

FOR SALE

CROW REALTY

www.trademe.co.nz/1364324929

Auckland Council

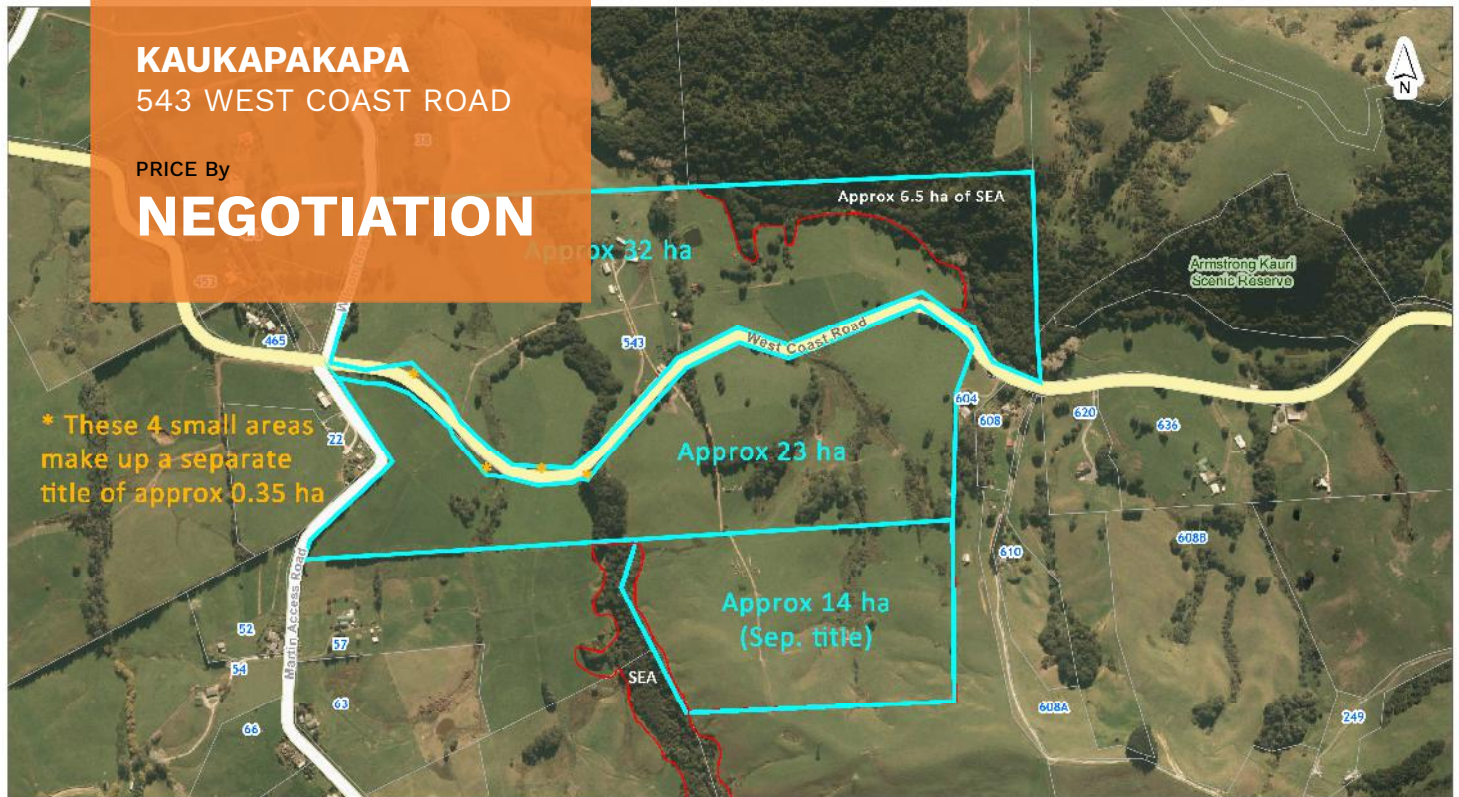
Map

KAUKAPAKAPA
543 WEST COAST ROAD

PRICE By

NEGOTIATION

* These 4 small areas
make up a separate
title of approx 0.35 ha



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543 West Coast Road

Scale @ A4
= 1:8,000
Date Printed:
28/04/2017



This is the first time this more or less 69 hectare or 170 acre flat to gently rolling property has been offered on the market for nearly 30 years. Yes it needs some TLC but where else will you find a property of this potential in such a handy location.

Buildings on the property include a 12 aside herringbone shed (not been used recently), a large old barn, a hayshed and a modern 4 bay shed complete with concrete floor, power and 3 roller doors. The three bedroom 1 bathroom dwelling appears to have good bones including a brand new roof and is a renovators dream. There is also a double garage.

The land itself has plenty of fences to assist stock management and a stock under pass under West Coast road. Water for the farm is provided from a pond with its own pump through to numerous troughs.



Licensed REAA 2008

Proudly Marketed by

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F facebook.com/CRLNZ





Additional Property Information 543 West Coast Road

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Property Information

- More or less 69 hectare or 170 acre flat to gently rolling property with one area of bush and various areas of "wetlands" with nice level of bush.
- The milking equipment in the 12 aside herringbone shed has not been used for some time and we are advised that the vacuum pump is faulty.
- There is a variety of farm equipment available for purchase with the property including a Ford tractor with front end loader, blade, mower, conventional bailer, tedder, ripper, roller, calf feeder, calf bins, fencing materials, kitset bridge etc. etc. Condition of the machinery is unknown and much of it is outside with grass grown up around/through it.
- The fences are a combination of new to poor with some gates and the races needing attention.
- The stock water is supplied from a pond which we have been advised has a new pump but old pressure cylinder. There are apparently various taps to turn off water to sections of the property.
- Large old barn located on the roadside;
- Hayshed with portion closed in;
- Modern 4 bay shed complete with concrete floor, power and 3 roller doors.
- Three bedroom, 1 bathroom dwelling appears to have good bones including a brand new roof but is in need of a tidy up including painting and decorating.
- There is also a double garage.

Price

The Vendors have advised us their price expectation is in the early 3 million range however something in the high 2 million range, both plus GST, may well secure it.

Titles

While the property is in three titles, there does not appear to be any opportunity under the current rules to take advantage of this.

We have had a surveyor have a quick look at the property and in relation to the 3,518m² title they have advised:

Hi Dave, have had a look over these and checked the boundary change rules again. The AUP boundary change rules are the fully operative ones. Like the old rules, to do a boundary change on these we would need to prove that a building site was present on them. The front yard is a 20m setback because West Coast Road is shown as an arterial road. This therefore leaves very little room for a building site, especially as Council may take the road setback as being from the actual road location rather than the legal road edge, which seem to be quite different things in this case. Given the 20m yard that applies here, I do not think any of those smaller sites has a viable building site Council would be happy with, and as there is no building site, they cannot be boundary relocated in accordance with Rule E39.6.3.2(5).

In relation to the landlocked, 14.93ha, title we have been led to believe that this is not usable although further investigated may be warranted.

Sub-Division Potential

We have had a surveyor have a quick look at the property and they have advised:

Hi Dave, yes, about 6.5ha of native bush shown as SEA. Therefore under either the existing plan or the Unitary Plan, one new title could be created on site. Under the Unitary Plan, there would also be the opportunity for the title to be used as a transferrable title right (TTR).

In regard to the wetland, there looks to be quite a bit. However, it is not shown as SEA. Under current rules, if there is over 0.5ha of good quality native dominant wetland then one new title, able to be created on site, is available. The rule is still operative so that opportunity remains for the next few months if the wetland is good quality. Under the Unitary Plan, 0.5ha of wetland generates one transferrable title right, and 1ha of wetland generates two TTRs. The wetland is supposed to be SEA, but we believe that will change so that every area becomes subject to individual assessment. If that occurs, and the wetland is either of good quality, or is restored to being of good quality, two transferrable titles should be possible from the wetland area. The current value of a TTR is approx. \$225,000 + GST. Even if the rule does

not formally change to provide for wetland not shown as SEA, the Plan would allow for a non-complying application and if it can be shown that the wetland is of good quality, we would expect that to be successful.

Therefore we believe the property has the ability to create one new title on site from the bush, possibly one from the wetland if over 0.5ha of it is of good quality.

Alternatively, up to three transferrable title rights could be generated.

Further investigation as to the wetlands would require a site visit by the surveyor at a budgetary cost of \$500 + GST. So potentially the property could provide \$850-875,000 to offset a portion of the purchase price.

1 x bare lot @ say \$425,000 and two transferable titles @ \$225,000

OR

2 x bare lots @ say \$425,000

There would obviously be some cost associated with doing this.

Landline Telephone

A standard landline is currently available at the property.

Mobile Phone Coverage



www.spark.co.nz/coverage/

It appears that 4G 700 and 3G coverage may be available.



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

It does not appear that there is any coverage.

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

Internet



www.chorus.co.nz/maps Text in *italics* courtesy of Chorus Website

ADSL is available at this address.



www.compass.net.nz/compass-rural-broadband-coverage Text in *italics* courtesy of Compass Website

The coverage map suggests that coverage is not available.

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.

Farmside has overcome these barriers by developing a reliable rural broadband network that spans the entire country, offering broadband access to all rural and provincial dwellers, regardless of distance from an urban centre, isolated location or challenging topography.

IPSTAR Satellite broadband services are not affected by terrestrial limitations. Farmside have thousands of farmers and other rural dwellers already connected and have hundreds more joining every month.

Farmside services include rural broadband, homeline, weblane (VoIP) and mobile solutions, and associated computer and networking equipment to enable integrated connectivity.

Services provided by Farmside include those that are Wireless and Satellite based. Wireless services which start from \$91.99/month* with installation \$229* require line of site access to a Wireless tower. It is highly likely that internet access will be available via Farmside satellite at least with prices from \$57.34/month* with installation \$343.85*.

* Prices as of February 2016.



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

Result of *Enter your address to see what broadband you can get coverage*

ADSL is available at this address. The vendor utilises Spark ADSL and reports test results of 4 mbps download and 0.85 upload.

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

Text in *italics* courtesy of Stratanet Website

Broadband via Stratanet should be available at the property. Users in the area report performance is good,

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 \$40/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 2016.



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

Result of *Check the coverage at an address*

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

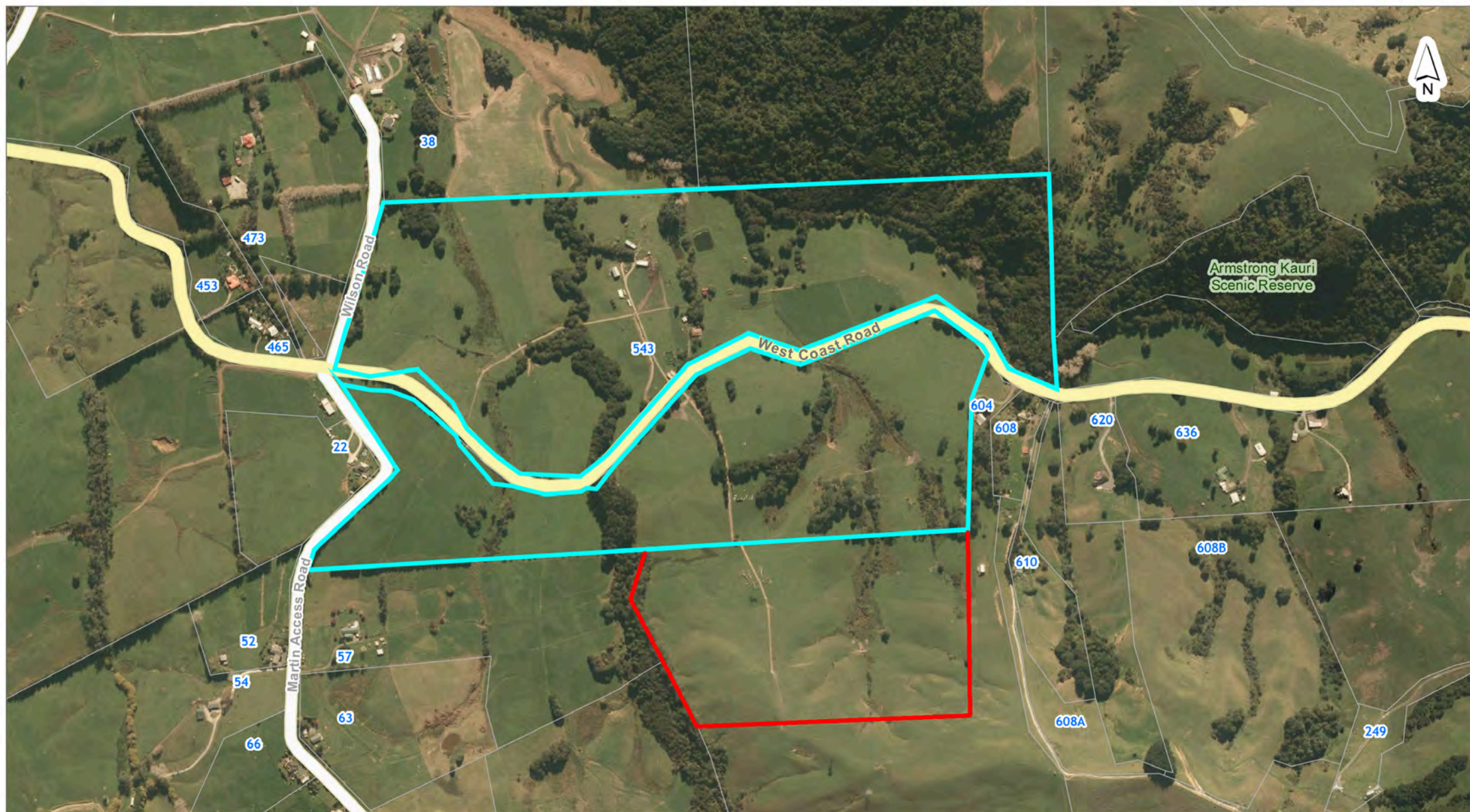
Refer to Mobile Phone coverage above - if there is mobile phone coverage at the property mobile broadband may be an option. Speed/Reliability is dependent on strength of coverage.

Schooling / Buses

It is our understanding that bus services are available from the gate to Ahuroa School (7kms, full primary, decile 9, roll 56), Mahurangi College in Warkworth (21kms, intermediate plus secondary, decile 7, roll 1,378) and Warkworth Primary School (21kms, primary, decile 7, roll 581). Buses leave from approximately 2 kms down West Coast Road to Kaukapakapa School (20kms, full primary, decile 7, roll 273) and on to Kaipara College (32kms, secondary, decile 7, roll 756) in Helensville.

The property may be zoned for specific schools. Check nzschoools.tki.org.nz for other possibilities. Note this site recommends confirming eligibility with the individual schools.

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543 West Coast Road

0 50 100 150
Meters

Scale @ A4
= 1:8,000

Date Printed:
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COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



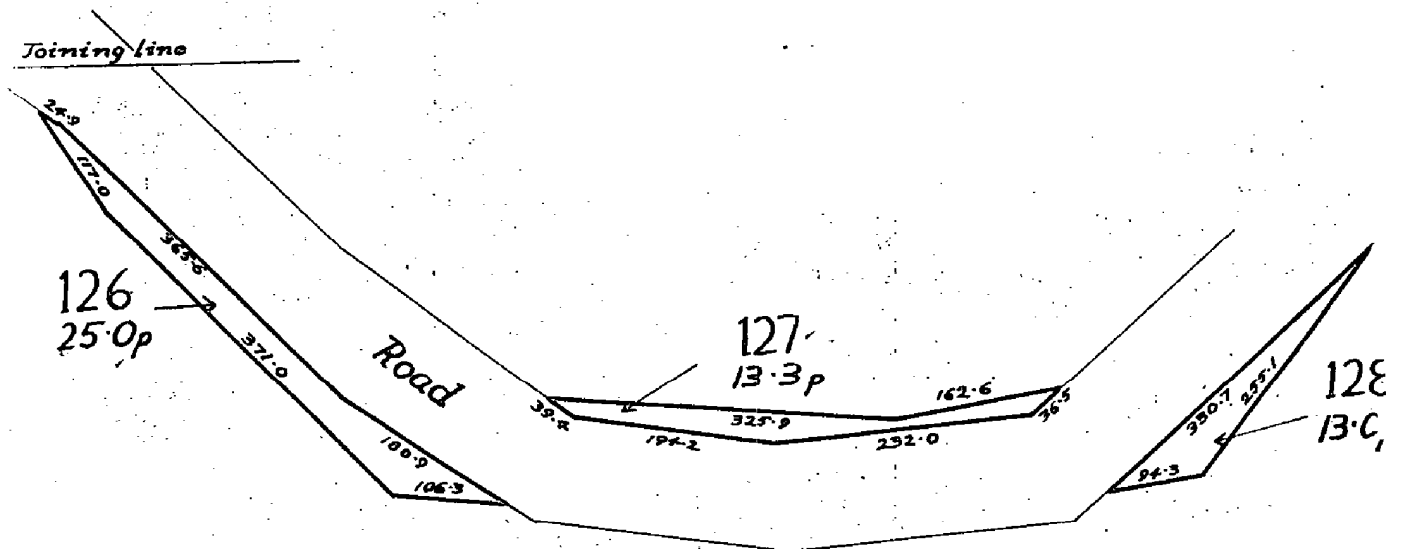
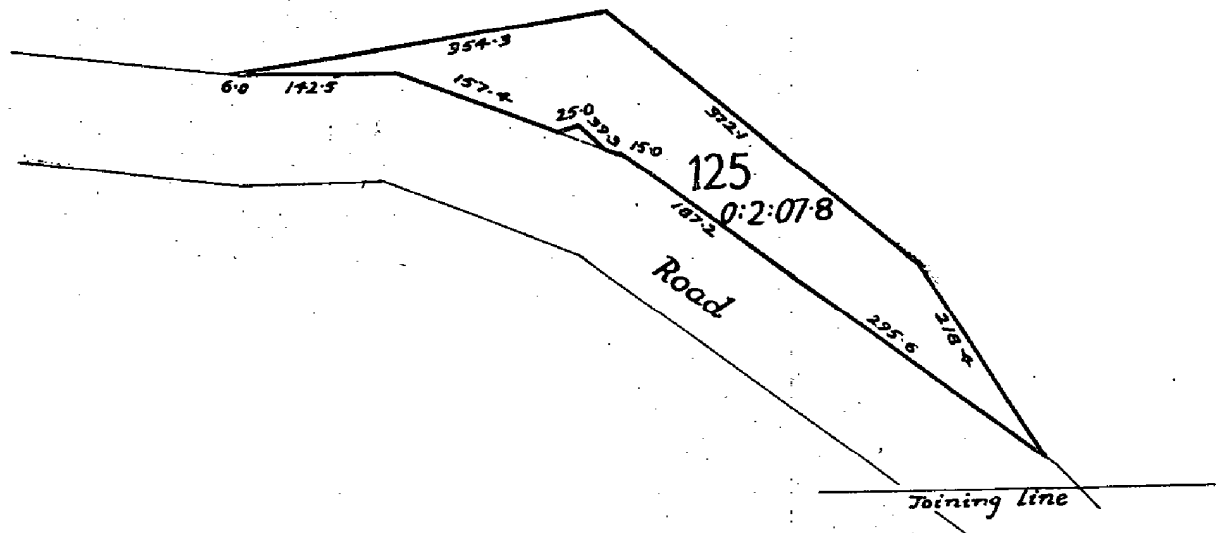
Search Copy


R. W. Muir
Registrar-General
of Land

Identifier NA3B/217
Land Registration District North Auckland
Date Issued 12 February 1964

Estate Fee Simple
Area 3518 square metres more or less
Legal Description Allotment 125-128 Parish of Komokoriki
Proprietors
Gregory Charles Todd

Interests
Subject to Section 8 Coal Mines Amendment Act 1950





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier NA51D/958
Land Registration District North Auckland
Date Issued 29 November 1982

Prior References

NA41D/46

Estate Fee Simple
Area 54.3983 hectares more or less
Legal Description Part Allotment 38 Parish of Komokoriki

Proprietors

Gregory Charles Todd

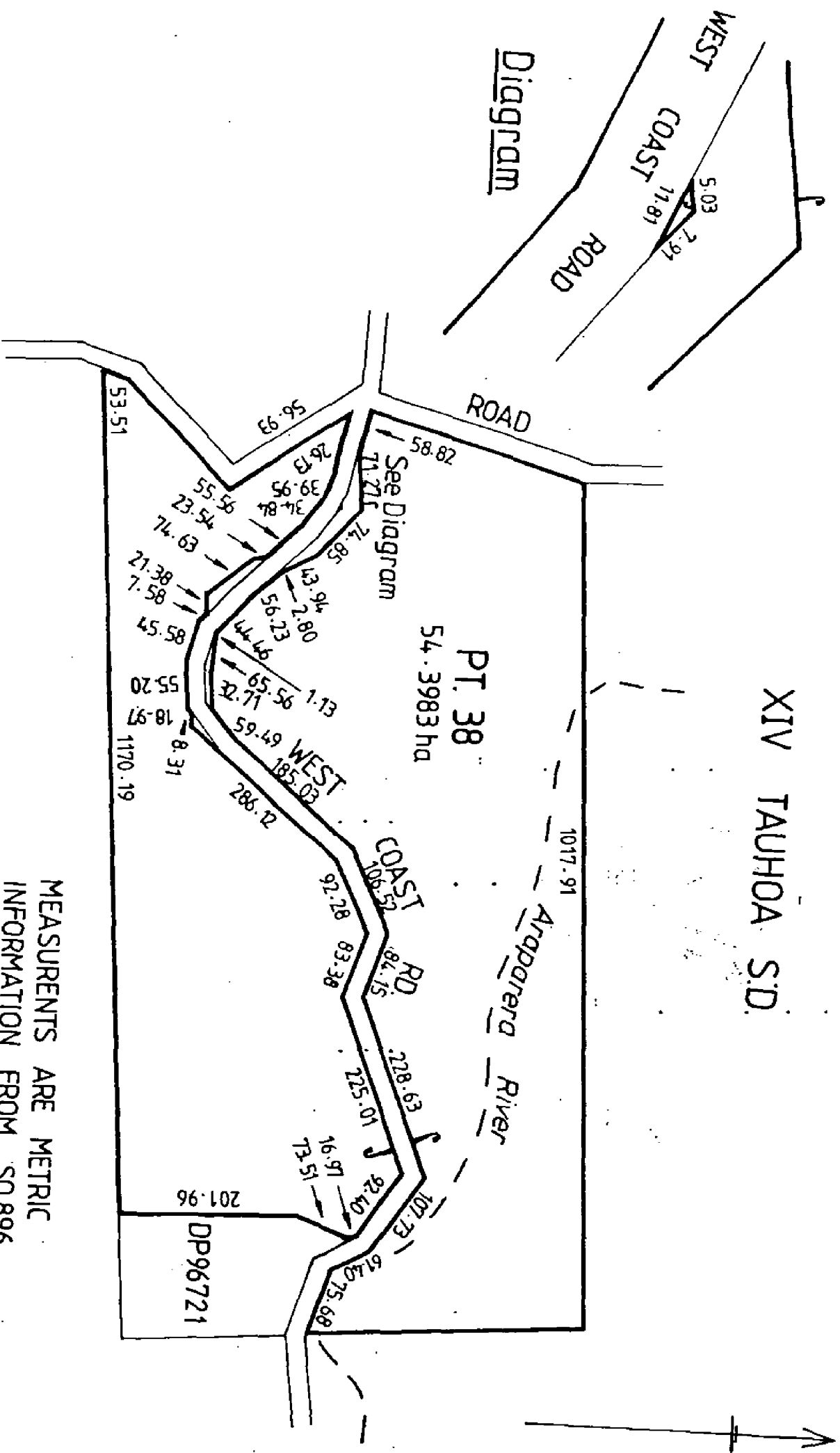
Interests

B130918.5 CERTIFICATE PURSUANT TO SECTION 308(2) LOCAL GOVERNMENT ACT 1974 (ALSO AFFECTS CT NA52C/697) - 29.11.1982 AT 2.56 PM

C027148.4 Mortgage to The Rural Banking and Finance Corporation of New Zealand - 9.8.1989 at 2.39 pm

C490538.2 Variation of Mortgage C027148.4 - 18.6.1993 at 11.40 am

XIV TAUHOA S.D.



MEASUREMENTS ARE METRIC
 INFORMATION FROM SO 896
 A.M. Ed. 35th.



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier NA52C/697
Land Registration District North Auckland
Date Issued 29 November 1982

Prior References

NA967/192

Estate Fee Simple
Area 14.3943 hectares more or less
Legal Description Lot 2 Deposited Plan 96721

Proprietors

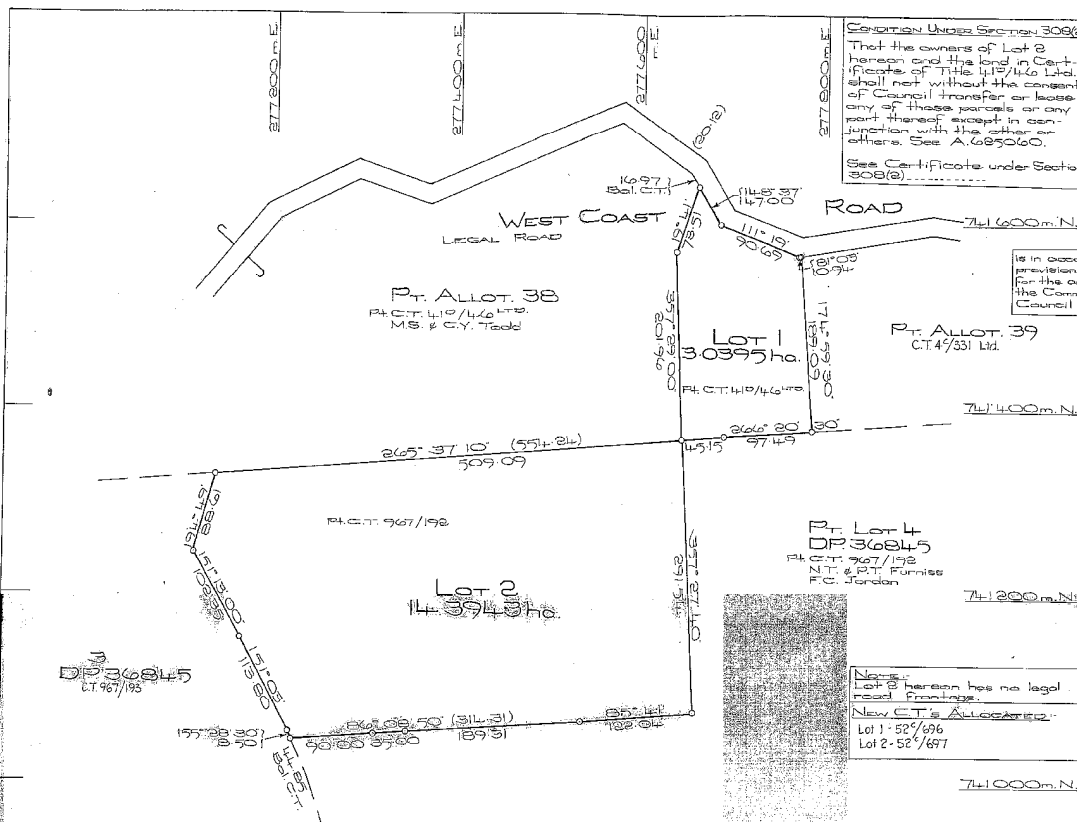
Gregory Charles Todd

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C027148.4 Mortgage to The Rural Banking and Finance Corporation of New Zealand - 9.8.1989 at 2.39 pm

C490538.2 Variation of Mortgage C027148.4 - 18.6.1993 at 11.40 am



Condition Under Section 308(a)
That the owners of Lot 2
hereon and the land in Certi-
ficates of Title 1419/1420 Ltd.
shall not without the consent
of Council transfer or lease
any of those parcels or any
part thereof except in con-
junction with the other or
others. See A.685060.
See Certificate under Section
308(a).....

Locality:
Approved:
[Signature]
Registered Proprietors

Pursuant to a resolution of the
Rodney County Council passed
on the 21st day of June, 1982
approving pursuant to Section
305 of the Local Government
Act 1974 this survey plan subject
to the condition pursuant to
Section 308(a) set out hereon
and subject to the condition of
amalgamation set out hereon and
certifying that the survey plan
is in accordance with the requirements and
provisions of the operative district scheme
for the area in which the survey plan relates,
the Common Seal of the Rodney County
Council was affixed hereto in the presence
of:-



[Signature]
Chairman
[Signature]
County Clerk

AMALGAMATION CONDITION:
That Lot 1 hereon be trans-
ferred to the owner of the
balance of Lot 4, DP36845
(CT 967/192) and that one
Certificate of Title be issued
to include both parcels.
See A.685060.

Total Area 17.4338 ha.
Comprised in Block C.T. 967/192
and Block C.T. 1419/1420

I, Ronald Henry Buckton, a Licensed
Registered Surveyor and holder of an annual practicing certificate
do hereby certify that this plan has been made from a survey executed
by me or under my direction, that both plan and survey are correct
and have been made in accordance with the regulations under the
Surveyors Act 1980.
Dated at Wellington this 11 day
of May 1982 Signed *[Signature]*
Field Book p. Traverse Book p.
Reference Plane DRS 36845, 36846, 36847
91238, 927610
Examined D.H. Williams. Correct *[Signature]*

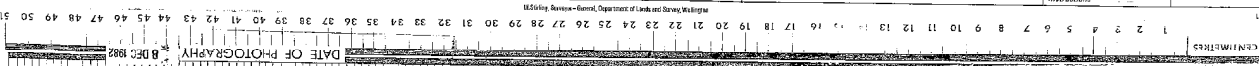
Approved as to Survey
23.7.1982
Deposited this 29th day of November 1982
[Signature] Land Registrar

File
Instructions
DP 96721

LAND DISTRICT North Auckland
SURVEY BLK. & DIST. XIV Taupo
NZMS SHEET N°

LOTS 1 AND 2 BEING SUBDIVISION
OF LOT 4 DP36845 AND PART
ALLOT. 38 KOMOKORIKI PARISH

LOCAL AUTHORITY Rodney County
Surveyed by R.H. Buckton 11.82
Scale 1:2500 Date Feb. 1982



B130918.5 C308

RODNEY COUNTY COUNCIL

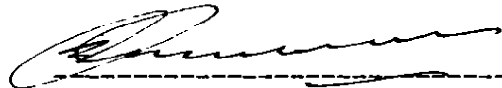
Certificate under Section 308(3)
of The Local Government Act 1974

S.P. R 12990

N T and P T Furniss
and F C Jordan Owners

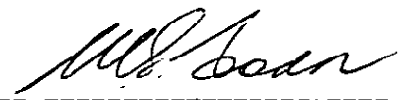
I, Brian Denys Sharplin, County Manager of the Rodney County Council, hereby certify that, in a resolution passed at a meeting held on 21 June 1982, by which Scheme Plan R 12990 was varied, having been originally approved on 16 December 1981 as a proposed subdivision of Lot 4 DP 36845 and Part Allot 38 Parish of Komokoriki, being land comprised in C's. T. 967/192 and 41D/46, owned by N T and P T Furniss and F C Jordan and M S and C Y Todd, the Council imposed a condition that Lot 2 thereon shall be transferred to the owners of the balance of Part Allotment 38 Parish of Komokoriki (Certificate of Title 41D/46 balance) who shall not without the consent of Council transfer or lease any of those parcels or any part thereof, except in conjunction with the other or others.

Signed by Brian Denys Sharplin, authenticating as County Manager on behalf of the Rodney County Council, pursuant to Section 252 of the Local Government Act 1974, this 28th day of June 1982.



County Manager

We, Murray Stephen Todd and Carol Yvonne Todd, of Takapuna, the registered proprietors of the land in C.T. 41D/46, hereby accept the above condition and consent to the registration of this certificate.





Signed this

19th day of July

1982



2.56 29.NOV82 B 130918
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY AUCKLAND
ASSI. LAND REGISTRAR *[Signature]*

Sec/697

512/945

308 Cert.

Schedule 4

Plant & Machinery 30/6/2016

Big Bale Forks - BF120
Blade
Calf Feeder x 3
Castrator EZE Te Pari
Chainsaw - Husqvana
Chainsaw - Echo CS 2600
Compressor and Air Kit
Cowlifter - Anlift
Cultivator Ord@Fieldys
Cup Washers
Drench Pump
Drill - De Walt
Electric Fence Unit SB5000
Feed Wagon
Fertilizer Spreader - CDAX
Ford Tractor 4100
Freezers x 2
Fridge
Front End Loader
Ground Hoe with Seed Box
Harrows
Hay Baler - IH 440
Hay Rake - Not Working
Hay Rake - Taarup
Hay Rake
Husqvana 325 RX Trimmer
Hustler Bale Grab Loader soft hands
Mas D Tec
Milk Lift Pump Double End
Milking Plant
Mower
Pit pump
Post Rammer - Not Working
Pressure tank
Roller
Rotary Hoe - Not Working
Spray pump
Spray Rider 108 CDAX
Spray Tank
Spreader XL 400
Sump Pump - Nocchi Biox
Topdresser
Trailer x 2

Goes with House

Schedule 4

Trailer caged	
Tub	
Udder Gun	
Vat	
Ventilation System	
Water Pumps x 2 (House and Farm)	Part of Property
Water Pump Honda 20XT	
Water Tanks	Part of Property
Welding Plant	

Purchased since June 2016

Suzuki eiger quad	
Powerflo A farm water pump	
Teco pump motor	Part of Property?
Wash down pump	
50litre sprayer goes on quad	

Other incidentals not on list above

Bobby calf pen	
Calf bail for dehorning	
Calf milk heater shoof	
Water container plastic in metal cage	
Kitset bridge = greenwoods?	
Underpass	Part of Property
Concrete fertilizer bin	Part of Property
Stockyards with loading race and bails	Part of Property

Fencing materials on hand

Miscellaneous Posts, Patens, Wire etc.
Various lengths of timber for yards and rails

Stock

None

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The following clause, or similar, will be included in any Sales and Purchase Agreement

Schedule 4

Items Left:

- i. The Purchaser acknowledges that the Vendor may choose to leave item(s) not listed elsewhere in the Agreement on the Property when the Vendor vacates and that some of these items may be considered to be of no value to the Purchaser i.e. rubbish. The Purchaser will not hold the Vendor liable in any way for not having removed or disposed of any item(s) that the Vendor leaves on the Property when the Vendor vacates.
- ii. The Vendor shall use reasonable endeavours to ensure that the items listed in Schedule 4 are present on the property as at the Settlement Date and/or are in a useable state of repair.
- iii. However the Vendor:
 - (a) is not obliged to expend any monies on the maintenance or upkeep of the items in Schedule 4;
 - (b) does not warrant the condition of the items in Schedule 4 and the Purchaser accepts the items on an "as is where is" condition; and
 - (c) is not required to ensure that all the items specified in Schedule 4 are present and available provided that the obligations in point ii. above are complied with.



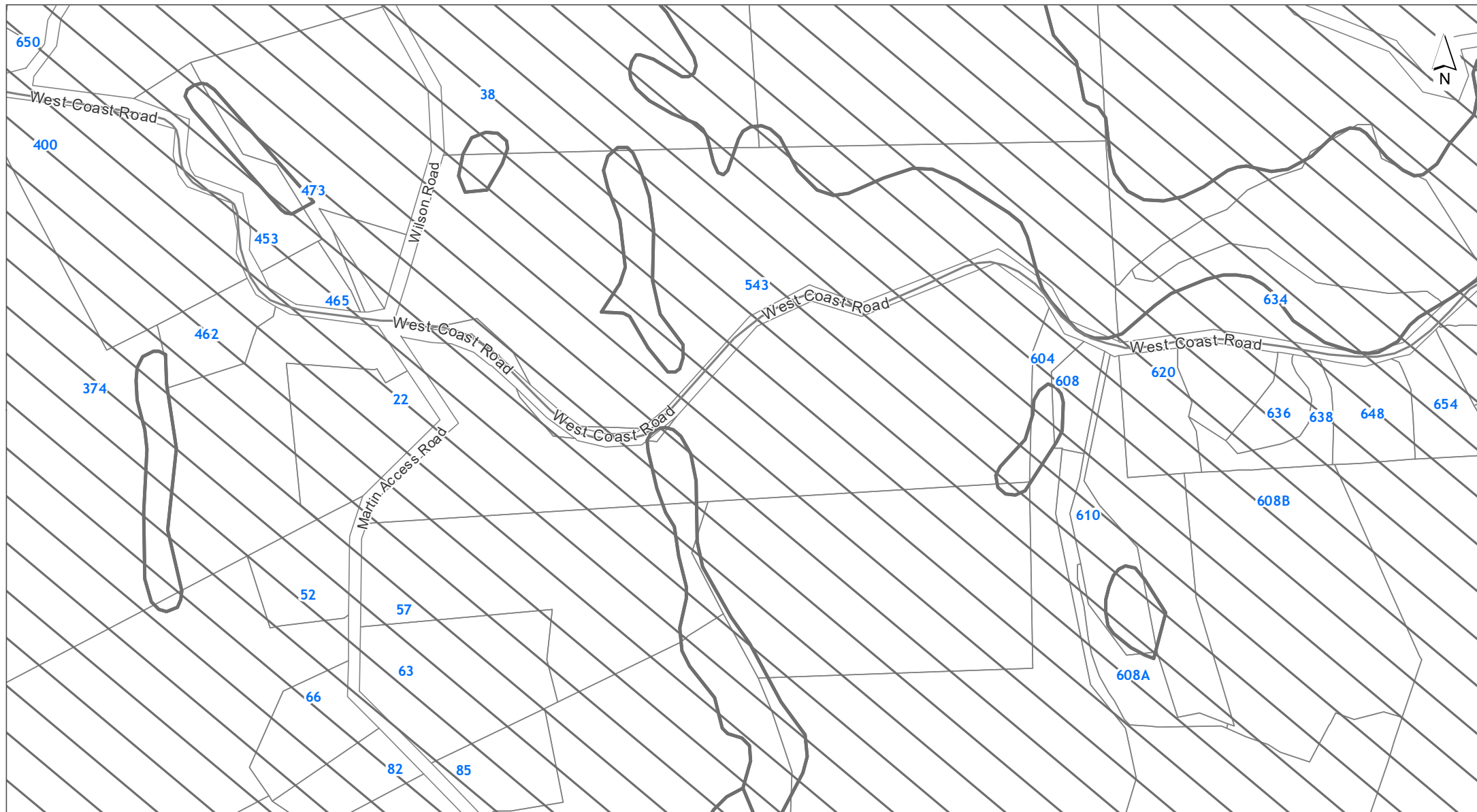
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Built Environment 543 West Coast Rd - Unitary

0 50 100 150
Meters

Scale @ A4
= 1:8,000

Date Printed:
21/10/2026

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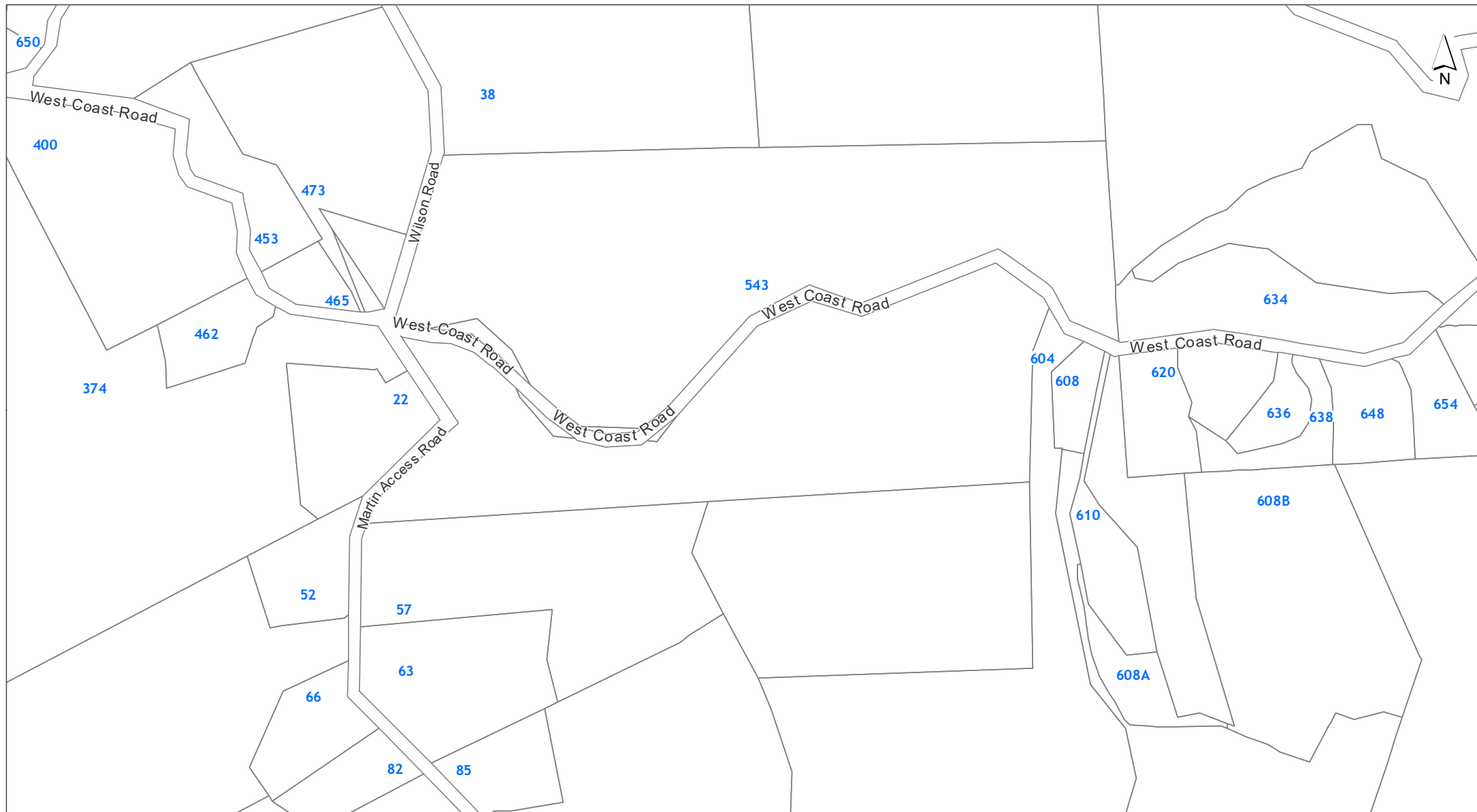
Controls

543 West Coast Rd - Unitary

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Designations

543 West Coast Rd - Unitary

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Historic Heritage and Special Character 543 West Coast Rd - Unitary

0 50 100 150
Meters

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Infrastructure 543 West Coast Rd - Unitary

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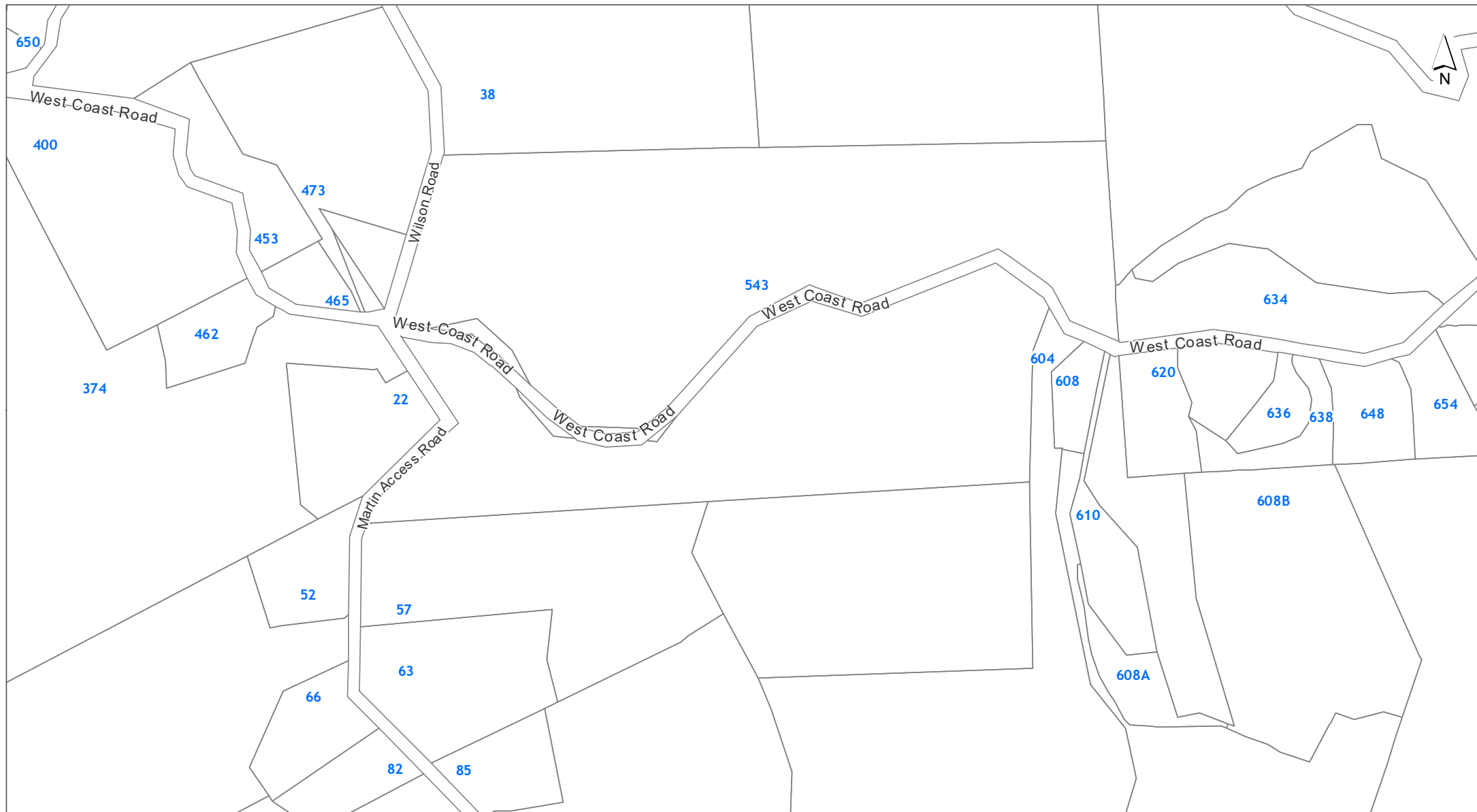
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Mana Whenua 543 West Coast Rd - Unitary

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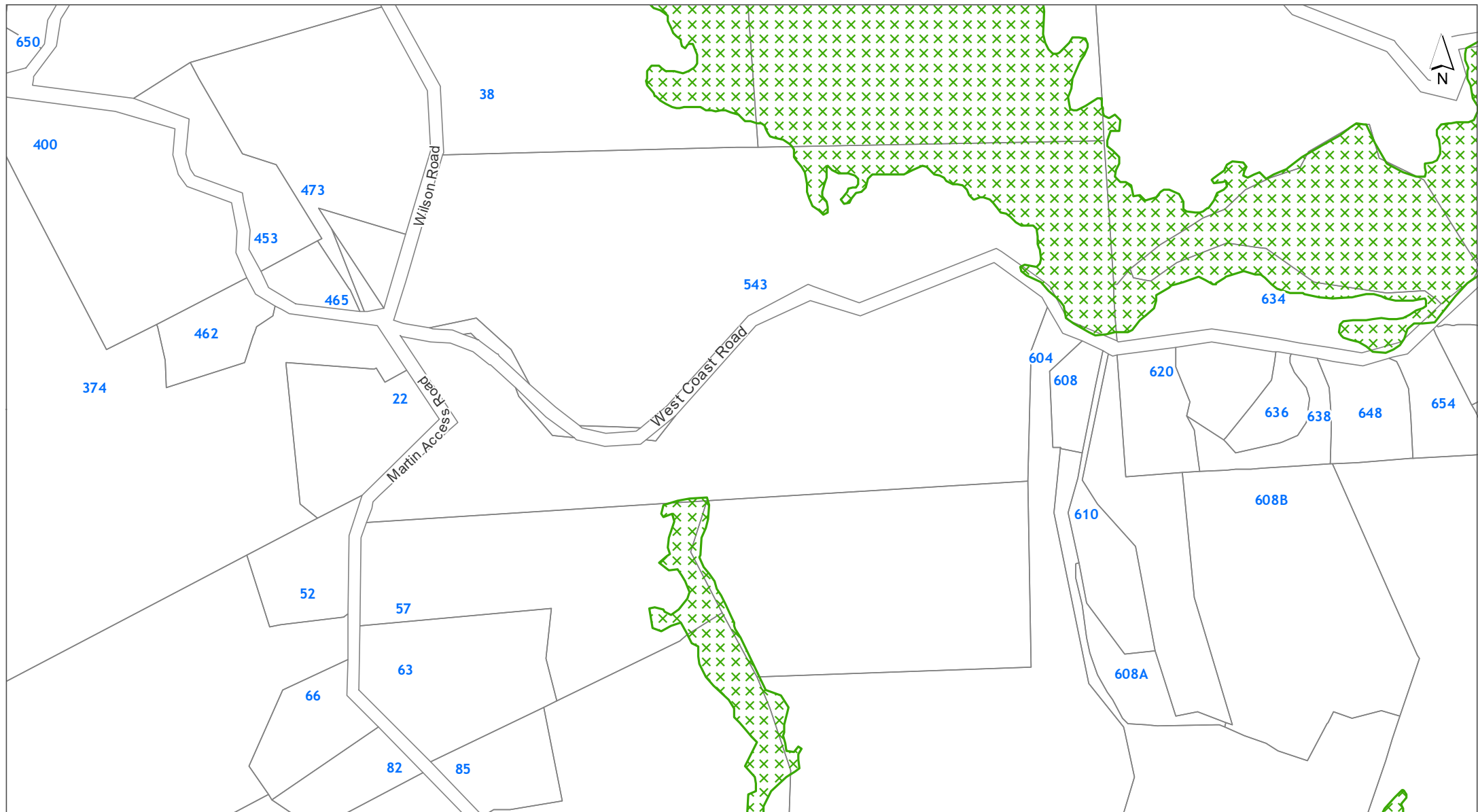
Natural Heritage

543 West Coast Rd - Unitary

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Meters

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Natural Resources 543 West Coast Rd - Unitary

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Date Printed:
21/10/2026



DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action.
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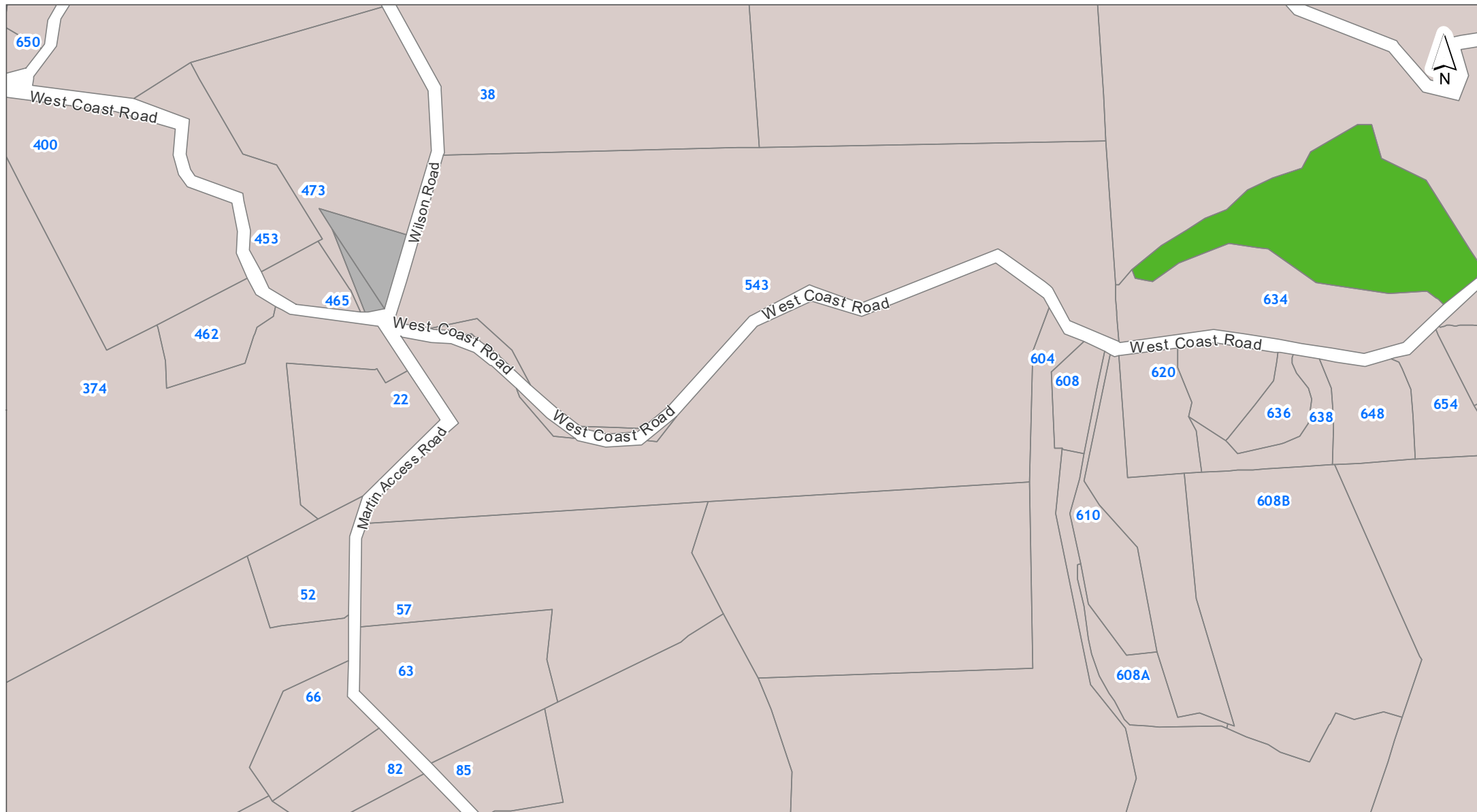
Precincts

543 West Coast Rd - Unitary

0 50 100 150
Meters

Scale @ A4
= 1:8,000

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Zones and Rural Urban Boundary 543 West Coast Rd - Unitary

0 50 100 150
Meters

Scale @ A4
= 1:8,000

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NOTATIONS

Proposed Modifications to Auckland Unitary Plan

-  Notices of Requirement
-  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	
	Aircraft Noise Overlay	
	City Centre Port Noise Overlay [rcp / dp]	
	Quarry Buffer Area Overlay	
	National Grid Subdivision Corridor	} National Grid Corridor Overlay
	National Grid Substation Corridor	
	National Grid Yard Compromised	
	National Grid Yard Uncompromised	

Mana Whenua

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

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	} Emergency Management Area Control
	Infrastructure	
	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



Designations



Airspace Restriction Designations

Auckland Unitary Plan July 2026 Property Summary Report

Address

543 West Coast Road Komokoriki 0981

Legal Description

ALLT 125 PARO Komokoriki, ALLT 126 PARO Komokoriki, ALLT 127 PARO Komokoriki, ALLT 128 PARO Komokoriki, PT ALLT 38 PARO Komokoriki, LOT 2 DP 96721

Modifications

Plan Changes, PC 120 - Some parts have immediate legal effect. Some parts apply to Auckland-wide provisions. Some parts are excluded from zone and/or other mapping proposals. Withdrawn in part 27/08/2026. Public notice and proposed amendments to PC120: 27/08/26, Multiple Layers, [View PDF](#), Proposed, 3/11/2025

Zones

Rural - Rural Production Zone

Precinct

Controls

Controls: Arterial Roads

Controls: Macroinvertebrate Community Index - Exotic

Controls: Macroinvertebrate Community Index - Native

Controls: Macroinvertebrate Community Index - Rural

Overlays

Natural Resources: Significant Ecological Areas Overlay - SEA_T_2476, Terrestrial

Natural Resources: Significant Ecological Areas Overlay - SEA_T_6383, Terrestrial

Designations

RATES INFORMATION

Location of Rating Unit	Allot 125 SO 41475, West Coast Road Komokoriki Auckland 0981
For period	1 July 2026 to 30 June 2027
Assessment Number	1234013406
Valuation Number	00910-00000009103
Valuation as at date	1 May 2024
Capital Value	\$2,080,000
Land Value	\$1,775,000
Record of Title Number	NA3B/217, NA52C/697, NA51D/958
Description of Rating Unit	Allot 125 Psh Of Komokoriki SO 41475, Allot 126 Psh Of Komokoriki SO 41475, Allot 127 Psh Of Komokoriki SO 41475, Allot 128 Psh ...



Description of Rates	Factor/Unit	Factor Value	Rate/Charge	Total (GST incl.)
Uniform Annual General Charge	Number of separate parts	1	\$663.00	\$663.00
General Rate - Farm and Lifestyle	Capital Value	\$2,080,000	0.00181431	\$3,773.76
Waste Management - Minimum Base Charge	Number of separate parts	1	\$42.72	\$42.72
Waste Management - Refuse Small	Number of separate parts	1	\$169.04	\$169.04
Waste Management - Standard Recycling	Number of separate parts	1	\$111.61	\$111.61
Natural Environment Targeted Rate - Non Business	Capital Value	\$2,080,000	0.00003567	\$74.19
Water Quality Targeted Rate - Non Business	Capital Value	\$2,080,000	0.00001116	\$23.21
Rodney Local Board Transport Targeted Rate	Number of separate parts	1	\$150.00	\$150.00
Climate Action Transport Targeted Rate - Farm and Lifestyle	Capital Value	\$2,080,000	0.00004162	\$86.57
Total Auckland Council Rates for 2026/2027 (including GST)				\$5,094.10