



SCHWARZ CONSULTANCY LTD

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27 June 2022

Glaister Ennor
PO Box 63
Shortland Street
Auckland 1140

Attention: Deirdre Norris

Dear Deirdre

**Re: Overseas Investment Act Certificate:
12-18 Kauri Road, Whenuapai, Auckland**

Thank you for your instruction to prepare an Overseas Investment Act Certificate for the property situated at 12-18 Kauri Road, Whenuapai.

Please find attached a signed Certificate which addresses each element of Tables 1 and 2 in Schedule 1 of the Overseas Investment Act 2005. The Certificate records that subject property is sensitive land as it is identified as Lifestyle on the District Valuation Roll and therefore "residential land" as defined in section 4 of the Overseas Investment Amendment Act 2018.

Also, I confirm that the subject property does not include land deemed "fresh or seawater areas", being foreshore, seabed, riverbed or lakebed as defined in section 6(1) of the Overseas Investment Act 2005.

Enclosed are copies of Record of Title NA21D/875, Landonline Spatial Map, aerial photograph, locality map, Auckland Unitary Plan Operative in part (15 November 2016), PPC5 Proposed Whenuapai Plan Change Version dated 30 April 2018 and relevant documentation for your records.

Yours Sincerely

Steven Schwarz
LINZ Accredited Supplier

**CERTIFICATE FOR THE PURPOSES OF SCHEDULE ONE OF
THE OVERSEAS INVESTMENT ACT 2005**

12-18 Kauri Road, Whenuapai, Auckland.

I, Steven Schwarz, LINZ Accredited Crown Property Supplier, certify that:

PART A

1. The land¹ the subject of this certificate is (**Land**):

REF	RT Number	Legal Description	Land District	Non-Urban Land?	District Plan Zoning	Area
(a)	NA21D/875	Lot 4 DP 64526	North Auckland	No	Future Urban Zone on Auckland Unitary Plan Operative in part (15 November 2016). Part Residential–Single House Zone, part Residential–Mixed Housing Urban Zone and part Business - Light Industry Zone in PPC5 Proposed Whenuapai	4.0476 ha

¹ The term "land" in this certificate includes any associated land, if any. The Overseas Investment Office does not require this certificate to address land unless it is relevant land (as defined in the Overseas Investment Act 2005). This sensitive land certificate applies to the most recent version of the Overseas Investment Act 2005, including amendments to Schedule 1 and new Schedule 1A as a result of the Overseas Investment Amendment (No 3) Act 2021.

					Plan Change dated 30 April 2018.	
TOTAL LAND AREA						4.0476 ha

2. Associated Land

	RT Number	Legal Description	Land District	Non-Urban Land?	District Plan Zoning	Area
(a)	NA66D/175 <u>150 Brigham Creek Road</u>	Lot 6 DP 64526	North Auckland	No	Future Urban Zone on Auckland Unitary Plan Operative in part (15 November 2016). Part Residential–Single House Zone and part Business - Light Industry Zone in PPC5 Proposed Whenuapai Plan Change dated 30 April 2018.	4.2366 ha
(b)	NA55D/1228 <u>2-10 Kauri Road</u>	Lot 5 DP 64526	North Auckland	No	Future Urban Zone on Auckland Unitary Plan Operative in part (15 November 2016). Part Residential–Single House Zone and part Residential–Mixed Housing Urban Zone in PPC5 Proposed Whenuapai Plan Change dated 30 April 2018.	6.0667 ha
(c)	NA1168/84 <u>2-10 Kauri Road</u>	Allotment 481 Parish of Waipareia	North Auckland	No	Future Urban Zone on Auckland Unitary Plan Operative in part (15 November 2016). Residential–Single House Zone in PPC5 Proposed Whenuapai Plan Change dated 30 April 2018.	0.1434 ha

(d)	NA1334/9 2-10 Kauri Road	Allotment 525 Parish of Waipareia	North Auckland	No	As above.	0.0556 ha
TOTAL ASSOCIATED LAND AREA						10.5023 ha

TOTAL AREA OF SUBJECT AND ASSOCIATED LAND	14.5499 ha
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PART B

	YES	NO	REF 2
Table 1 of Schedule 1			
3. The Land is or includes ³ :			
(a) residential land	☒	☐	A
(b) non-urban land larger than 5 hectares	☐	☒	
(c) land greater than 0.4 hectares on islands specified in Part 2 of Schedule 1	☐	☒	
(d) land on other islands (other than North or South Island, but including the islands adjacent to the North or South Island)	☐	☒	
(e) marine and coastal area	☐	☒	
(f) land larger than 0.4 hectares being the bed of a lake	☐	☒	

² REF – include reference to the Record of Title and Legal Description shown in Part A.

³ The terms "bed", "marine and coastal area" lake", "non-urban area", "residential land", and "river" are defined in, or by legislation referred to in, the Overseas Investment Act 2005.

	YES	NO	REF 2
(g) land larger than 0.4 hectares held for conservation purposes under the Conservation Act 1987	☐	☒	
(h) land larger than 0.4 hectares that a district plan or proposed district plan under the Resource Management Act 1991 provides is to be used as a reserve, as a public park, for recreation purposes, or as open space	☐	☒	
(i) land larger than 0.4 hectares subject to a heritage order, or a requirement for a heritage order, under the Resource Management Act 1991 or by Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014	☐	☒	
(j) a historic place, historic area, wāhi tapu, or wāhi tapu area larger than 0.4 hectares that is registered or for which there is an application or proposal for registration that is notified under section 67(4) or 68(4) of the Heritage New Zealand Pouhere Taonga Act 2014	☐	☒	
(k) land larger than 0.4 hectares that is set apart as Māori reservation and that is wāhi tapu under section 338 of Te Ture Whenua Māori Act 1993	☐	☒	
Table 2 of Schedule 1			
4. The Land is greater than 0.2 hectares and adjoins:		☒	
(a) marine and coastal area	☐	☒	
5. The Land is greater than 0.4 hectares and adjoins:		☒	
(a) bed of a lake	☐	☒	
(b) land held for conservation purposes under the Conservation Act 1987 (if that conservation land exceeds 0.4 hectares in area)	☐	☒	
(c) any reserve under the Reserves Act 1977 that is administered by the Department of Conservation (if that reserve land exceeds 0.4 hectares in area)	☐	☒	
(d) any regional park or part of a regional park that is subject to a declaration under section 139 of the Local Government Act 2002 (if that park or part of the park exceeds 80 hectares)	☐	☒	
(e) any national park held under the National Parks Act 1980	☐	☒	
(f) land that adjoins the marine and coastal area or a lake and is a Māori reservation to which section 340 of Te Ture Whenua Māori Act 1993 applies (if that land/reservation exceeds 0.4 hectares in area)	☐	☒	

	YES	NO	REF 2
(g) land over 0.4 hectares that includes a wāhi tapu or wāhi tapu area that is entered on the New Zealand Heritage List/Rārangī Kōrero or for which there is an application that is notified under section 68(4) of the Heritage New Zealand Pouhere Taonga Act 2014	☐	☒	
(h) land over 0.4 hectares that is set apart as Māori reservation and that is wāhi tapu under section 338 of Te Ture Whenua Māori Act 1993	☐	☒	
(i) land (if that land exceeds 0.4 hectares in area), that pursuant to an enactment specified in Schedule 3 of the Treaty of Waitangi Act 1975 or in regulations,- (i) is owned by the governance entity of a collective group of Māori such as an iwi or a hapū; and (ii) is managed in accordance with the Conservation Act 1987 or an enactment referred to in Schedule 1 of that Act	☐	☒	
(j) any reserve under the Reserves Act 1977 (if that reserve exceeds 0.4 hectares in area) that, pursuant to an enactment specified in Schedule 3 of the Treaty of Waitangi Act 1975 or in regulations, is managed wholly or jointly by the governance entity of a collective group of Māori such as an iwi or a hapū	☐	☒	
(k) Te Urewera land (as defined in section 7 of the Te Urewera Act 2014)	☐	☒	
(l) Whanganui River (as defined in section 7 of the Te Awa Tupua (Whanganui River Claims Settlement) Act 2017)	☐	☒	
(m) Maungatautari Mountain Scenic Reserve (as defined in section 71(1) of the Ngāti Koroki Kahukura Claims Settlement Act 2014)	☐	☒	

PART C

1. The items marked 'yes' above are:

4A	Record of Title and Legal Description:	Relevant Land	Adjoining Land (if relevant)
	Comments:	NA21D/875 - Lot 4 DP 64526 The Relevant Land is identified as Lifestyle on the District Valuation Roll and is "residential land" as defined in section 4 of the Overseas Investment Amendment Act 2018.	

Comments should include:

- the size of the relevant land,
- the name of any relevant island, lake, or river,
- the name of any parks,
- the detail of heritage orders,
- the nature of any historic or wāhi tapu site, etc. and
- other investigations undertaken.

If the relevant land includes 'fresh or seawater areas' continue to Part D.

4 Include reference shown in Part A and B.

PART D – Fresh or seawater areas

		YES	NO	REF ⁵
1.	The land the subject of this certificate is or includes:			
(a)	marine and coastal area	☐	☒	
(b)	bed of a river (ad medium filum aquae ⁶)	☐	☒	
(c)	bed of a river (interior ⁷)	☐	☒	
(d)	bed of a lake (ad medium filum aquae)	☐	☒	
(e)	bed of a lake (interior)	☐	☒	

2. To assist consideration of fresh or seawater area(s) identified above, please provide, to the best of your knowledge, the following information⁸:

Name/description of waterbody:	
Type of waterbody:	
Record of title(s) and legal description of the parcel of land that contain the waterbody ⁹ :	

⁵ Include reference to Record of Title and Legal Description shown in Part A, B and C.

⁶ ad medium filum aquae being the legal presumption that the owner of relevant land with a moveable boundary that bounds a non-tidal waterway is deemed to own out to the middle line of the waterway bed.

⁷ for these purposes, interior describes a river (or lake) that does not create a moveable boundary of a title or lot because when it is interior to the relevant land all of its width (or extent) is within the relevant land or the lots within the relevant land.

⁸ Please complete separate tables for each waterbody that is a fresh or seawater area

⁹ Fill in this section for Interior or if the marine of coastal area is within the parcel of land.

Record of title(s) and legal description of the parcel of land that adjoin the waterbody ¹⁰ :	
Is the parcel of land subject to current or historic Treaty claim ¹¹ ? If yes, please specify:	
Does the parcel of land contain marine and coastal area over which customary marine title is held ¹² ? If yes, please specify:	
Does the parcel of land contain a historic place, historic area, wāhi tapu, or wāhi tapu area that is registered, or for which there is an application or proposal for registration that is notified under section 67(4) or 68(4) of the Heritage New Zealand Pouhere Taonga Act 2014? If yes, please specify:	
Is the parcel of land subject to a heritage order, or a requirement for a heritage order, under the Resource Management Act 1991 or the Heritage New Zealand Pouhere Taonga Act 2014? If yes, please specify:	
Does the parcel of land contain area that is set apart as Māori reservation and is wāhi tapu under section 338 of Te Ture Whenua Māori Act 1993? If yes, please specify:	
Does the parcel of land include any scientific, scenic, historic, or nature reserve under the Reserves Act 1977 that is administered by the Department of Conservation? If yes, please specify:	
Is the parcel of land held for conservation purposes under the Conservation Act 1987?	

¹⁰ Fill in this section for AMF or if the marine or coastal area is adjoining the parcel of land.

¹¹ As defined in section 2 of the Treaty of Waitangi Act 1975.

¹² Common marine and coastal over which a customary marine title exists as defined in the Marine and Coastal Area (Takutai Moana) Act 2011

Does the parcel of land contain area or areas that is or are contaminated land, as defined in section 2(1) of the Resource Management Act 1991? If yes, please specify:	
Does the parcel of land contain an area or areas that is or are, or is or are likely to be, subject to one or more natural hazards (as defined in section 71(3) of the Building Act 2004)? If yes, please specify:	
Are there any biosecurity threats on the parcel of land ¹³ ? If yes, please specify:	
What degree did human intervention play in the formation of this waterbody ¹⁴ ?	
Which iwi/ hapū/whānau within whose takiwā does the waterbody fall under? Directory of iwi and Māori organisations here .	
Are there any existing structures on bed of the waterbody, including third-party interests in those structures?	
Are there existing easements/encumbrances/use rights over the bed of the waterbody?	
To access the waterbody, would the public need to firstly enter/travel through private land? Please provide details of any other barriers (legal, physical) to public accessibility:	
Is it a navigable waterbody?	

¹³ For example, pests that are specified in a relevant regional pest management plan in force under the Biosecurity Act 1993.

¹⁴ E.g., is it a waterway or irrigation ditch dug by humans? Has there been some other substantial human intervention, like damming, rerouting etc, which has produced the fresh or seawater area?

Is it a tidal waterbody?	
Is there a significant interrelationship to surrounding land / marine and coastal area / waterbodies ¹⁵ ? If yes, please specify:	
Please provide additional comments, if any ¹⁶ :	

3. To your best endeavours, provide information on the below in relation to each waterbody¹⁷:

Name/description of waterbody:

Geographic location
Transaction history of parcel
Size of total parcel
Name and width of lake / river
Course of river, including direction it flows in

¹⁵ For these purposes, a fresh or seawater area has a significant interrelationship if it connects or neighbours land / a fresh or seawater area to which any question from 2(a) through to question 2(n) apply

¹⁶ Comments should include advice if access is required over the fresh or seawater area, advice about why any other specific waterbodies included in the relevant land are not a fresh or seawater area, and why, and other investigations taken.

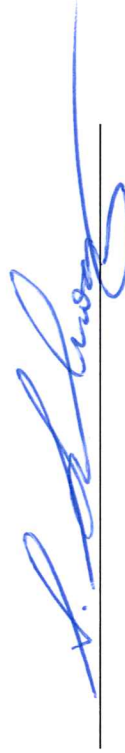
¹⁷ Please complete separate tables for each waterbody that is a fresh or seawater area

Maps to include:

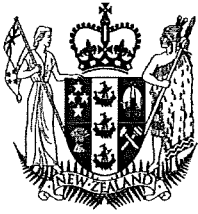
Attach maps that include:

- Aerial photos showing the relevant land and indicating where the fresh or seawater area is located, and where any other waterbodies that are not a fresh or seawater area are located.
- Landonline spatial search diagram showing legal descriptions of the relevant land.
- Landonline spatial search diagram showing owners of immediately neighbouring land to the fresh or seawater area.
- Any SO, ML, DP, or Deeds Plan showing legal description of relevant land and areas of fresh or seawater area.
- Any other maps of interest.

Dated at Auckland this 27th day of June 2022



Steven Schwarz, LINZ Accredited Supplier



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




R. W. Muir
Registrar-General
of Land

Identifier **NA21D/875**
Land Registration District **North Auckland**
Date Issued 26 November 1971

Prior References
NA1117/24

Estate	Fee Simple
Area	4.0476 hectares more or less
Legal Description	Lot 4 Deposited Plan 64526

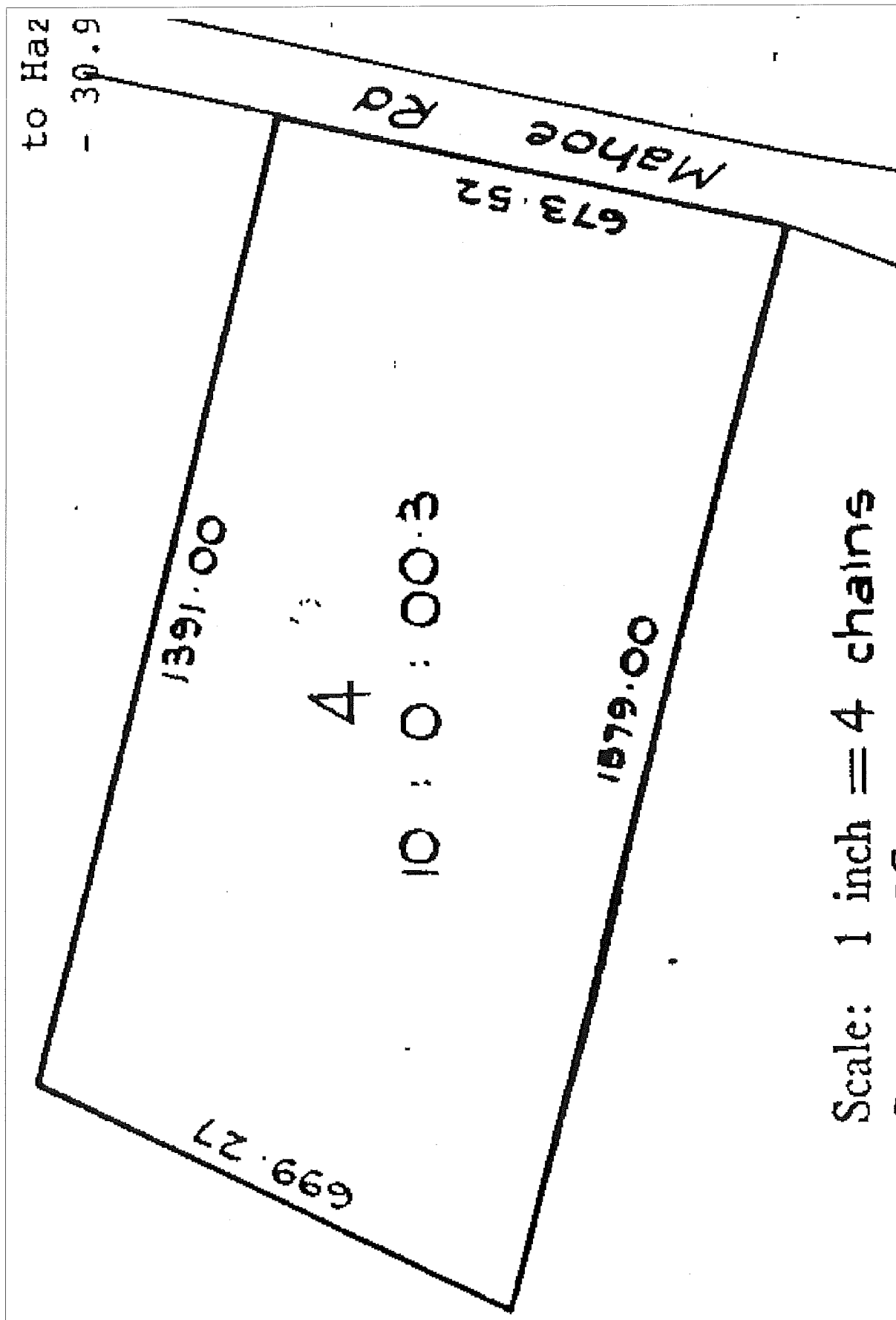
Registered Owners
Maraetai Land Development Limited

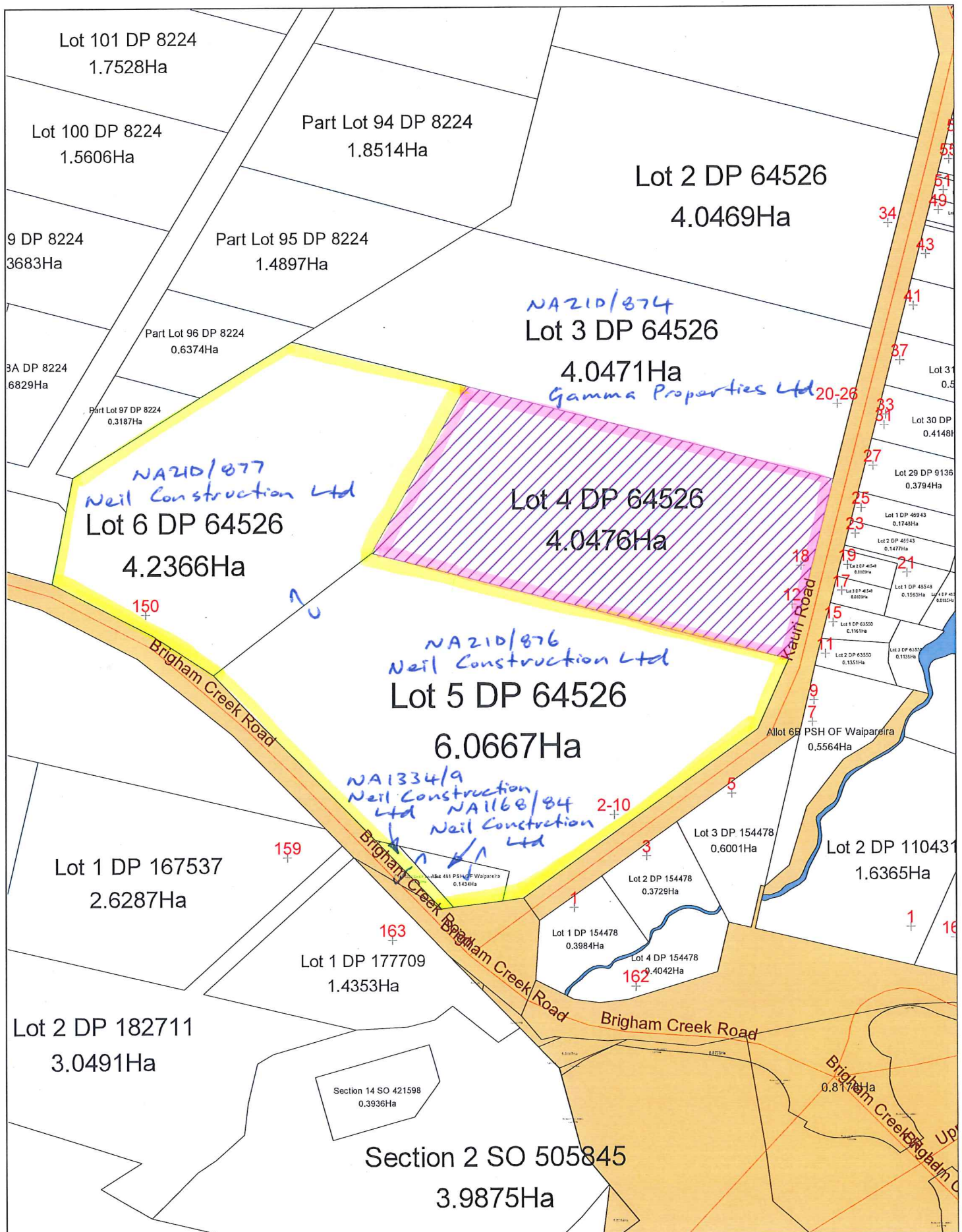
Interests

9954384.3 Mortgage to Bank of New Zealand - 13.2.2015 at 3:30 pm
10583097.3 Variation of Mortgage 9954384.3 - 7.10.2016 at 5:00 pm
11621719.4 Variation of Mortgage 9954384.3 - 28.11.2019 at 3:14 pm

Identifier

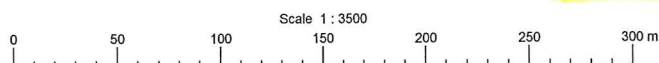
NA21D/875





Spatial Map Print

Relevant Land
Associated Land



This data has been compiled from official records. Location of boundaries requires an analysis of all relevant information in compliance with the Survey Regulations. Attribute data requires an analysis of the appropriate legal record.

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12-18 Kauri Road

0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
27/06/2022

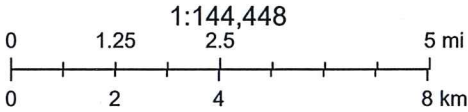


Auckland Council
Te Kauri o Tāmaki Makaurau

12-18 Kauri Road



June 27, 2022



Auckland Unitary Plan Operative in part (15th November 2016) Property Summary Report

Address

12-18 Kauri Road Whenuapai

Legal Description

LOT 4 DP 64526

Appeals

Modifications

Zones

Future Urban Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Exotic

Controls: Macroinvertebrate Community Index - Rural

Overlays

Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Kumeu Waitemata Aquifer

Designations

Designations: Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence

NOTATIONS

Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

Proposed Plan Modifications to Operative in part Plan

 Notice of Requirements

 Proposed Plan Changes

Tagging of Provisions:

[i] = Information only

[rp] = Regional Plan

[rcp] = Regional Coastal Plan

[rps] = Regional Policy Statement

[dp] = District Plan (only noted when dual provisions apply)

ZONING

Residential

-  Residential - Large Lot Zone
-  Residential - Rural and Coastal Settlement Zone
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone

Business

-  Business - City Centre Zone
-  Business - Metropolitan Centre Zone
-  Business - Town Centre Zone
-  Business - Local Centre Zone
-  Business - Neighbourhood Centre Zone
-  Business - Mixed Use Zone
-  Business - General Business Zone
-  Business - Business Park Zone
-  Business - Heavy Industry Zone
-  Business - Light Industry Zone

Open space

-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Open Space - Civic Spaces Zone
-  Open Space - Community Zone
-  Water [i]

Rural

-  Rural - Rural Production Zone
-  Rural - Mixed Rural Zone
-  Rural - Rural Coastal Zone
-  Rural - Rural Conservation Zone
-  Rural - Countryside Living Zone
-  Rural - Waitakere Foothills Zone
-  Rural - Waitakere Ranges Zone

Future Urban

-  Future Urban Zone
-  Green Infrastructure Corridor (Operative in some Special Housing Areas)

Infrastructure

-  Special Purpose Zone - Airports & Airfields
Cemetery
Quarry
Healthcare Facility & Hospital
Tertiary Education
Māori Purpose
Major Recreation Facility
School
-  Strategic Transport Corridor Zone

Coastal

-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Marina Zone [rcp/dp]
-  Coastal - Mooring Zone [rcp]
-  Coastal - Minor Port Zone [rcp/dp]
-  Coastal - Ferry Terminal Zone [rcp/dp]
-  Coastal - Defence Zone [rcp]
-  Coastal - Coastal Transition Zone



Precincts

--- Rural Urban Boundary

----- Indicative Coastline [i]

Overlays

Natural Resources

	Terrestrial [rp/dp]	Significant Ecological Areas Overlay
	Marine 1 [rcp]	
	Marine 2 [rcp]	
	Water Supply Management Areas Overlay [rp]	
	Natural Stream Management Areas Overlay [rp]	
	High-Use Stream Management Areas Overlay [rp]	
	Natural	
	Urban	
	High-Use Aquifer Management Areas Overlay [rp]	
	Quality-Sensitive Aquifer Management Areas Overlay [rp]	
	Wetland Management Areas Overlay [rp]	

Infrastructure

	Airport Approach Surface Overlay	National Grid Corridor Overlay
	Aircraft Noise Overlay	
	City Centre Port Noise Overlay [rcp / dp]	
	Quarry Buffer Area Overlay	
	National Grid Subdivision Corridor	
	National Grid Substation Corridor	
	National Grid Yard Compromised	
	National Grid Yard Uncompromised	

Mana Whenua

	Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]
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Built Environment

	Identified Growth Corridor Overlay
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Natural Heritage

	Verified position of tree	Notable Trees Overlay
	Unverified position of tree	
	Group of Trees	
	Outstanding Natural Features Overlay [rcp/dp]	
	Outstanding Natural Landscapes Overlay [rcp/dp]	
	Outstanding Natural Character Overlay [rcp/dp]	
	High Natural Character Overlay [rcp/dp]	
	Viewshafts	Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
	Height Sensitive Areas	
	Regionally Significant Volcanic Viewshafts Overlay Contours [i]	
	Locally Significant Volcanic Viewshafts Overlay [rcp/dp]	
	Locally Significant Volcanic Viewshafts Overlay Contours [i]	
	Modified	Ridgeline Protection Overlay
	Natural	
	Local Public Views Overlay [rcp/dp]	
	Extent of Overlay	Waitakere Ranges Heritage Area Overlay
	Subdivision Schedule	

Historic Heritage & Special Character

	Historic Heritage Overlay Place [rcp/dp]
	Historic Heritage Overlay Extent of Place [rcp/dp]
	Special Character Areas Overlay Residential and Business
	Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
	Auckland War Memorial Museum Viewshaft Overlay Contours [i]
	Stockade Hill Viewshaft Overlay – 8m height area
	Stockade Hill Viewshaft [i]

Controls

	Key Retail Frontage	Building Frontage Control
	General Commercial Frontage	
	Adjacent to Level Crossings	
	General	Vehicle Access Restriction Control
	Motorway Interchange Control	
	Centre Fringe Office Control	
	Height Variation Control	
	Parking Variation Control	
	Level Crossings With Sightlines Control	
	Arterial Roads	
	Business Park Zone Office Control	
	Hazardous Facilities Infrastructure	Emergency Management Area Control
	Macroinvertebrate Community Index	
	Flow 1 [rp]	Stormwater Management Area Control
	Flow 2 [rp]	
	Subdivision Variation Control	
	Indigenous Vegetation 749.7 ha	Kawau Island Rural Subdivision SEAs Control
	Freshwater Wetland 14.6 ha	
	Surf Breaks [rcp]	
	Cable Protection Areas Control [rcp]	
	Coastal Inundation 1 per cent AEP Plus 1m Control	

Designations



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Zones and Rural Urban Boundary

12-18 Kauri Road

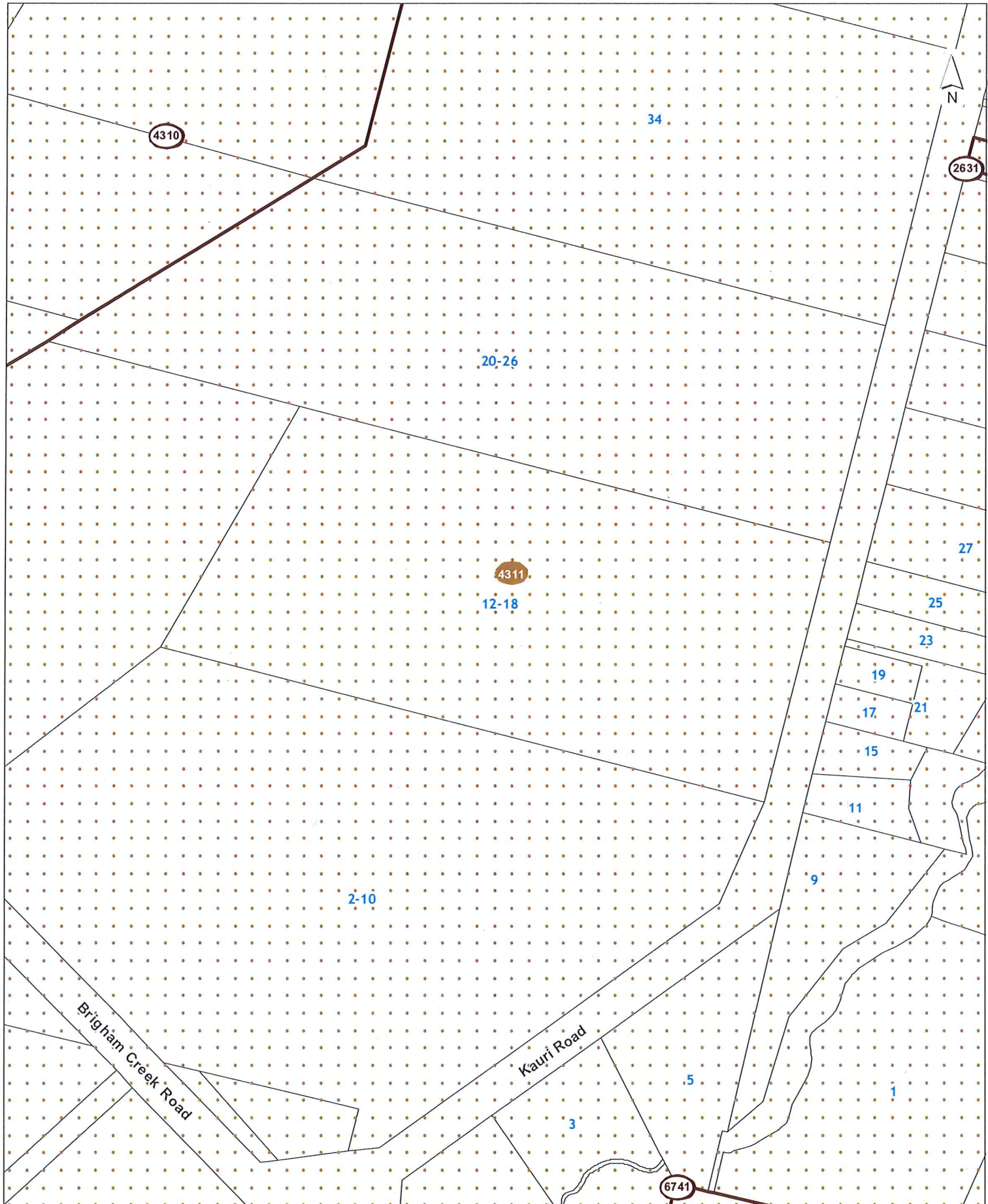
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Te Kaunihera o Tāmaki Makaurau



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Designations

12-18 Kauri Road

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Te Kaunihera o Tāmaki Makaurau

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Historic Heritage and Special Character**12-18 Kauri Road**

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Meters

Scale @ A4
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27/06/2022



Auckland Council
Te Kaunihera o Tāmaki Makaurau

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Natural Heritage**12-18 Kauri Road**

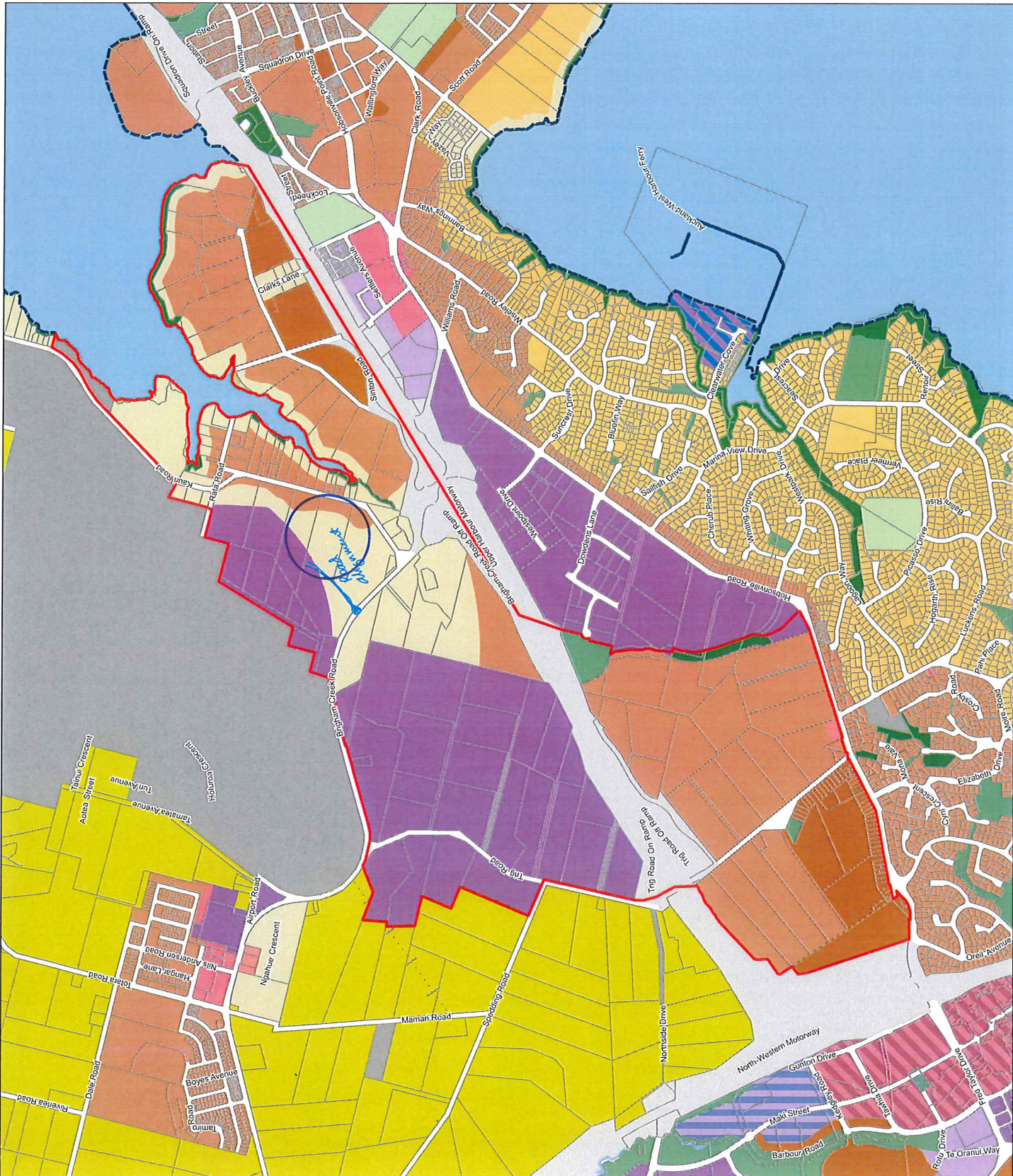
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**Auckland
Council**
Te Kaunihera o Tāmaki Makaurau



PPC5: Proposed Whenuapai Plan Change

Date: 30 April 2018

Zoning Map - Addendum Report Recommendations Version



0 150 300 600 metres
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[Log In](#)[Property Search](#)

Property results for

18/12 Kauri Road, Whenuapai

Rating values as at 01 June 2021

Capital value

\$12,500,000

Land value

\$12,000,000

Improvement value

\$500,000

Valuation reference

32700/33705

Last Market Sale on 11 Aug 2014 for \$4,038,000



–



–



–



6



340m²



4.0476 ha



Mixed / Remod

[Address Search](#)

[Valuation Reference](#)

[Advanced Search](#)

Start typing an address...

[Go](#)





[Photos](#) [Map](#)

[View on Google Maps](#)

Valuation Details

[Update Property Details](#)

Category code	Category description
LB	Lifestyle - Bare land with subdivision potential
Units of use	Land use
1	Single Unit - Lifestyle
Roof construction	Roof condition
Tile Profile	Average
Wall construction	Wall condition
Mix.Material	Average
Garage car spaces under main roof	Free-standing garage car spaces
-	2
Number of carpark	Other significant improvements
6	No

Location

Council	Zone
Waitakere City	1369

Legal description

LOT 4 DP 64526

Property contour	Position of property
Level	Inside

[View from property](#)

Deck