



Property Information 127 Ngapuke Road Kaukapakapa © Crow Realty Limited



As an alternative to selling the property at 413 Jordan Road the Vendor is prepared to offer an another option which would be subject to Council approval.

This option effectively involves a boundary swap which would see the sizes of 413 Jordan Roads, around 43 hectares and 127 Ngapuke Road, around 112 hectares, swap. Surveyors have expressed an opinion that Council should not have significant issue with this and with an estimated timeframe, assuming Council accepts the proposal, of up to eight months for the revised titles to be issued.

The “New” 127 Ngapuke Road

The property would remain divided by Ngapuke Road and be comprised of “The Hills”, around 23 hectares, and “The Flats”, around 20 hectares, making up very versatile block of around 43 hectares with easy use pasture areas for cropping and hill areas for the wetter months.

The final layout of the section to the north of the road is to be determined with an indicative scheme plan incorporating the Hills” shown below. The vendor would wish to retain the drainage and access to the floodgate as part of the “new” 413 Jordan Road so that he can ensure they are all maintained to ensure optimum performance.



Suggested scheme plan for “New” 127 Ngapuke Road

The property includes the following:

- **Living Shed** – New Build of a kitset supplied by the Green Shed Company
 - Around 12 x 9m = 108m²;
 - Layout is effectively 3 rooms (potentially two bedrooms and a store area), and full length open plan area for potential living, kitchen etc. Council approval has not been sought or obtained for this;
 - Insulation in walls and ceiling;
 - Concrete floor with polythene moisture barrier;
 - Aluminium double glazed joinery;
 - Sliding doors;
 - Elevated views across flat land to the Kaipara Harbour;
 - Electricity;
 - LED recessed lighting;
 - Multiple hot points;
 - NO Water or Sewage connections at this time;
 - Interior walls lined and painted;
 - Feature wall;
 - Protected from southerlies;
 - Some minor work required to complete;



Shed from Drive, House Site elevated behind



Exterior



Rear



View from Inside Shed

- **Amenities Portacom**

- Around 9.6 x 3.0m = 28.8m²;
- Constructed from chiller panel;
- On timber piles and bearers with stainless fixings;
- Plumbed with shower, toilet, hand basins, sink etc. Some minor work required to complete;
- Electricity via overhead caravan style connection from the shed;
- Lighting;
- Multiple hot points;
- NO Water or Sewage connections at this time;
- Some minor work required to complete;



Portacom Exterior - Container not included



Portacom Exterior



interior from near entry



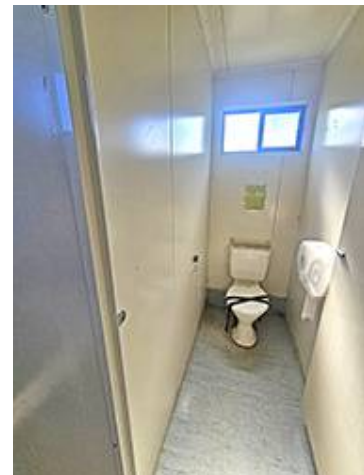
Laundry / Vanity Area



interior from near entry



Shower



Toilet

- **The Land**

“The Hills” - The section to the south eastern side of the road comprises approximately 23 hectares of mixed contour including gentle rolling to steep. It includes a small section of SEA Bush, at around 1.94ha this is less than Council mandated minimum 2ha required to generate a Transferrable Title Right (TTR) and there is also a low lying area that may have potential for establishment as a wetland and therefore generate TTR(s) or in-situ subdivision(s).

“The Flats” – As mentioned above the final layout of the section to the north west of the road is still to be determined however this area would comprise around 20ha of which a significant portion could be flat pasture. The surveyors have suggested that there may be opportunities in this area for the establishment of some wetlands and therefore generate TTR(s) or in-situ subdivision(s). It is anticipated that any in-situ subdivision(s) would need to occur on “The Hills” portion of the property.

Potential purchasers need to seek their own professional advice in relation to the viability of subdivision however we can suggest a couple of surveyors who have already had a preliminary look at the property.

- Around 43 hectares as detailed above;
- An approved and prepared flat house site with expansive Kaipara Views (see photos below);
- Geotech report completed;
- Wastewater field location identified and approved;
- Hydrology report completed;
- Divided into 4 paddock;
- Troughs and water tank (note some tanks shown in photos are not part of the property);
- Bore (on the flats), single large water tank for the stock troughs and a Dam;
- Possibly potential to protect Significant Ecological Areas (SEA) and/or establish wetlands to allow title(s) to be created and onsold, think \$170,00 for a TTR and \$500,00 for a 1 hectare lot. Potential purchasers must complete their own investigations to determine viability, costs etc.
- Access to yards and loading race on 413 Jordan Road which is possible via farm tracks

The House Site, Shed and Portacom



The Kaipara Views from the House Site



The House Site from above the Shed / Portacom platform



The House Site



The House Site



The Shed and Portacom - Container not included



The Kaipara Views from the House Site

"The Hills"





“The Flats”



“The Flats” from the Area of the Shed and Portacom



"The Flats" looking back to "The Hills", Shed and Portacom



"The Flats" looking back to "The Hills", Shed and Portacom

Additional photos are available and can be provided by way of a link to a zip file on google drive.

- **Price Expectation - 1.4 Million plus GST (if any)** i.e. the same as 413 Jordan Road is being offered for.
- **Other**
 - Additional land / other options may be available. All will be subject to council approval.

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