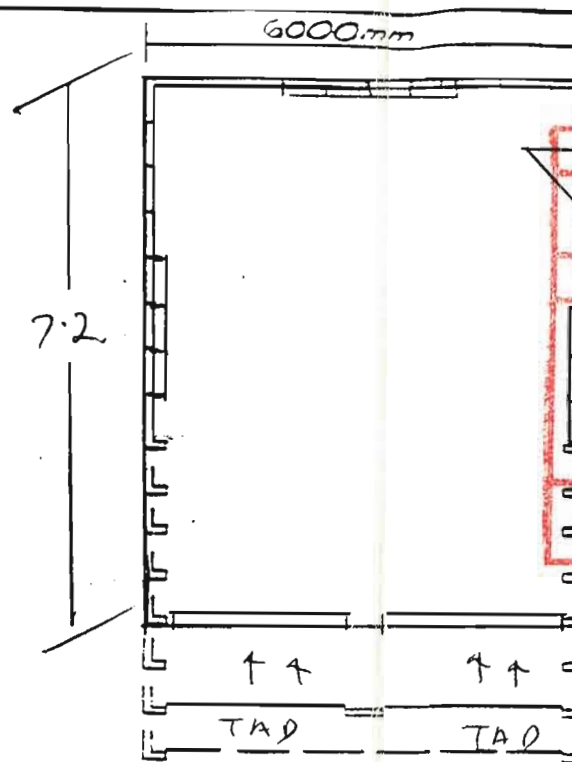
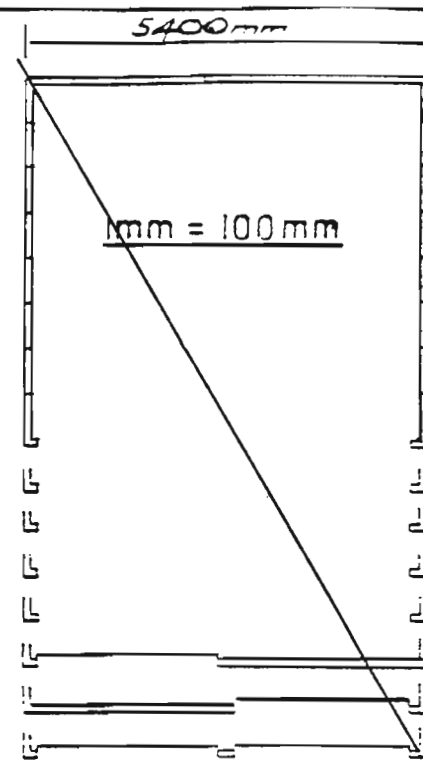
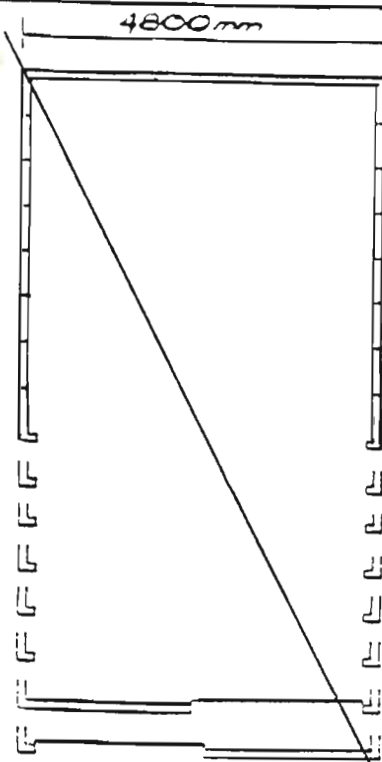


9.01 02.JUL.90 H 961941-8



Max Borchers



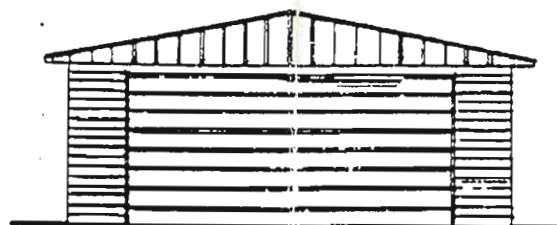
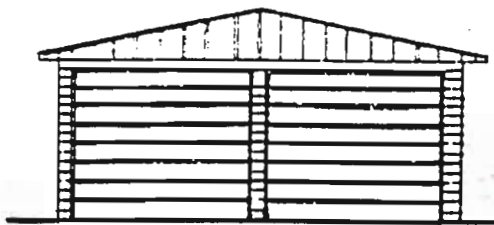
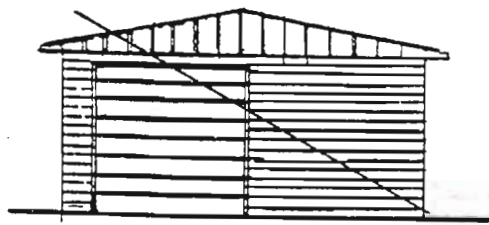


SKYLINE CARACES

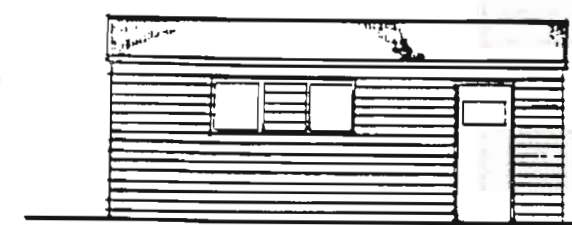
manufactured by Skyline Buildings Ltd.

THAMES-COROMANDEL DISTRICT COUNCIL		
Private Bag Thames	IMPORTANT	Phone Thames 86025
VARIATIONS TO APPROVED PLANS		
NO DEPARTURE FROM OR VARIATION TO THESE APPROVED PLANS AND PERMIT IS PERMITTED UNLESS WRITTEN APPROVAL HAS BEEN OBTAINED FROM COUNCILS BUILDING DEPARTMENT		
FAILURE TO OBSERVE THIS REQUIREMENT CAN RESULT IN A STOP WORK NOTICE		

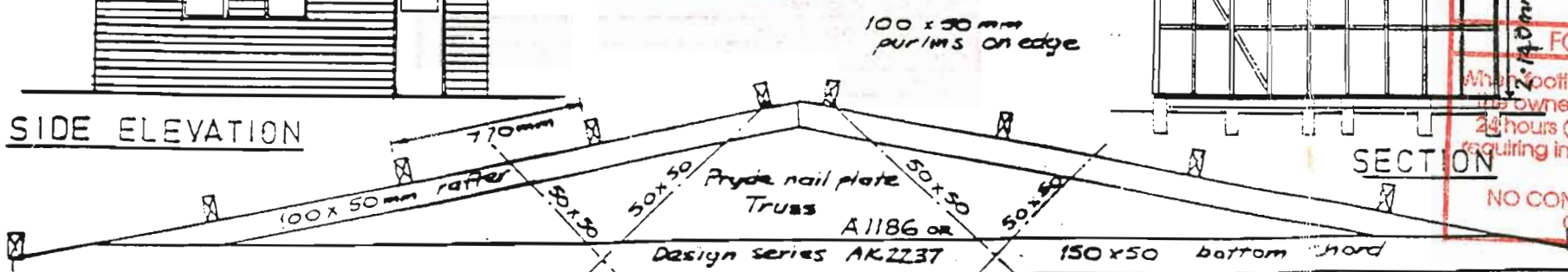
THAMES-COROMANDEL DISTRICT COUNCIL	
IMPORTANT	
This building when erected is not to be used for living accommodation temporary or permanent and no cooking or sanitary facilities such as sinks, etc. are to be installed.	
This means the building cannot be used or let as a Bach.	
It is an offence to use any building for a purpose other than that stated on this permit.	



ELEVATION



SIDE ELEVATION



Detail of 6000mm span truss

Trusses for 5400mm x 4800mm are similar but reduced. 6000mm, 5400mm & 4800mm have stiffeners of 100 x 50mm. When 4500mm doors are fitted in double garages, the gable end is formed with a similar truss and completely metal lined.

- SPECIFICATIONS:**
- Foundations: 200 x 200mm concrete piles at 1200mm & 600mm centres under studs or continuous concrete dwarf walls or complete floors.
 - Dampcourse: 2 ply d.p.c. under all plates.
 - Framing: All timber is boris treated machine gauged radiata. All framing is housed i.e. studs checked into plates & nogs checked into studs. Studs at 600mm centres top and bottom plates and nogs - 100 x 50mm.
 - Wall Braces: Galv. steel angle braces.
 - Door Beams: Minimum 150 x 50mm with minimum of 13mm check in at each end. Roof trusses and Roof trusses and purlins as per detail drawing placed over studs at 1800mm and 2400mm centres to suit.
 - Dragon Ties: 75 x 50mm at 45° over top plate to each corner.

- Roofing: 26g. Profiled galv. iron single sheets.
- Ridging: 26g. galv. iron.
- Walls: 26g. galv. metal weatherboards.
- Downpipes: 65 x 50mm galv. iron.
- Doors: 24g. or 26g. metal doors on overhead gear or galv. roller doors.

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	
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	

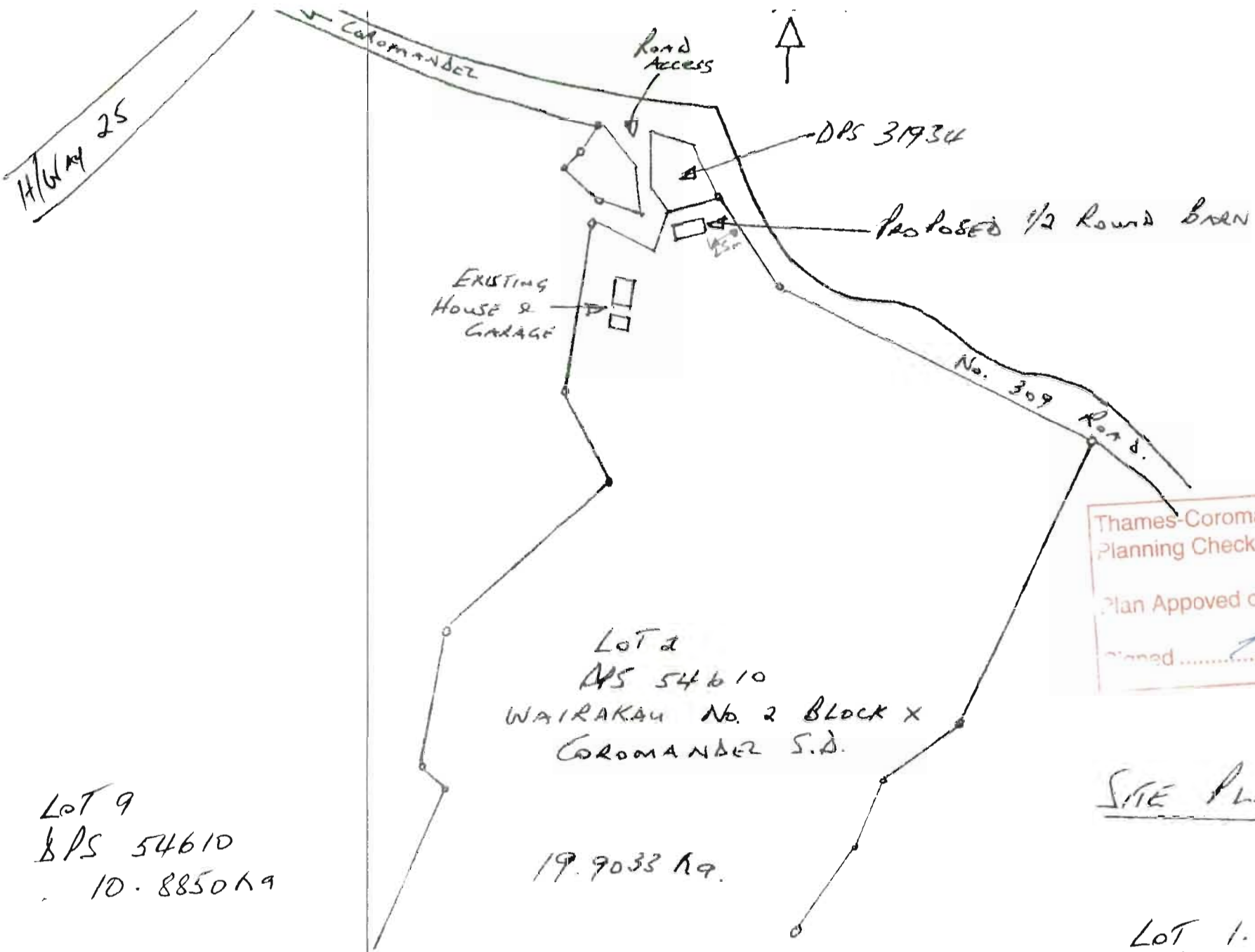
THAMES-COROMANDEL DISTRICT COUNCIL	
APPROVED	
Subject to any condition endorsed on any building Consent issued for this work and any requirement endorsed hereon.	
SIGNED: <i>Warryn</i>	BUILDING OFFICER DATE: 1/3/94

Refer attached site plan.

24/2/94

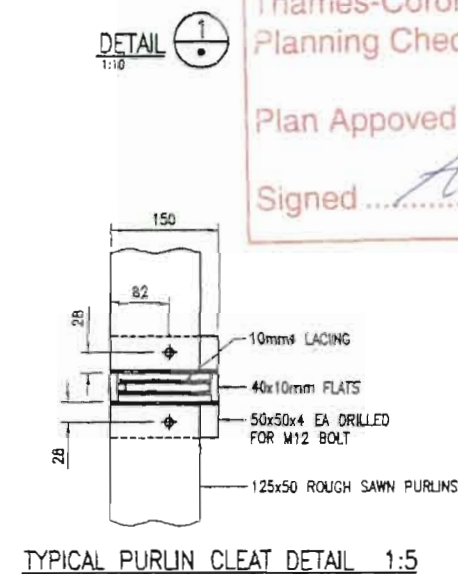
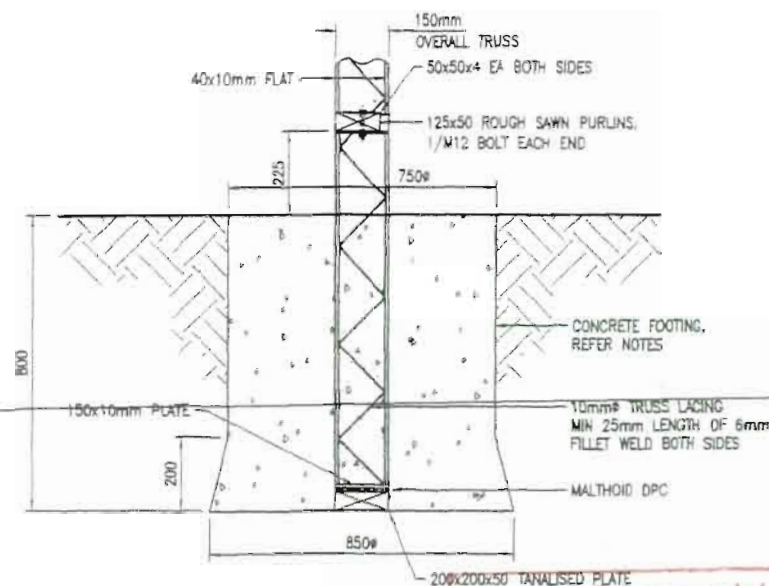
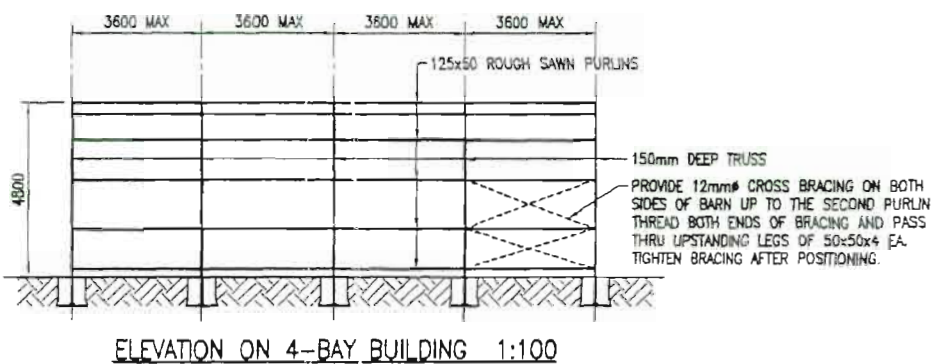
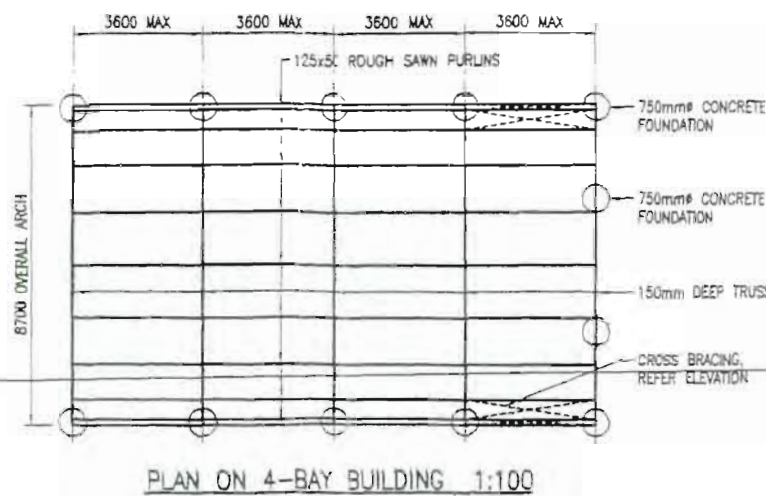
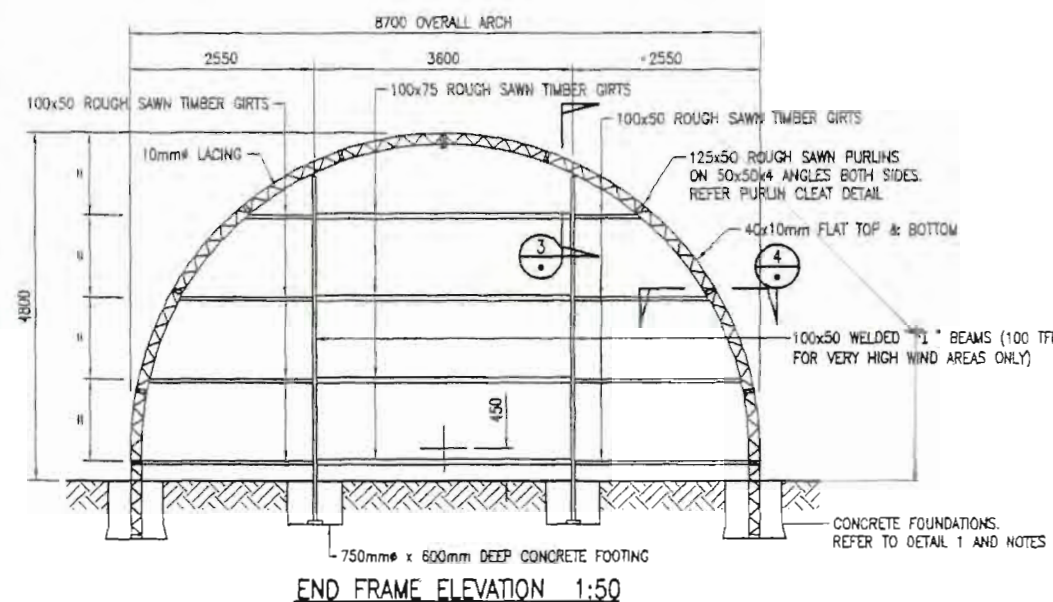
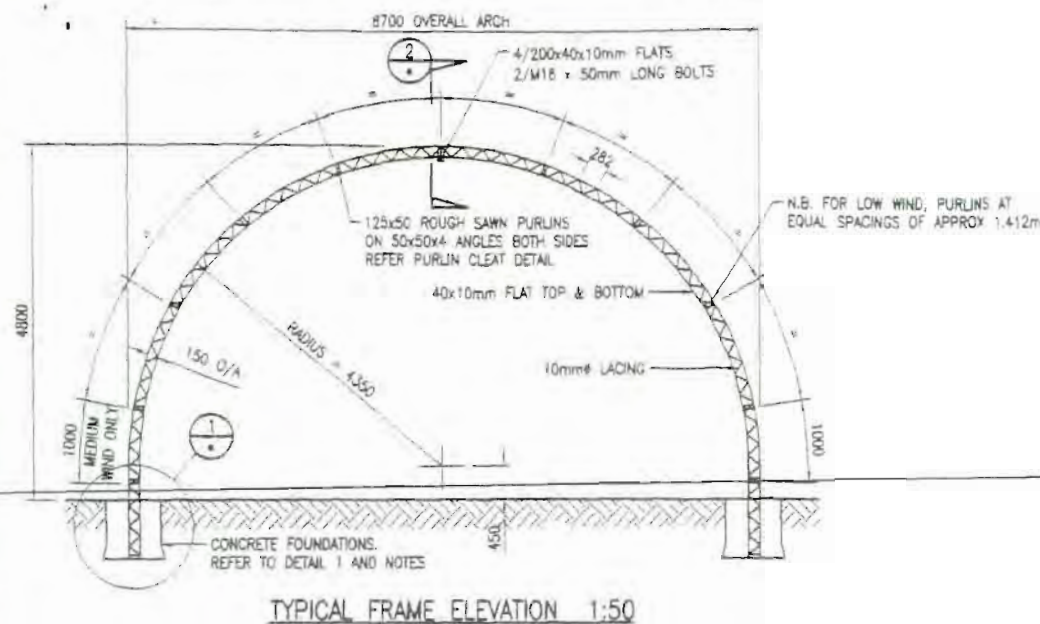
CARACE SHED at: LOT 2-9D PS 54610 Mr & Mrs C Carmichael 309 ROAD COROMANDEL

SITE PLAN 1:200



Thames-Coromandel District Council
Planning Check Completed
Plan Approved on 21/1/04
Signed *[Signature]*

SITE PLAN



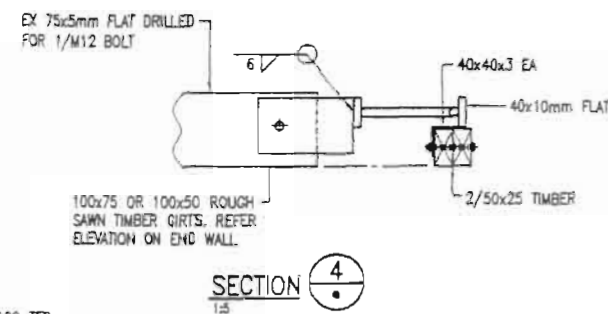
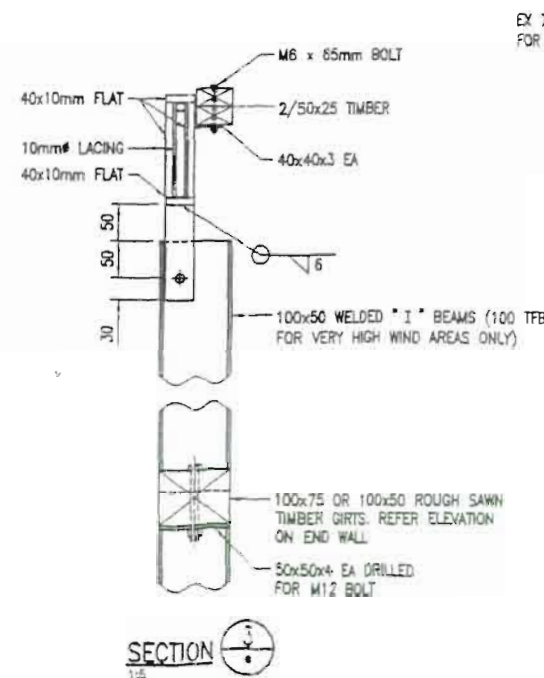
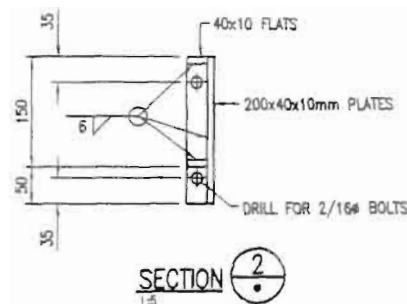
NOTES:

- ALL FOUNDATIONS ARE TO BEAR INTO FIRM UNDISTURBED SUBSOILS WITH A MINIMUM SAFE BEARING CAPACITY OF 55kPa.
- FOUNDATION CONCRETE STRENGTH IS TO BE 17.5MPa AT 28 DAYS.
- SHEATHING IS TO BE 0.4mm GALVANISED CORRUGATED IRON.
- BRACING: PROVIDE 12mm# M.S. CROSS BRACING BOTH SIDES OF BUILDING AS SHOWN.
(a) 5-8 BAYS - PROVIDE ONE BAY OF BRACING AT EACH END.
(b) 9 BAYS OR MORE - PROVIDE 3 BAYS OF BRACING.
- SNOW LOADING: THIS BUILDING HAS NOT BEEN DESIGNED TO CARRY SNOW LOADINGS.
- DESIGN: WE CERTIFY THAT THIS BUILDING HAS BEEN DESIGNED WITH THE PROVISION FOR ONE OR TWO END WALLS TO COMPLY WITH THE REQUIREMENTS OF THE NEW ZEALAND BUILDING CODE FOR FARM BUILDINGS. THE BUILDING AS SHOWN IS DESIGNED FOR NZS3604:1999 LOW WIND ZONE (DESIGN WIND SPEED = 32M/S)
FOOTING DIMENSIONS: TOP=750#, BOTTOM=850#, DEPTH=800mm

FOR MEDIUM WIND ZONES:
(DESIGN WIND SPEED = 37M/S)
TRUSS FLANGES ARE TO BE 40x10 FLAT
PURLINS ARE TO BE 150x50 R.S. SEE TYPICAL FRAME ELEVATION FOR SPACINGS
FOOTING DIMENSIONS ARE TO BE - 750# TOP
- 850# BOTTOM
- 800 DEEP

FOR HIGH WIND ZONES:
(DESIGN WIND SPEED = 44M/S)
TRUSS FLANGES ARE TO BE 40x10 FLAT
TRUSS DEPTH IS TO BE 200mm
PURLINS ARE TO BE 150x50 R.S. AT 900 CRS MAX
FOOTING DIMENSIONS ARE TO BE - 750# TOP
- 850# BOTTOM
- 900 DEEP

FOR VERY HIGH WIND ZONES:
(DESIGN WIND SPEED = 50M/S)
TRUSS FLANGES ARE TO BE 60x10 FLAT
TRUSS DEPTH IS TO BE 200mm
TRUSS LACING IS TO BE 12#
PURLINS ARE TO BE 200x50 R.S. AT 900 CRS MAX
FOOTING DIMENSIONS ARE TO BE - 825x825 TOP
- 1075x1075 BOTTOM
- 1000 DEEP



ISSUE	DATE	DESCRIPTION
A	19/3/03	FOR CONSENT/CONSTRUCTION
bsk CONSULTING ENGINEERS LTD P.O. BOX 23, 144 HINEMOA STREET, ROTORUA NEW ZEALAND PHONE (07) 348 5394 FAX (07) 348 2311 EMAIL: BSK.144@CLEAR.NET.NZ		
PROJECT: STEEL PLUS INDUSTRIES LTD. STANDARD 8.70m ARCH FARM BLDG 3.60m FRAME CRS		
CONTENTS:		
BUILDING DETAILS		
THIS DRAWING SCALES PLOTTED AT A1 SIZE		
SCALES:	DATE:	MARCH 2003
AS SHOWN	JOB REF No:	13686
DRAWN: MM	SHEET No:	1 OF 1
CHECKED: BN		

THAMES-COROMANDEL DISTRICT COUNCIL	
IMPORTANT	
FLOOR SLAB AND BOND BEAM INSPECTIONS	
<p>When Floor slab and bond beam reinforcing steel is placed the owner must give the Area Building Officer 24 hours notice (1 working day) requesting an inspection.</p> <p>NO CONCRETE IS TO BE POURED UNTIL APPROVAL GIVEN BY AREA BUILDING OFFICER</p>	

MAX BOSSELMANN
CONSULTING ENGINEERS
PLEASE REFER TO ACCOMPANYING
LETTER DATED 16 MAR 1995

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

Note Re Septic Tank System.
A multi-chamber septic tank is recommended (i.e.) A Humus RD5000 or similar. Alternatively the minimum is:-
1x 2700 litre Septic tank
1x Distribution box
3x 20 metres eff./trench.
Please consult with the Area Inspector re siting etc.

**PLUMBING & DRAINAGE SYSTEM
TO BE DESIGNED TO G13NZBC.
AMENDED PLAN REQUIRED IF
AS 3500 OR BS 5572 USED.**

STORMWATER is to discharge to not less than Three approved soakholes situated not less than 3m from footings, or closer than 1.5m to any boundary.

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.

**PRESSURE PIPEWORK INSTALLED UNDER CONCRETE FLOORS
TO BE INSTALLED IN AN APPROVED CHASE OR DUCT UNLESS
A 50 YEAR INSTALLATION DURABILITY BY MANUFACTURER
STATES OTHERWISE**

Domestic TRUSS TYPE B METAL ROOF 15° PITCH BRACING 2000 @ 900 \$
TRUSS BR. MISC. HIO ROOF LAYOUT TO COMPANY WITH TRUSS ROOF HT. 503
BATTENS TO COMPANY WITH NZS

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 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

APPROVED

Subject to any condition endorsed on any building Consent issued for this work and any requirement endorsed hereon.

SIGNED: 

BUILDING OFFICER DATE: 2/4/95

Drawn By MEE OLLIFF FOR M & M'S COGN CARMICHAEL OF 309 AD COLOMANOOL

Cross Section AA

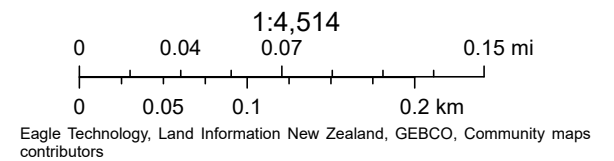
SCALE 1:30

Property Map - 52 The 309 Rd



8/27/2025, 1:58:06 PM

 TCDC Property Boundary





Rating Information Database

Property Details

Item	Details
Assessment Number	119775
Valuation Number	04811-43400
Legal Description	Pt LOT 2 DPS 81972
Situation Address	52 The 309 Road Coromandel
Region	COROMANDEL
Land Area	199033m ² (19.9033 Ha)
Title	CT-66A/191
Land Value	\$840,000.00
Improved Value	\$780,000.00
Capital Value	\$1,620,000.00

Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	1620000	0.00017300	\$280.26
General Rate Rural Other	840000	0.00088500	\$743.40
Uniform Annual General Charge	1	709.03000000	\$709.03
Works & Services Farm/Hort/Rural/Res/Islands	1	340.10000000	\$340.10
Works & Services Rural Other	840000	0.00044800	\$376.32
Total:			\$2449.11

Valuation number	0481143400
Assessment number	2227889
Property location	52 The 309 Road Thames-Coromandel District
Land value (LV)	\$840,000.00
Capital value (CV)	\$1,620,000.00
Previous land value (LV)	\$0.00
Previous capital value (CV)	\$0.00
Area (Ha)	19.903
Property category	Lifestyle-1990's-superior
Improvements (KEY)	DWG FG OB OI
Legal property description	
Pt LOT 2 DPS 81972	

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	1620000	\$0.02
Total					\$0.02
Uniform Annual General Charge	UAGC UR	99.1	Fixed	1	\$99.10
Total					\$99.10
Stock Truck Effluent	Stock Truck Effluent (properties 2ha+) FltRate	0.00000028	CV	1620000	\$0.45
Total					\$0.45
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	1620000	\$359.85

Total						\$359.85
Passenger Transport	Regional Unserved 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	1620000		\$58.77
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.95	Fixed	1		\$44.95
Total						\$103.72
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	1620000		\$103.02
Total						\$103.02
Total Rates						\$713.07