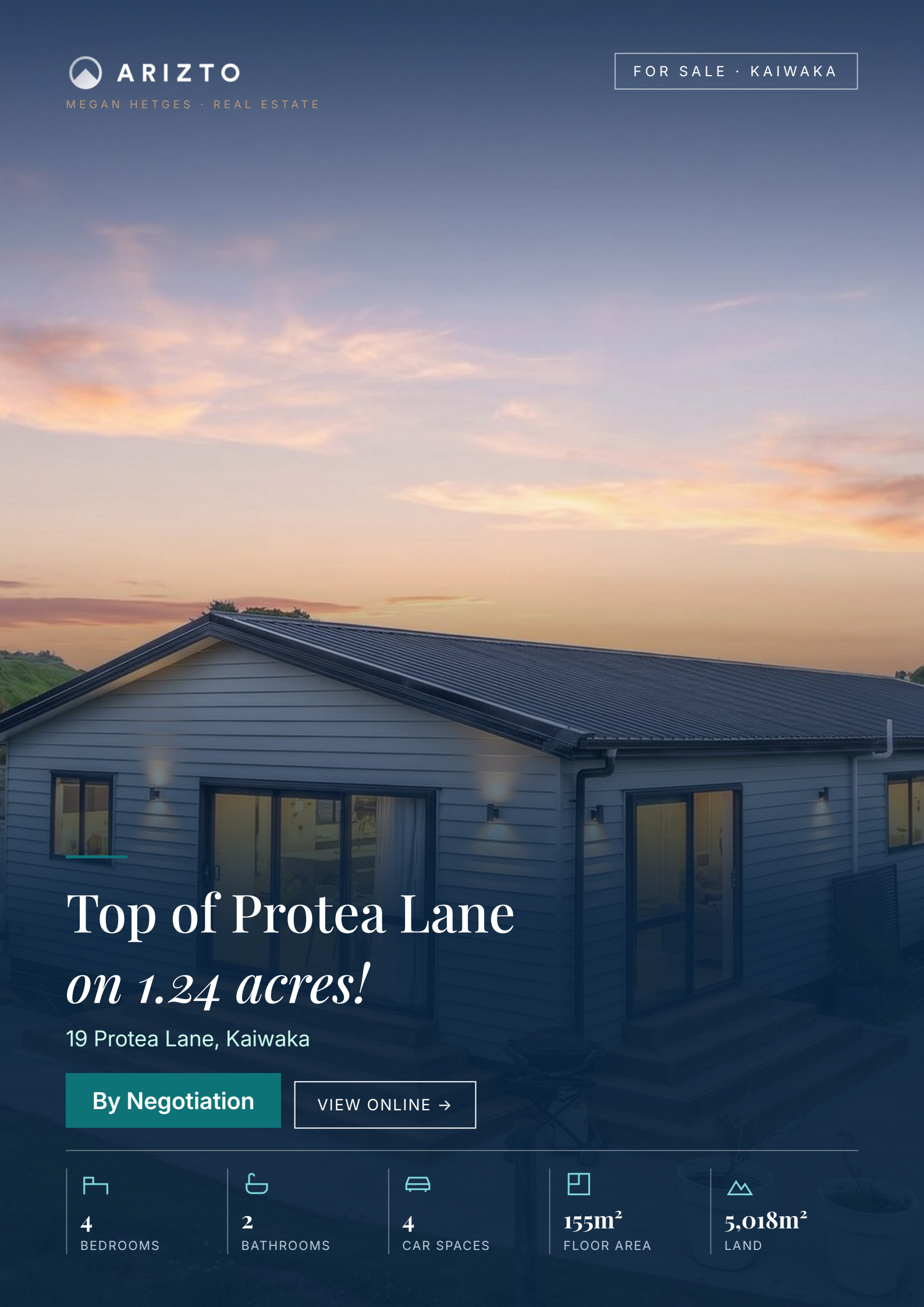
ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · KAIWAKA



Top of Protea Lane *on 1.24 acres!*

19 Protea Lane, Kaiwaka

By Negotiation

VIEW ONLINE →

4	2	4	155m²	5,018m²
BEDROOMS	BATHROOMS	CAR SPACES	FLOOR AREA	LAND

01 · THE PROPERTY

Top of Protea Lane on 1.24 acres!

Rolling green hills and a slower pace set the scene at 19 Protea Lane. Positioned on 5,018m² within an exclusive, developer-crafted six lot enclave, this four bedroom, 155m² Advance Homes build offers contemporary comfort paired with quality subdivision infrastructure, including a council vested tar-sealed road and fenced boundaries.

Inside, light-filled open plan living centres around a well appointed kitchen featuring an island breakfast bar, quality appliances, and a walk in pantry. The main living space opens effortlessly outdoors for entertaining, while a separate family room offers a quiet retreat. Double glazing and heat pumps help keep the home comfortable year round.

The master suite enjoys its own ensuite, walk in wardrobe, and private outdoor access. Three further bedrooms offer flexibility for family or guests, supported by a full family bathroom, a separate toilet, a dedicated laundry, and deep walk-in storage to make everyday routines that little bit easier.

Outside, expansive lawns and fenced grazing areas create opportunities for keeping animals or cultivating an orchard. A patio invites relaxed outdoor dining against a picturesque rural backdrop. Water tanks, a separate shed, and extensive parking add valuable functionality, while the lane's planting and native bush add to the private, peaceful feel.

Kaiwaka is the gateway to the Mangawhai coast, offering local shops and schools with surf beaches just 15 minutes away. With State Highway 1 connecting you north and south, this property delivers high spec rural freedom without the isolation. To secure your place in this premium lifestyle development, contact Megan to arrange your viewing.



02 · GALLERY

Kitchen & Dining















Living, Family & Laundry













Bedrooms & Bathrooms















Outdoor Living















06 · GALLERY

Shed, Parking & Grounds









07 · LAYOUT

Floor Plan



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

Living	Dining / living 5.53 × 6.27m · Kitchen 2.40 × 4.68m · Walk in pantry 2.40 × 1.50m · Family 3.79 × 3.60m · Laundry 1.65 x 2.00m
Master suite	Master bedroom 3.79 × 3.40m · Ensuite 2.52 × 2.00m · Walk in wardrobe
Bedrooms	Bedroom 1 3.15 × 3.10m · Bedroom 2 3.15 × 3.10m · Bedroom 3 3.15 × 3.10m
Bathrooms	Bathroom 3.79 × 2.00m · Separate W.C · Walk in storage (W.I.R) off the hallway
Outbuilding	Shed 2.74 × 5.95m

08 · KEY FACTS

At a Glance

Price	By Negotiation
Bedrooms	4: master suite with ensuite, walk in wardrobe and private outdoor access, plus three further bedrooms (listing)
Bathrooms	2: ensuite and family bathroom, plus a separate toilet (listing; floor plan)
Car spaces	4 (listing); separate shed and extensive parking
Floor area	155m² (listing); Advance Homes build (listing)
Land	5,018m² (listing; Record of Title 1118350: 5018 square metres more or less)
Living	Open plan kitchen, dining and living with island breakfast bar and walk in pantry; separate family room; double glazing and heat pumps (listing)
Outdoors	Expansive lawns, fenced grazing areas, patio, water tanks and a separate shed (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 1118350 · Lot 3 DP 588234
Rates 2026/2027	$2,693.41 · Capital value $750,000 as valued at 1 September 2023 (Kaipara District Council)
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	1118350 · Freehold (fee simple) · issued 17 March 2025
Legal description	Lot 3 Deposited Plan 588234
Title area	5018 square metres more or less
Interests	Water right (Transfer 644766), mortgage, consent notice 13164729.2 and land covenant 13359121.1; no conservation covenant is listed on this title

SUBDIVISION & COUNCIL

Subdivision	RM220059 (2022), varied by RM220059A, B and C; approved scheme plan Rev N (Lot 3 shown as 5015m² with "EX. DWELLING & SHEDS" and "EX. EFFLUENT FIELD")
Services	Not on council reticulated water, stormwater or wastewater (RM220059); the decision records Lots 3 and 4 as containing existing dwellings that are "already adequately serviced"
Consent notice	General engineering, height, colour, fencing, lighting, tank and driveway conditions; a single accessory building allowed on Lot 3; landscape planting area I to be maintained
Zoning	Rural Zone, Kaipara District Plan (Operative 2013), per the consent decisions

RATES

Rates 2026/2027	$2,693.41 (Kaipara District Council and Northland Regional Council)
Rating valuation (as valued at 1 September 2023)	Land $400,000 · Improvements $350,000 · Capital value $750,000
Council records	Valuation 0120026055 · 0.5018 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 · Subdivision Consent & Land Covenant p.15 · Buyer Guides p.16 · Fact Check p.17

A

Certificate Of Title (2 pp)

Record of Title 1118350 (freehold), Lot 3 DP 588234, 5018 m²; search copy dated 2 October 2026.

Summary in this booklet → View original document ↗

B

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 ↗

C

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 ↗

D

Transfer 644766 (water right) (5 pp)

Published as "1118350_644766": Memorandum of Transfer 644766 (1900), the water right noted on the title (scanned).

Summary in this booklet → View original document ↗

E

Land Covenant 13359121.1 (3 pp)

Published as "1118350_13359121.1": land covenant over Lots 2 to 6 (build time, portable housing, tidiness).

Summary in this booklet → View original document ↗

F

Consent Notice 13164729.2 (6 pp)

Published as "1118350_13164729.2": Kaipara District Council s221 consent notice for subdivision consent RM220059C (scanned).

Summary in this booklet → View original document ↗

G

RM220059 Decision (2022) (39 pp)

Kaipara District Council decision granting the original eight-lot subdivision of 102 Settlement Road.

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)

H

RM220059B Decision (2023) (25 pp)

Section 127 change: colour specifications and the Lot 6 height limit.

Summary in this booklet → View original document ↗

I

RM220059A s127 Decision (2023) (26 pp)

Section 127 change: scheme plan, covenant areas, revegetation planting and fencing.

Summary in this booklet → View original document ↗

J

RM220059C s127 Decision Report (2024) (25 pp)

Section 127 change: road stormwater pond and Lot 7 removed; current consent conditions.

Summary in this booklet → View original document ↗

K

Approved Scheme Plan Rev N (2024) (1 p)

Reyburn & Bryant scheme plan S16653 Rev N, approved under RM220059C on 16 August 2024.

Summary in this booklet → View original document ↗

L

19 Protea Lane Rates (3 pp)

Kaipara District Council property and rates information: 2026/2027 rates $2,693.41; capital value $750,000 as valued at 1 September 2023.

Summary in this booklet → View original document ↗

M

19 Protea Lane Covenants Updated (1 p)

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

Summary in this booklet → View original document ↗

Title, Water Right & Rates

Record of Title	1118350 · Freehold (fee simple) · North Auckland · issued 17 March 2025 (prior reference NA72A/940)
Area	5018 square metres more or less
Legal description	Lot 3 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) · 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	0120026055
Legal / title	Lot 3 DP 588234 · Record of Title 1118350
Property area	0.5018 hectares
Rating valuation (as valued at 1 September 2023)	Land $400,000 · Improvements $350,000 · Capital value $750,000
Rates 2026/2027	$2,693.41 (four instalments of about $673); 2025/2026 $2,685.40
Previous valuation (2024/2025 history)	Land $600,000 · Capital value $1,280,000 (before the subdivision)

View original: 19 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 3

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
Accessory building	Within Lots 3 and 6 a single accessory building is permitted (excluding accessory buildings under 50m² GFA), within 10 metres of the dwelling
Landscape planting	Landscape and amenity planting area I on Lot 3 to be maintained in perpetuity under the Landscape Management Plan (September 2024), with a landscape architect's report five years after the s224(c) certificate; council monitoring charge for five years
Pets	The cat and dog conditions apply to Lots 1, 2, 4, 5 and 6, not Lot 3

View original: Consent Notice 13164729.2 ↗

VENDOR'S COVENANT SUMMARY (UPDATED)

Pets	"Completely exempt from the subdivision pet bans."
Boundary planting	The vendor is working with Kaipara District Council to have the boundary planting maintenance clause removed (not yet removed)
Additional buildings	One accessory building (such as a shed) within 10 metres of the main dwelling

View original: 19 Protea Lane Covenants Updated ↗

Subdivision Consent & Land Covenant

The Protea Lane lots were created by Kaipara District Council subdivision consent RM220059 (102 Settlement Road, Lot 1 DP 123715), varied three times by RM220059A, RM220059B and RM220059C.

RM220059 (2022)	Eight-lot subdivision of 102 Settlement Road with landscape and ecological covenant areas; Lot 3 described as about 5425m² "containing an existing dwelling"; lots not serviced by council reticulated water, stormwater or wastewater
RM220059A (2023)	Varied the scheme plan, covenant areas, revegetation planting and fencing
RM220059B (2023)	Corrected the colour specifications and allowed the Lot 6 dwelling to exceed 5 metres
RM220059C (2024)	Added a stormwater pond for the road on Lot 2 and removed Lot 7; requires surveyor evidence that the existing disposal fields for Lots 3 and 4 are within their lot boundaries
Scheme plan Rev N	Six lots and Lot 8 road to vest; Lot 3 5015m², "EX. DWELLING & SHEDS", "EX. EFFLUENT FIELD", landscape planting area I (0.0457 ha)

View original: RM220059 Decision (2022) ↗ · View original: RM220059B Decision (2023) ↗

View original: RM220059A s127 Decision (2023) ↗ · View original: RM220059C s127 Decision Report (2024) ↗

View original: Approved Scheme Plan Rev N (2024) ↗

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 ↗

Scheme plan areas are approximate; the Record of Title (5018 m²) governs.

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

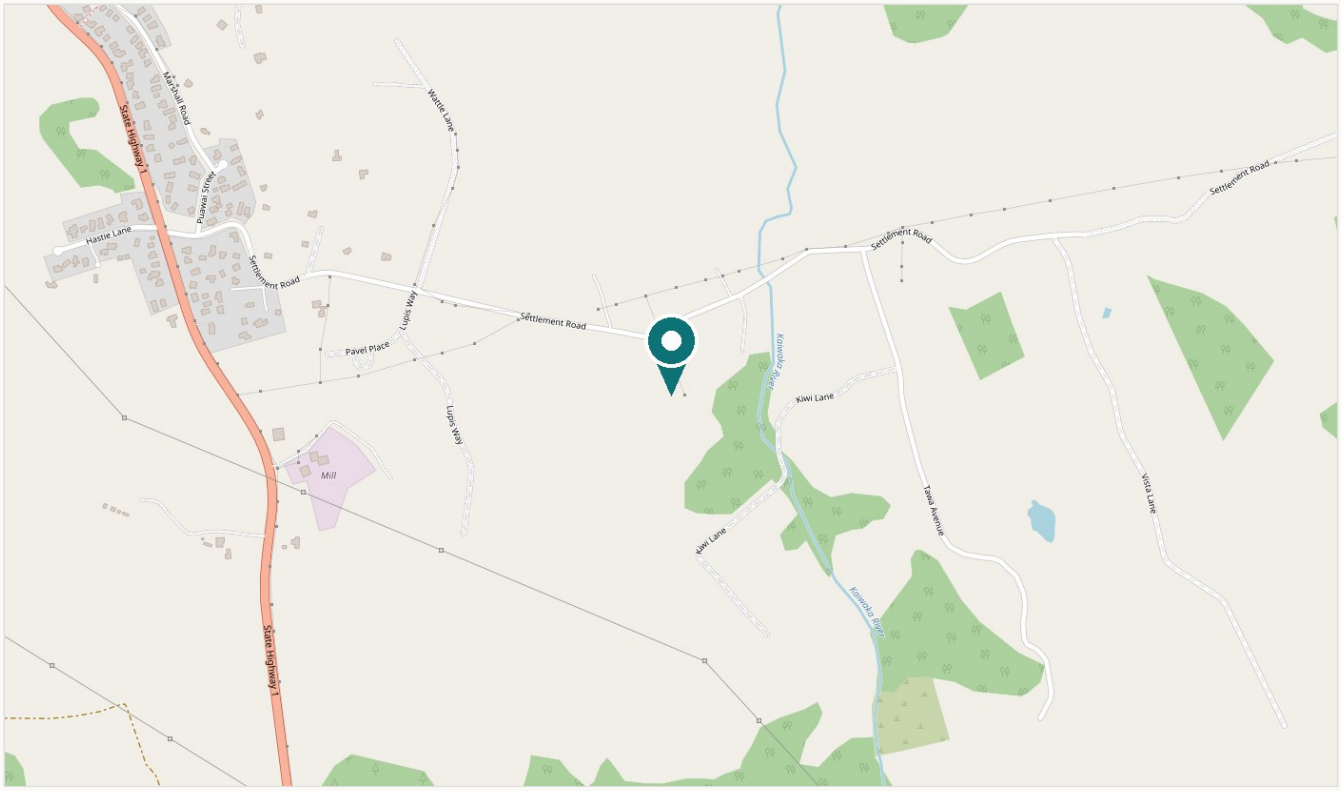
Fact Check

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: 5018 m²; rates record 0.5018 ha Matches listing (5,018m²) · **source: Certificate Of Title ↗**
Floor area	⚑ No building consent, code compliance or council floor area for the house is published 155m² is from the listing; ask the vendor for the building consent and CCC · source: listing page
Builder	⚑ "Advance Homes build" is in the listing only Not confirmed by any published document · source: listing page
Beds & baths	✓ Floor plan: master with ensuite, bedrooms 1 to 3, bathroom and separate W.C Matches listing (4 bed, 2 bath) · source: listing page
Wastewater	⚑ Scheme plan shows an existing effluent field on Lot 3; RM220059C requires proof it is within the lot No septic design, as-built or service record is published; ask the vendor · **source: Approved Scheme Plan Rev N (2024) ↗**
Covenant update	⚑ Vendor note: boundary planting maintenance clause under review with council Still a registered consent notice condition until removed · **source: 19 Protea Lane Covenants Updated ↗**
Title	✓ Freehold; consent notice, land covenant and water right; no conservation covenant on this title Information only · **source: Certificate Of Title ↗**
Rates & value	✓ Rates $2,693.41 (2026/2027); CV $750,000 as valued at 1 September 2023 Information only · **source: 19 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 19 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 puts local shops and schools close by, with surf beaches just 15 minutes away, and State Highway 1 connecting you north and south. 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
14 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.