



Additional Property Information
7B Carol Leon Avenue
(Formerly 607 Kaipara Coast Highway)
Kaukapakapa
© Crow Realty Limited



Property Information

The dwelling was completed in late 2022, with the final inspection carried out in January 2023. The Code Compliance Certificate (CCC) has been issued and is included in this information pack.

The Resource Consent for the build allows for a minor dwelling, and the home was constructed with potential dual use in mind. To help minimise noise transfer, the intermediate doors are solid-core and the intermediate walls are insulated.

As with a number of properties in the area (and across Auckland), the lower part of the land flooded during Cyclone Gabrielle (early 2023). Long-term locals advise this hadn't been known to occur previously. If the vendors were retaining the property, they would create raised "islands" for livestock as a precaution.

Access from the dwelling down to the lower land is either via the legal right-of-way at the bottom of the drive, or via a recently completed access below the dwelling. There is topsoil stockpiled on the lower land to spread over the unfenced paddock.

The metalled areas on the lower land were used by KiwiRail as a base during the replacement of two nearby rail bridges and are capable of handling heavy traffic (including crane operations). The access off SH16 is a recognised access for farm purposes. Technically, NZTA approval would be required if it were to be used as a commercial access (noting it was constructed to accommodate KiwiRail and heavy vehicle movements).

While the property has a total area of 2.8405 hectares, there is also an additional area of approximately 900m² of KiwiRail land that is currently fenced as part of the property (refer aerial).

The property was previously addressed as 607 Kaipara Coast Highway. As of late February 2025, Council has changed the address to 7B Carol Leon Avenue, as access to the dwelling is via Carol Leon Avenue. Most documentation still refers to 607 rather than 7B.

A registered valuation was completed in September 2024 at the vendors' request, valuing the property at \$1.65 million. A copy is available on request and, subject to the valuer's approval, may be able to be re-addressed to the purchaser for finance purposes.

Access to the house is off Carol Leon Avenue as shown below.



Covenants

There are a number of instruments recorded on the title as a result of the subdivision that created this property and the neighbouring lots.

By way of background, the land was originally part of a larger parcel in the subdivision (Lot 9 DP 474061). It was later further subdivided when the wetland was created, at which point it became 607 Kaipara Coast Highway (Lot 9 DP 508650), with the remaining portion becoming 7A Carol Leon Avenue (Lot 11 DP 508650).

The key covenants preclude the use of the land for:

- a commercial piggery, commercial poultry farm, commercial dog kennels or catteries;
- any commercial or business use generating sprays, dust, noise etc;
- use as a storage facility;
- use for the storage of trucks, earth moving equipment, motor vehicle bodies; or machinery of a similar kind
- storage of any immobile or unroadworthy vehicles unless stored in an enclosed shed or garage);

Landline Telephone

No standard landline has been installed to the property although a conduit is in place from the bottom of the drive so a standard landline may be available (subject to capacity being available on the cable etc.) however this will need to be brought in.

Mobile Phone Coverage



www.2degrees.nz/coverage/

It appears that 4G coverage should be available.



www.spark.co.nz/coverage/

It appears that 4G coverage should be available.



www.vodafone.co.nz/network/coverage/

It appears that 4G coverage should be available.

Where the ability to receive calls to a mobile phone is important and a property has limited or no coverage the options are:

1. Divert or Forward mobile calls to another number (this can be a land line). Most mobile providers provide the ability to at least divert all calls, divert on busy or divert on no answer to another number. Generally, the account holder for the mobile number being diverted will incur the cost of the call;
2. Mobile Signal Booster. Where coverage is intermittent or poor a mobile signal booster may resolve the issue. e.g. www.mobilephonesignalbooster.co.nz. **The Vendors have run cabling for this.**

Internet



www.2degrees.nz/coverage/

It appears that 4G coverage should be available.



<https://www.chorus.co.nz/broadband>

VDSL might be available at this address.



www.compass.net.nz/signup/ Text in *italics* courtesy of Compass Website

VDSL might be available at this address.

Stay connected in rural New Zealand with Compass Rural Wireless. Our Rural Wireless option delivers Broadband in hard to reach areas and has two speed options available in most areas.



www.farmside.co.nz Text in *italics* courtesy of Farmside Website

Farmside is New Zealand's leading rural telecommunications company, providing rural and provincial kiwis with access to the telecommunication services they need to improve productivity, save time and enjoy a better lifestyle.

While most urban New Zealanders can access broadband through fixed homelines, a high percentage of those who live and work beyond city boundaries experience difficulties with broadband access and performance due to the physical limitations of their local copper infrastructure.

www.farmside.co.nz/Broadband/Wireless/CheckYourCoverage.aspx

Where ADSL or Wireless Internet connections are difficult Farmside offer a Satellite option that is accessible from visually anywhere in New Zealand.

Farmside's Satellite broadband plans are delivered predominantly via the OPTUS Satellite and provide rural New Zealand with a cost effective, high performance broadband connection. Satellite is available virtually anywhere in New Zealand, no matter how remote you live.



www.spark.co.nz/shop/internet Text in *italics* courtesy of Spark Website

Wireless Broadband should be available at this address.

Refer to Mobile Phone coverage above - if there is mobile phone coverage at the property mobile broadband may be an option. Speed/Reliability is dependent on strength of coverage.



www.starlink.com

Hi-speed internet is pretty much a given where clear line of sight to the satellites as they pass overhead is possible. Reports for local users are very positive.

The Vendors are utilising Starlink and have indicated that it will remain with the property if the Purchasers would like.

Starlink provides high-speed, low-latency broadband internet across the globe. Within each coverage area, orders are fulfilled on a first-come, first-served basis.



www.stratanet.co.nz/our-services/rural-internet/rural-coverage-map/

Text in *italics* courtesy of Stratanet Website

Broadband via Stratanet does not appear to be available at the property.

StrataNet provide a reliable robust wireless service, in rural and urban areas. Our speeds are the fastest available because we run our own network. Our wireless service does not use the old copper lines in the ground. Instead, StrataNet deliver wirelessly from transmission towers dotted around the greater Auckland area. We provide ultra-low latency (ping) connections, which is one of the key factors in delivering fast internet.

Stratanet provides Wireless services which start from \$50/month* require line of site access to a Wireless tower. A check of their coverage map suggests that it is unlikely that they have coverage available at the property.

* Prices as of February 2021.



www.vodafone.co.nz/broadband/rural Text in *italics* courtesy of Vodafone Website

With an aerial 3G and 4G services appear to be available.

Refer to Mobile Phone coverage above - if there is mobile phone coverage at the property mobile broadband may be an option. Speed/Reliability is dependent on strength of coverage.

Public Transport

On February 24 2019 a new Helensville via Kaukapakapa and Waitoki to Silverdale bus service began, giving a west-to-east public transport option to major services and centres. The service runs every 90 minutes on weekdays and two-hourly on weekends. Pickup is in Opoto Place opposite Kaukapakapa School.

This service also runs in reverse and connects in Helensville to the service that provides access to Westgate.

Schooling / Buses

Schooling may be offered at the following schools - please contact the schools directly to confirm whether zoning applies and what bus services are available:

- Helensville School (9kms/10mins, full primary, decile 5, roll 497)
- Kaipara College in Helensville (10kms/11mins, secondary, decile 7, roll 763)
- Kaukapakapa School (3kms/4mins, full primary, decile 7, roll 286)
- Wainui School (12kms/11mins, full primary, decile 9, roll 305)
- Waitoki School (7kms/7mins, full primary, decile 8, roll 167)
- Waioneke School (???kms/???mins, full primary, decile 4, roll 97)
- Woodhill School (???kms/???mins, full primary, decile 6, roll 38)

Buses to a range of schools on the Hibiscus Coast and on the North Shore leave from the carpark beside the Kaukapakapa Hall. Other students catch the Public Transport to connect to other services at the Hibiscus Coast Bus Terminal in Silverdale.

Check nzschools.tki.org.nz for other possibilities. Note this site recommends confirming eligibility with the individual schools.

Sport

For the sporting kinds there are a variety of options including Sinclair Park in Kaukapakapa home of the Kaukapakapa Cowboys (rugby), the Kaukapakapa Pony Club, the Kaukapakapa Sports and Bowls Club, the Helensville District golf course, the Helensville Rugby Club and Helensville Tennis Club. All of which are no more than minutes away. Then there is the fantastic fishing on the Kaipara Harbour with the Boat Club and ramp at Mangakura 29 kms / 26 minutes up the road if your boat is too big for the ramps at Jordan Road or beside the Makarau Bridge. Those wanting to simply enjoy the outdoors are very well catered for by accessing Kaipara Coast Plant Centre and Sculpture Park (charge) just 8 kms / 8 mins up the road and/or Omeru Reserve 11 kms / 11 mins and/or Cue Haven 19 kms / 19 mins, and/or the trail at Mataia Homestead (charge and booking) 20 kms / 19 mins and/or the Mount Auckland (Atuanui) Walkway 24 kms / 23 mins up the road.

Social / Events

The Kaukapakapa Sports and Bowls Club (3kms / 4mins) is the home of all kinds of social gatherings and sports including darts, pool and bowls as well as the annual Miss Kaukapakapa pageant. The Kaukapakapa Hall (3kms / 4mins) is home to workshops, weddings and the like and along with the carpark hosts the Village Market each month.



Travel Times

Kaukapakapa	3 kms	4 mins
Helensville	9 kms	9 mins
Hibiscus Coast Park & Ride	19 kms	20 mins
Motorway (Silverdale)	18 kms	19 mins
Albany	29 kms	29 mins

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