ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · KAIWAKA



Suits a family *like yours!*

14 Protea Lane, Kaiwaka

By Negotiation

VIEW ONLINE →

3	2	3	120m²	4,533m²
BEDROOMS	BATHROOMS	CAR SPACES	FLOOR AREA	LAND

01 · THE PROPERTY

Suits a family like yours!

Positioned within the boutique six lot Protea Lane enclave in Kaiwaka, this established 120m² lifestyle home sits on 4,533m² (approx. 1.12 acres). With a recent new roof, fresh paint, and updated finishes, it offers immediate move in comfort alongside modern subdivision infrastructure, making it an ideal option for families wanting to bypass the building process.

Accessed via a secure smart lock, light filled open plan living and dining areas form the heart of the home. Stacker doors connect the space to a covered deck for effortless indoor outdoor living, while a DVS ventilation system and a heat pump keep the main zone comfortable year round. Sitting slightly elevated, the kitchen features a breakfast bar and generous windows capturing the surrounding greenery.

Three well proportioned bedrooms provide quiet spaces to retreat. The primary bedroom enjoys a wide countryside outlook, an ensuite, a large wardrobe, its own heat pump. A second bedroom also features a heat pump for added comfort. Two bathrooms, including one with a bathtub, plus a dedicated laundry keep daily family routines running smoothly.

Outside, sprawling lawns and a covered deck create an inviting setting for relaxed evenings overlooking open countryside. Access is via the new council vested tar sealed road, meaning owners enjoy a pristine lane without private road maintenance fees or residents association levies. A covenanted pocket of native bush along the boundary protects your privacy and local birdlife, while parking for three vehicles.

Kaiwaka School and Otamatea High School cater to local schooling needs, with the Kaiwaka Sports Complex nearby and Mangawhai surf beaches just a short drive away. Contact Megan to arrange your viewing.



02 · GALLERY

Kitchen & Dining















03 · GALLERY

Living & Dining













Bedrooms & Bathrooms















Covered Deck & Outdoors















Lawns & Countryside









07 · LAYOUT

Floor Plan



ARIZTO 14 Protea Lane, Kaiwaka

Disclaimer: drawings are approximate and for illustration purposes only. We take no responsibility for omissions and errors. All dimensions are measured internally, and floor areas reflect this. Measurements should be verified by the buyer.

Floor plan as published on Megan's listing page; drawings are approximate and for illustration only. Measurements should be verified by the buyer.

Living	Living room 4.96 × 4.32m · Dining area 4.47 × 3.41m · Kitchen 3.57 × 4.05m · Laundry
Bedrooms	Primary bedroom 3.98 × 5.44m · Bedroom 2.98 × 3.29m · Bedroom 3.04 × 3.07m
Bathrooms	Bathroom 2.98 × 1.62m · Bathroom (shower)
Entry & halls	Foyer 2.76 × 1.84m · Hall 2.83 × 2.23m · Hall 1.74 × 1.83m
Outdoor	Covered deck 9.09 × 2.38m · Porch 9.15 × 3.73m

08 · KEY FACTS

At a Glance

Price	By Negotiation
Bedrooms	3: primary bedroom with countryside outlook, ensuite, large wardrobe and its own heat pump; second bedroom with heat pump (listing)
Bathrooms	2, one with a bathtub, plus a dedicated laundry (listing)
Car spaces	Parking for three vehicles (listing)
Floor area	120m² (listing)
Land	4,533m², approx. 1.12 acres (listing; Record of Title 1118351: 4533 square metres more or less)
Living	Open plan living and dining, stacker doors to a covered deck, DVS ventilation and heat pump; kitchen with breakfast bar; secure smart lock (listing)
Updates	Recent new roof, fresh paint and updated finishes (listing)
Location	Protea Lane, a six lot enclave off Settlement Road, Kaiwaka, on a council vested tar sealed road (listing)
Title	Freehold (fee simple) · Record of Title 1118351 · Lot 4 DP 588234
Rates 2026/2027	$2,666.47 · Capital value $690,000 as valued at 1 September 2023 (Kaipara District Council)
Rental appraisal	About $610 to $650 per week (Arizto rental appraisal, 13 November 2026)
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	1118351 · Freehold (fee simple) · issued 17 March 2025
Legal description	Lot 4 Deposited Plan 588234
Title area	4533 square metres more or less
Interests	Water right (Transfer 644766), mortgage, consent notice 13164729.2, conservation covenant 13164729.5 and land covenant 13359121.1

COUNCIL & BUILDING

Building consent	BC170098: relocate two secondhand dwellings to 102 Settlement Road (the parent property) with private stormwater and sewer drainage; file status “Code Compliance Certificate Issued”
Services	Not on council reticulated water, stormwater or wastewater (RM220059, which records Lots 3 and 4 as existing dwellings “already adequately serviced”)
Covenants	Conservation covenant area C (0.2350 ha native bush) on this lot; cats prohibited and dogs contained under the consent notice

RATES

Rates 2026/2027	$2,666.47 (Kaipara District Council and Northland Regional Council)
Rating valuation (as valued at 1 September 2023)	Land $390,000 · Improvements $300,000 · Capital value $690,000
Council records	Valuation 0120026056 · 0.4533 ha · DWG FG OI

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.13 · Consent Notice & Covenant Summary p.14 · Land & Conservation Covenants p.15 · Council Property File & Rental Appraisal p.16 · Buyer Guides p.17 · Fact Check p.18

A

Rental Appraisal (2 pp)

Arizto rental appraisal dated 13 November 2026: about $610 to $650 per week.

Summary in this booklet → View original document ↗

B

Certificate Of Title (2 pp)

Record of Title 1118351 (freehold), Lot 4 DP 588234, 4533 m²; search copy dated 2 October 2026.

Summary in this booklet → View original document ↗

C

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 ↗

D

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 ↗

E

Transfer 644766 (water right) (5 pp)

Published as "1118351_644766": Memorandum of Transfer 644766 (1900), the water right noted on the title (scanned).

Summary in this booklet → View original document ↗

F

Land Covenant 13359121.1 (3 pp)

Published as "1118351_13359121.1": land covenant over Lots 2 to 6 (build time, portable housing, tidiness).

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)

G

Conservation Covenant 13164729.5 (9 pp)

Published as "1118351_13164729.5": Reserves Act conservation covenant; covenant area C on this lot (scanned).

Summary in this booklet → View original document ↗

H

Consent Notice 13164729.2 (6 pp)

Published as "1118351_13164729.2": Kaipara District Council s221 consent notice for subdivision consent RM220059C (scanned).

Summary in this booklet → View original document ↗

I

Council Property File (BC170098) (490 pp)

Published as "14 Protea Lane FS-0120026056_BC170098": Kaipara District Council file for building consent BC170098, relocation of two secondhand dwellings (scanned, large file).

Summary in this booklet → View original document ↗

J

14 Protea Lane Rates (3 pp)

Kaipara District Council property and rates information: 2026/2027 rates $2,666.47; capital value $690,000 as valued at 1 September 2023.

Summary in this booklet → View original document ↗

K

14 Protea Lane Covenants Updated (1 p)

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

Summary in this booklet → View original document ↗

Title, Water Right & Rates

Record of Title	1118351 · Freehold (fee simple) · North Auckland · issued 17 March 2025 (prior reference NA72A/940)
Area	4533 square metres more or less
Legal description	Lot 4 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	0120026056
Legal / title	Lot 4 DP 588234 · Record of Title 1118351
Property area	0.4533 hectares
Rating valuation (as valued at 1 September 2023)	Land $390,000 · Improvements $300,000 · Capital value $690,000
Rates 2026/2027	$2,666.47 (four instalments of about $667); 2025/2026 $2,659.66
Previous valuation (2024/2025 history)	Land $600,000 · Capital value $1,280,000 (before the subdivision)

View original: 14 Protea Lane Rates ↗

The council rates record does not show a floor area. Rates may change each year.

Consent Notice & Covenant Summary

CONSENT NOTICE 13164729.2 (RM220059C): CONDITIONS FOR LOT 4

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
Ecological planting & pests	Ecological planting, weed and animal pest control under the Rural Design Ecological Management Plan (September 2024), with an ecologist's report five years after the s224(c) certificate
Cats	The keeping of cats, mustelids and rodents is prohibited
Dogs	Dogs must be contained so they cannot roam into the covenant area, for example with an electronic pet containment fence; council monitoring charge payable by the owner
Landscape planting	The landscape planting maintenance conditions apply to Lots 1, 2, 3, 5 and 6, not Lot 4

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 locally, though it remains a formal title condition"
Gardens	"Completely exempt from the boundary garden maintenance rules"
Bush covenant	The covenanted maintenance requirement is under formal review with Kaipara District Council for removal (not yet removed)

View original: 14 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 C on Lot 4 DP 588234 (0.2350 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 ↗

Council Property File & Rental Appraisal

KAIPARA DISTRICT COUNCIL PROPERTY FILE · BUILDING CONSENT BC170098

Site (at the time)	102 Settlement Road, Kaiwaka · Lot 1 DP 123715, the parent title before the subdivision
Building work	"Relocate two Secondhand Dwellings to site with associated Stormwater & Sanitary Sewer private drainage."
The two dwellings	Residence A: 122.50 m², year first constructed 1985 · Residence B: 84.00 m², year first constructed 1975
Status	"Code Compliance Certificate Issued"; the Form 7 code compliance certificate is in the file; final inspection passed 13 March 2019 ("CCC can be issued")
Wastewater	Enviroserve report (January 2017): a 4500 litre twin-chamber septic tank with biofilter and dosing siphon and a 144 m² effluent dispersal field for each site; tank emptied about every two years and serviced annually
Which house?	The file covers both relocated houses on the parent site and does not say which one is now 14 Protea Lane

View original: Council Property File (BC170098) ↗

RENTAL APPRAISAL · ARIZTO, 13 NOVEMBER 2026

Property	3 bedrooms, 2 bathrooms, 1 living area, 3 parking; master with ensuite; lawn and covered deck
Assessment	"approximately $610.00 to $650.00 per week"
Note	A market appraisal, not a registered valuation; rents may change with market conditions

View original: Rental Appraisal ↗

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.

PROPERTY DOCUMENTS · CHECK

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: 4533 m²; rates record 0.4533 ha Matches listing (4,533m²) · **source: Certificate Of Title ↗**
Floor area	⚑ BC170098: Residence A 122.50 m² (built 1985), Residence B 84.00 m² (built 1975) Listing says 120m²; the file does not say which relocated house is 14 Protea Lane; confirm with the vendor · **source: Council Property File (BC170098) ↗**
Code compliance	✓ BC170098 status "Code Compliance Certificate Issued" (2019) Covers the relocation and private drainage · **source: Council Property File (BC170098) ↗**
Beds & baths	✓ Floor plan: three bedrooms and two bathrooms Matches listing (3 bed, 2 bath) · source: listing page
Wastewater	⚑ BC170098: septic tank and dispersal field for each relocated house; RM220059C requires proof the Lot 4 field is within the lot Ask the vendor for the as-built plan and service records for this house · **source: Council Property File (BC170098) ↗**
Bush covenant	⚑ Conservation covenant area C on this lot; vendor note: maintenance requirement under review Registered on the title until removed · **source: Conservation Covenant 13164729.5 ↗**
Pets	⚑ Consent notice: no cats; dogs contained Not in the listing copy; formal title condition · **source: Consent Notice 13164729.2 ↗**
Rates & value	✓ Rates $2,666.47 (2026/2027); CV $690,000 as valued at 1 September 2023 Information only · **source: 14 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.

Location & Kaiwaka



Map © OpenStreetMap contributors; location approximate. Tap the map to open 14 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 notes Kaiwaka School and Otamatea High School for local schooling, the Kaiwaka Sports Complex nearby and Mangawhai surf beaches a short drive away. Protea Lane is a new lane off Settlement Road.

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



Also for sale with Megan



By Negotiation
19 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



By Negotiation
16 Protea Lane, Kaiwaka



$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. Please verify all information with Megan directly.