ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · KAIWAKA



Insert your design *plans and build!*

16 Protea Lane, Kaiwaka

By Negotiation

VIEW ONLINE →

8,884m²	Lot 5	Freehold	On-site
LAND	LOT	TITLE	SERVICES

01 · THE PROPERTY

Insert your design plans and build!

Set along the premium Protea Lane development in Kaiwaka, this 8,884m² lifestyle section is one of just six properties within the enclave. With only two properties currently occupied, this is a rare opportunity to help shape a new neighbourhood and secure a ready to design blank canvas for your next build.

Access is via a new council vested tar sealed road, meaning future owners enjoy a premium lane environment without the financial headaches of private road maintenance fees or residents associations the council maintains the road. The site also includes a formed concrete entrance, and the consent conditions require underground power to the boundary, ready for your builder to trench to your new home.

For the build itself, a designated building area is already identified on the plan, with site specific geotech and engineering assessment required at building consent. Allow for site specific wastewater and stormwater systems, a wireless telecommunications connection, and water tanks, with a minimum of 10,000 litres required for firefighting.

The property features a covenanted pocket of native bush for a leafy outlook. The new owners of this section will love living amongst the native bush and peaceful setting.

With Kaiwaka amenities close by and Mangawhai beaches just a short drive away, this is a great opportunity for a premium rural build. Contact Megan Hetges to secure 16 Protea Lane today.



02 · GALLERY

The Section













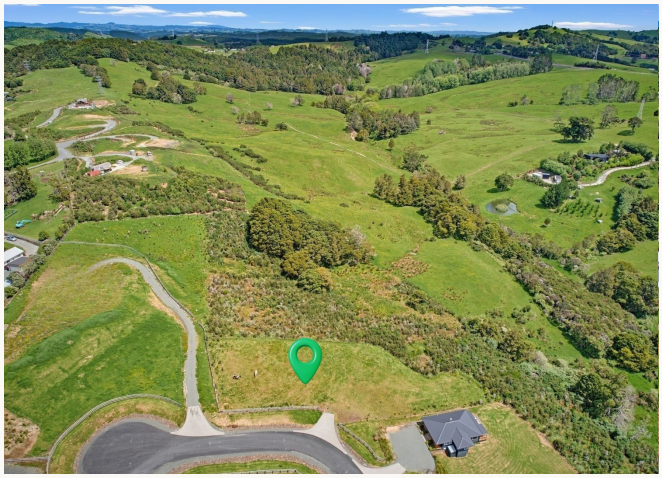


03 · GALLERY

Native Bush & Aerial Views











04 · KEY FACTS

At a Glance

Price	By Negotiation
Land area	8,884m² (Record of Title 1118352: 8884 square metres more or less; description: 8,884m²)
Legal description	Lot 5 Deposited Plan 588234 · Freehold (fee simple) · Record of Title 1118352
Building area	All construction within the identified building area, Area "O" on the plan (consent notice 13164729.2)
Access	New council vested tar sealed road with a formed concrete entrance (listing)
Power & telecoms	Consent conditions require underground power to the boundary (listing); wireless telecommunications, no physical connection provided (consent notice)
Water & wastewater	Water tanks with at least 10,000 litres for firefighting; site specific wastewater and stormwater systems (listing; consent notice)
Native bush	Covenanted pocket of native bush (listing): conservation covenant area D, 0.6460 ha on the scheme plan
Neighbourhood	One of six Protea Lane lots; "only two properties currently occupied" (listing)
Rates 2026/2027	$2,801.19 · Capital value $440,000 as valued at 1 September 2023 (Kaipara District Council)
Video tour	Watch the video tour on YouTube ↗

Figures as published on the Arizto listing, with document references in brackets. Please verify all information with Megan directly.

From the Property Documents

TITLE

Record of Title	1118352 · Freehold (fee simple) · issued 17 March 2025
Legal description	Lot 5 Deposited Plan 588234
Title area	8884 square metres more or less
Interests	Water right (Transfer 644766), mortgage, consent notice 13164729.2, conservation covenant 13164729.5 and land covenant 13359121.1

BUILDING ON THE LOT

Building area	Dwellings wholly within Area “O” on the plan; a different site needs further geotechnical assessment
Engineering	Site specific geotechnical and engineering design at building consent (Hawthorn Geddes report 12610 rev 2), plus a stormwater design for new hard surfaces
Services	No council reticulated water, stormwater or wastewater; at least 10,000 litres of firefighting water; no physical telecommunications connection provided
Bush & planting	Conservation covenant area D (0.6460 ha) and landscape planting areas J (0.0568 ha) and K (0.0255 ha) on the scheme plan

RATES

Rates 2026/2027	$2,801.19 (Kaipara District Council and Northland Regional Council)
Rating valuation (as valued at 1 September 2023)	Land $440,000 · Capital value $440,000
Council records	Valuation 0120026057 · 0.8884 ha

Summaries of the documents published with the listing. Buyers should review the full documents and seek independent legal advice.

PROPERTY DOCUMENTS

Document Index

These documents are published with the listing. The following pages summarise them in booklet form; tap any title to open the original.

Title, Water Right & Rates p.9 · Consent Notice & Covenant Summary p.10 · Land & Conservation Covenants p.11 · Subdivision Consent & Scheme Plan p.12 · Buyer Guides p.13 · Fact Check p.14

A

Certificate Of Title (2 pp)

Record of Title 1118352 (freehold), Lot 5 DP 588234, 8884 m²; search copy dated 2 October 2026.

Summary in this booklet → View original document ↗

B

REA Sale and Purchase Agreement Guide (8 pp)

The Real Estate Authority's guide to the sale and purchase agreement (not specific to this property).

Summary in this booklet → View original document ↗

C

Buyers Guide (6 pp)

The Real Estate Authority's guide to the buying journey (not specific to this property).

Summary in this booklet → View original document ↗

D

Land Covenant 13359121.1 (3 pp)

Published as "1118352_13359121.1": land covenant over Lots 2 to 6 (build time, portable housing, tidiness).

Summary in this booklet → View original document ↗

E

Conservation Covenant 13164729.5 (9 pp)

Published as "1118352_13164729.5": Reserves Act conservation covenant; covenant area D on this lot (scanned).

Summary in this booklet → View original document ↗

F

Consent Notice 13164729.2 (6 pp)

Published as "1118352_13164729.2": Kaipara District Council s221 consent notice for subdivision consent RM220059C (scanned).

Summary in this booklet → View original document ↗

G

Transfer 644766 (water right) (5 pp)

Published as "1118352_644766": Memorandum of Transfer 644766 (1900), the water right noted on the title (scanned).

Summary in this booklet → View original document ↗

PROPERTY DOCUMENTS

Document Index

These documents are published with the listing. The following pages summarise them in booklet form; tap any title to open the original.

(continued)

H

16 Protea Lane Rates (3 pp)

Kaipara District Council property and rates information: 2026/2027 rates $2,801.19; capital value $440,000 as valued at 1 September 2023.

Summary in this booklet → View original document ↗

I

RM220059 Decision (2022) (39 pp)

Kaipara District Council decision granting the original eight-lot subdivision of 102 Settlement Road.

Summary in this booklet → View original document ↗

J

RM220059B Decision (2023) (25 pp)

Section 127 change: colour specifications and the Lot 6 height limit.

Summary in this booklet → View original document ↗

K

RM220059A s127 Decision (2023) (26 pp)

Section 127 change: scheme plan, covenant areas, revegetation planting and fencing.

Summary in this booklet → View original document ↗

L

RM220059C s127 Decision Report (2024) (25 pp)

Section 127 change: road stormwater pond and Lot 7 removed; current consent conditions.

Summary in this booklet → View original document ↗

M

Approved Scheme Plan Rev N (2024) (1 p)

Reyburn & Bryant scheme plan S16653 Rev N, approved under RM220059C on 16 August 2024.

Summary in this booklet → View original document ↗

N

16 Protea Lane Covenants Updated (1 p)

One-page vendor summary of how the covenants and consent notice apply to this lot, with the vendor's update.

Summary in this booklet → View original document ↗

Title, Water Right & Rates

Record of Title	1118352 · Freehold (fee simple) · North Auckland · issued 17 March 2025 (prior reference NA72A/940)
Area	8884 square metres more or less
Legal description	Lot 5 Deposited Plan 588234
Registered owner	Harbour Side Developments Limited
Interests	Appurtenant water right (Transfer 644766) · Mortgage 12175287.3 to ANZ Bank New Zealand Limited · Consent notice 13164729.2 (s221 RMA) · Conservation covenant 13164729.5 (s77 Reserves Act 1977) · Land covenant 13359121.1 (limited as to duration)
Search copy	Guaranteed Search Copy dated 2 October 2026

View original: Certificate Of Title ↗

Water right (Transfer 644766)	An appurtenant right to take water created by Memorandum of Transfer 644766, registered 18 August 1900 (an old scanned instrument granting a perpetual right to take water and convey it through a pipe line)

View original: Transfer 644766 (water right) ↗

RATES · KAIPARA DISTRICT COUNCIL PROPERTY INFORMATION

Valuation number	0120026057
Legal / title	Lot 5 DP 588234 · Record of Title 1118352
Property area	0.8884 hectares
Rating valuation (as valued at 1 September 2023)	Land $440,000 · Capital value $440,000 (no improvements)
Rates 2026/2027	$2,801.19 (four instalments of about $700); 2025/2026 $2,788.39
Previous valuation (2024/2025 history)	Land $600,000 · Capital value $1,280,000 (before the subdivision)

View original: 16 Protea Lane Rates ↗

Rates may change each year.

Consent Notice & Covenant Summary

CONSENT NOTICE 13164729.2 (RM220059C): CONDITIONS FOR LOT 5

Engineering	Earthworks, building location, driveways, stormwater and wastewater disposal need specific design by a Chartered Professional Engineer, taking into account the Hawthorn Geddes site suitability report (ref 12610, rev 2, 23 August 2022); further geotechnical assessment of foundations before building consent
Height & setbacks	New buildings on Lots 1 to 5 no higher than 6 metres; reduced front yard setbacks of 5m (Lot 1) and 3m (Lots 2, 4 and 5); accessory buildings within 10 metres of the dwelling
Design & colours	Non-mirrored glazing; BS5252 colours with wall reflectance no more than 30% and roofs no more than 20% (greyness groups A to C)
Fencing, lighting & tanks	Rural post and rail or post and wire fencing; no spotlights or floodlights; water tanks no more than 300mm above ground and screened by planting; power and telecommunications underground
Driveways	Follow the natural contour, recessive finish; concrete must be black oxide or exposed aggregate
Building area	Future dwellings wholly within Area “O” on Lot 5
Ecology, cats & dogs	Ecological planting and pest control under the Ecological Management Plan (September 2024); no cats, mustelids or rodents; dogs contained so they cannot roam into the covenant area (council monitoring charge)
Landscape planting	Areas J and K maintained in perpetuity under the Landscape Management Plan, with a report after five years and council monitoring for five years
Services	No physical telecommunications connection provided; at least 10,000 litres of firefighting water; an approved stormwater design at building consent

View original: Consent Notice 13164729.2 ↗

VENDOR’S COVENANT SUMMARY (UPDATED)

Pets	Formal “no cats” clause and dogs on an electronic containment system; the vendor notes the cat restriction is largely unenforced in the wider area but remains on the title
Maintenance	The boundary garden and native bush maintenance requirement (including 5-year expert sign-off reports) is under formal review with Kaipara District Council (not yet removed)
Building & services	All construction within the building pad (Area O); a minimum 10,000L firefighting tank and a custom-engineered wastewater system

View original: 16 Protea Lane Covenants Updated ↗

Land & Conservation Covenants

CONSERVATION COVENANT 13164729.5 (RESERVES ACT 1977, SECTION 77)

Parties	Harbour Side Developments Limited and Kaipara District Council; registered 17 March 2025; in perpetuity
This lot	Covenant area D on Lot 5 DP 588234 (0.6460 ha on the scheme plan), managed under the Rural Design Ecological Management Plan (September 2024)
Purpose	Protect and enlarge ecological value, eradicate pests and weeds, provide bird habitat and encourage native regeneration
Not allowed without council consent	Domestic cats, dogs or grazing animals; buildings or structures; excavation; pumping groundwater; exotic planting; removing vegetation other than weeds; public entry
Owner's duties	Keep a stock proof fence around the covenant area (7-wire, with a 4-rail post and rail fence along the south-eastern boundary); animal pest control; no fires that could spread into the area
Council access	Council officers may enter to inspect, after consulting the owner

View original: Conservation Covenant 13164729.5 ↗

LAND COVENANT 13359121.1

Land covenant 13359121.1	Registered 18 July 2025 over RT 1118349 to 1118353 (Lots 2 to 6); covenants expire 15 years after registration
Building works	Building works (including exterior finishes, driveways and fencing) must be completed within 18 months of starting
Portable housing	No containers, caravans, motorhomes, buses or similar without the written approval of the owner of Lot 6 (RT 1118353)
Tidiness	Keep the land and adjoining road berm neat and tidy; no excessive grass or weed growth

View original: Land Covenant 13359121.1 ↗

Subdivision Consent & Scheme Plan

The Protea Lane lots were created by Kaipara District Council subdivision consent RM220059 (102 Settlement Road, Lot 1 DP 123715), varied three times by RM220059A, RM220059B and RM220059C.

RM220059 (2022)	Eight-lot subdivision of 102 Settlement Road with landscape and ecological covenant areas; Lot 5 a vacant lot of about 8425m²; vacant lots to have wireless telecommunications; lots not serviced by council reticulated water, stormwater or wastewater
RM220059A (2023)	Varied the scheme plan, covenant areas, revegetation planting and fencing
RM220059B (2023)	Corrected the colour specifications and allowed the Lot 6 dwelling to exceed 5 metres
RM220059C (2024)	Added a stormwater pond for the road on Lot 2 and removed Lot 7; the current conditions
Scheme plan Rev N	Six lots and Lot 8 road to vest; Lot 5 8880m² with a proposed building site, bush covenant area D (0.6460 ha) and landscape planting areas J (0.0568 ha) and K (0.0255 ha); reduced 3m front yard setback

View original: RM220059 Decision (2022) ↗ · **View original: RM220059B Decision (2023) ↗**

View original: RM220059A s127 Decision (2023) ↗ · **View original: RM220059C s127 Decision Report (2024) ↗**

View original: Approved Scheme Plan Rev N (2024) ↗

Scheme plan areas are approximate; the Record of Title (8884 m²) governs.

Buyer Guides

BUYERS GUIDE — THE HOME-BUYING JOURNEY

From	The Real Estate Authority (settled.govt.nz)
Journey	Thinking of buying → finding a property → researching it → making an offer → confirming finance → conditions → settling and moving in
Research	A property inspection report, LIM and title search are helpful before making an offer; get legal advice before you make an offer.
Methods of sale	Explains buying by advertised price, deadline sale, negotiation, tender and auction, and the multi-offer process.

View original: Buyers Guide ↗

SALE AND PURCHASE AGREEMENT GUIDE

From	The Real Estate Authority
What it is	A legally binding written contract; read and understand it, and get legal advice before you sign.
What it contains	Names, address, type of title, price, deposit, chattels, conditions, settlement date and interest on late payments.
Common conditions	Title search, finance, valuation, LIM, property inspection, engineer's or surveyor's report, sale of another home.
After signing	Conditions are worked through, the deposit is paid and a pre-settlement inspection is done before settlement.

View original: REA Sale and Purchase Agreement Guide ↗

These two guides are general and are not specific to this property. Summaries are of the guides' contents only; they are not legal advice.

Fact Check

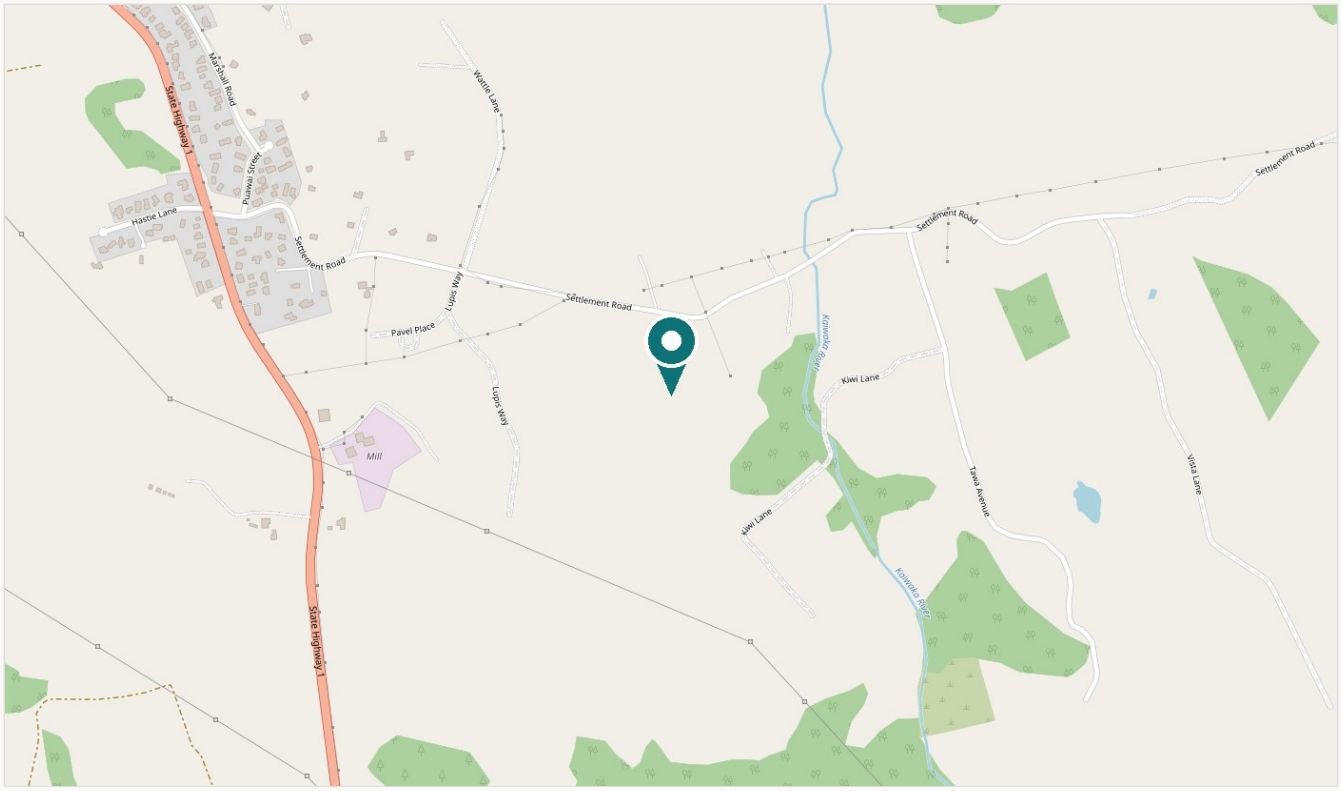
Key facts from the documents checked against the Arizto listing on 18 November 2026. ✓ means the documents and the listing agree; ⚑ marks a difference, addition or gap to confirm with the vendor or your solicitor.

Land area	✓ Record of Title: 8884 m²; rates record 0.8884 ha; listing description 8,884m² Matches the description (8,884m²) · **source: Certificate Of Title ↗**
Arizto icon	⚑ Arizto's land icon shows "1m2" (and 0 beds, baths, car and floor) Icon data error on Arizto; this booklet uses the title area, 8,884m² · source: listing page
Building area	✓ Area "O" on the plan for all dwellings Matches the listing ("a designated building area is already identified on the plan") · **source: Consent Notice 13164729.2 ↗**
Firefighting water	✓ At least 10,000 litres Matches the listing · **source: Consent Notice 13164729.2 ↗**
Underground power	✓ Consent notice: power and telecommunication infrastructure underground Consistent with the listing (underground power to the boundary) · **source: Consent Notice 13164729.2 ↗**
Telecommunications	✓ No physical connection provided; wireless proposed (RM220059) Matches "a wireless telecommunications connection" · **source: Consent Notice 13164729.2 ↗**
Bush covenant	✓ Conservation covenant area D, 0.6460 ha Matches the "covenanted pocket of native bush" · **source: Conservation Covenant 13164729.5 ↗**
Maintenance clause	⚑ Vendor note: maintenance requirement under review with council Registered on the title until removed · **source: 16 Protea Lane Covenants Updated ↗**
Pets	⚑ Consent notice: no cats; dogs contained Not in the listing copy; formal title condition · **source: Consent Notice 13164729.2 ↗**
Rates & value	✓ Rates $2,801.19 (2026/2027); CV $440,000 as valued at 1 September 2023 Information only · **source: 16 Protea Lane Rates ↗**

All information is taken from third-party documents and is believed accurate but has not been independently verified. Buyers should make their own enquiries and seek legal advice.

06 · LOCATION

Location & Kaiwaka



Map © OpenStreetMap contributors; location approximate. Tap the map to open 16 Protea Lane, Kaiwaka in Google Maps.

LIVING IN KAIWAKA

Kaiwaka is a characterful little town on State Highway 1 and the gateway to the Mangawhai coast. The listing puts Kaiwaka amenities close by and Mangawhai beaches just a short drive away. Protea Lane is a new lane off Settlement Road.

Open in Google Maps → **Kaiwaka property for sale →** **Kaiwaka area guide →**



07 · MORE HOMES

Also for sale with Megan



By Negotiation
19 Protea Lane, Kaiwaka



By Negotiation
14 Protea Lane, Kaiwaka



Enquiries Over $899,000
18 Te Hape Road, Maunu



$670,000
538 Oneriri Road, Kaiwaka



$829,000
11 St Marys Road, Waipu



$1,350,000
336 Brooks Road, Waipu



$1,199,000
20 Groom Rise, Waipu



Enquiries Over $365,000
10B Warwick Place, Raumanga, Whangārei



$435,000
4/13 Fifth Avenue, Avenues, Whangārei



By Negotiation
39 Connell Road, Waipu



$1,149,000
12 Devon Street, Mangawhai Heads



Enquiries Over $899,000
752 Settlement Road, Hakaru



Enquiries Over $899,000
108 Garbolino Road, Mangawhai



$2,650,000
159 Robert Hastie Drive, Mangawhai



$2,275,000
2342 Cove Road, Mangawhai



$1,899,000
53 Robert Hastie Drive, Mangawhai



$499,000
29 Mokohinau Drive, Mangawhai



$450,000
68 Weka Street, Mangawhai



$395,000
7 Anbrue Lane, Ruakaka

Current listings on meganhetgesrealestate.co.nz as at 18 November 2026; tap any property for details. Availability and pricing may change.

Recently sold by Megan



$1,574,350
21 Devon Street, Mangawhai Heads



$1,500,000
717 Millbrook Road, Waipu



$1,325,000
32E Garbolino Road, Mangawhai



$1,150,000
27C Kahu Drive, Mangawhai



$910,000
1 Bream Bay Drive, Ruakaka



$665,000
72 West View Crescent, Onerahi



$600,000
12 Parklands Avenue, Mangawhai Heads



$550,000
1140 Omamari Road, Dargaville Surrounds



$500,000
14 Lockheed Place, Onerahi



$402,000
32 Nottingham Road, Onerahi



$395,000
6 Warwick Place, Raumanga, Whangarei



$290,000
8 Anbrue Lane, Ruakaka



$210,000
14 Kaiwaka-Mangawhai Road, Kaiwaka

Sold properties and prices as published on meganhetgesrealestate.co.nz (checked 3 November 2026). Sale dates are not published on the site. Tap any property for details.

CLIENT REVIEWS

What clients say about Megan

★★★★★ **5.0 stars · 19 reviews on RateMyAgent**

★★★★★
SELLER REVIEW

Megan delivered buyers and a swift sale for us

"Megan bought a high degree of professionalism to the table. She has her own sense of style and oversaw the photos for our property, showcasing it to its full potential. She was instrumental in bringing in buyers and getting a swift sale, for my wife and I. Thanks for all your help."

★★★★★
BUYER REVIEW

We 100% recommend Megan to anyone buying or selling in Mangawhai!

"Buying our first home felt like it could have been overwhelming, but Megan made the entire experience so straightforward, easy, and stress-free. ... The communication was excellent throughout the process, and she made the negotiations simple and easy to understand. ... Thank you for helping us purchase our first home!"

★★★★★
SELLER REVIEW

Working with Megan to sell our property was a positive experience.

"... When we met Megan we were immediately put at ease by her friendly professional manner. Throughout the process of negotiation she was readily available, responding quickly to phone calls, texts and emails. Megan was helpful, patient and considerate, we are happy to recommend her to anyone wishing to sell their property."

★★★★★
SELLER REVIEW

Motivated lady, Extremely helpful

"Motivated Lady, Extremely helpful. Megan's personality was just wonderful nothing was ever too much trouble. All the best for the future."

★★★★★
BUYER REVIEW

Excellent communicator and friendly professional.

"We purchased our Mangawhai Lifestyle property from Megan. She was an excellent communicator, very quick to respond and get answers to our questions. She has a great balance of a warm friendly style, with real professionalism."

★★★★★
SELLER REVIEW

5 STARS for Megan & ArIzto

"Great experience with Arizto and Megan. She got our property sold very quickly. Would highly recommend."

Read all reviews on RateMyAgent ↗

Verified reviews quoted word for word from Megan's RateMyAgent profile (6 November 2026); longer reviews shortened with an ellipsis (...).



ARIZTO

MEGAN HETGES · REAL ESTATE

VIEWINGS & ENQUIRIES

Talk to Megan

Megan Hetges

Arizto Real Estate · Whangārei to Mangawhai

022 465 9330

megan.h@arizto.co.nz

View this listing online →

Watch the video tour →

meganhetgesrealestate.co.nz · Also on arizto.co.nz

Free property appraisal →

All information has been supplied by third parties and is believed accurate, but has not been independently verified. Buyers should make their own enquiries. Aerial boundary lines are indicative only; photos may be digitally enhanced; image 2 is a virtual concept only. Please verify all information with Megan directly.