ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · KAIWAKA



Kauri Interior, *Kaipara Harbour Views!*

538 Oneriri Road, Kaiwaka

$670,000

VIEW ONLINE →

3	1	6	96m²	0.4607ha
BEDROOMS	BATHROOMS	CAR SPACES	FLOOR AREA	LAND

01 · THE PROPERTY

Kauri Interior, Kaipara Harbour Views!

"The Armoury" is a truly unique character property with an incredible history and quirky charm. Relocated to this private, sheltered Oneriri site in 2005, this former Papakura Military Camp armoury famously served as a short term lockup for Dominique Prieur, a French agent responsible for sinking the Rainbow Warrior.

Today, it is a beautifully modified home boasting views of the upper Kaipara Harbour and a sunny north facing deck.

While windows and doors were added for modern living, requiring cutting through solid timber, weatherboard and steel, the structure retains its formidable core. The whole structure is encased in 1/8th inch steel sheeting, and the floor boasts extra thickness from layered timber and tongue and groove.

Inside, high quality exposed matai lining creates a warm, inviting atmosphere. The home features a main bedroom with direct bathroom access, a second bedroom with external access, and a compact single room or study featuring an original Armoury mesh wall and strong metal door. The kitchen and bathroom showcase gorgeous kauri and native timber benches.

A pull down ladder reveals a full head height roof space with a rustic ‘artist’s escape’ overlooking the tidal reaches of the Kaipara Harbour. Outside, a 6x6m garage with rustic chainsaw milled macrocarpa beams and covered access complements the home.

The largely level section includes a historic implement shed and workshop equipped with 3 phase power and heavy duty machinery, plus a shed with a race for drafting sheep. It is complete with a 5,000 gallon water tank and a pumped septic system.

Located just a five minute drive on the seal from Kaiwaka and with easy access to Mangawhai, this is a rare chance to own a true slice of New Zealand history.

Contact Megan today to schedule your viewing.



02 · GALLERY

Living & Kitchen















Kitchen, Bedrooms & Bathroom















Deck, Laundry & Roof Space















Garage, Sheds & Grounds















Aerial Views









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.

House	Living room 5.93 × 6.58m · Kitchen 1.70 × 2.89m · Bedroom 4.90 x 2.87m · Bedroom 2.91 × 3.50m · Bedroom 2.35 × 2.40m · Bathroom 2.43 × 2.87m · Hall 5.86 × 3.55m · Entrance 2.64 x 1.36m · Laundry · W.C
Outdoor	Deck 1.77 × 6.60m · Patio 1.59 × 1.54m
Garaging	Garage 5.77 × 5.70m
Sheds	Workshop 6.23 × 7.73m · Open front shed 4.79 × 7.86m · Open front shed 7.43 × 7.73m · Open front shed 4.08 × 7.73m

08 · KEY FACTS

At a Glance

Price	$670,000 (asking price)
Bedrooms	3: main bedroom with direct bathroom access, a second bedroom with external access, and a compact single room or study (listing)
Bathroom	1 (kauri and native timber benches, per listing)
Car spaces	6 (listing); 6×6m garage with covered access
Floor area	96m² (listing; council building consent application: main building 96 m², garage 32.4 m²)
Land	0.4607ha (listing; Record of Title: 4607 square metres more or less)
Title	Freehold (fee simple) · Record of Title 1176168 · Lot 1 DP 602337
Council	Code Compliance Certificate 080704 issued 14 March 2011 (outbuilding change of use to dwelling)
Services	5,000 gallon water tank; pumped septic system; 3 phase power to the workshop (listing)
Outbuildings	Historic implement shed and workshop; shed with a race for drafting sheep (listing)
Rates 2026/27	$2,626.05 · Capital value $630,000 (as valued at 1 September 2023)
Rental appraisal	Approximately $660–$700 per week (Arizto, 13 November 2026)

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	1176168 · Freehold (fee simple) · issued 22 January 2025
Legal description	Lot 1 Deposited Plan 602337
Title area	4607 square metres more or less
Interests	Electricity, right of way and telecommunications easements, including Northpower rights in gross (see Title & Easements)

COUNCIL BUILDING FILE

Building consent	080704 · Kaipara District Council · outbuilding change of use to dwelling (alterations and additions)
Code Compliance Certificate	Issued 14 March 2011
Final inspection	11 March 2011: "Final on this relocated Armory and its alterations"

RATES & RENTAL

Rates 2026/27	$2,626.05 (four instalments)
Rating valuation	Land $375,000 · Improvements $255,000 · Capital value $630,000 (1 September 2023)
Rental appraisal	Approximately $660–$700 per week (13 November 2026)

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 & Easements p.12 · **Council Building File** p.13 · **Rates & Rental Appraisal** p.14 · **Buyer Guides** p.15 · **Fact Check** p.16

A

Rental Appraisal (2 pp)

Arizto rental appraisal dated 13 November 2026: approximately $660–$700 per week.

Summary in this booklet → **View original document ↗**

B

Certificate Of Title (2 pp)

Record of Title 1176168 (freehold), Lot 1 DP 602337, 4607 m²; search copy dated 28 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

1176168_C590433.7 (4 pp)

Easement Certificate C590433.7: electricity supply right (scanned).

Summary in this booklet → **View original document ↗**

F

1176168_12999897.1 (2 pp)

Instrument 12999897.1 (22 January 2025): partial surrender of easement area "H" created by D066714.4.

Summary in this booklet → **View original document ↗**

G

1176168_12999897.5 (7 pp)

Easement Instrument 12999897.5: right in gross to convey electricity and telecommunications for Northpower (areas A & C on DP 608174).

Summary in this booklet → **View original document ↗**

H

1176168_12999897.4 (7 pp)

Easement Instrument 12999897.4: right in gross to convey electricity and telecommunications for Northpower (area B on DP 602337).

Summary in this booklet → **View original document ↗**

I

1176168_12999897.3 (2 pp)

Easement Instrument 12999897.3: right of way and rights to convey electricity and telecommunications over areas "M" and "D" on DP 602337.

Summary in this booklet → **View original document ↗**

J

1176168_7096483.4 (2 pp)

Easement Instrument 7096483.4 (2 November 2006): right of way, computer media and telecommunications (scanned).

Summary in this booklet → **View original document ↗**

K

1176168_D066714.4 (8 pp)

Easement Certificate D066714.4 (12 November 1996): rights of way and rights to transmit electricity and telecommunications (scanned).

Summary in this booklet → **View original document ↗**

L

538 Oneriri Road Council Files (107 pp)

Kaipara District Council building file for consent 080704 (scanned): application, plans, inspections and Code Compliance Certificate.

Summary in this booklet → **View original document ↗**

M

538 Oneriri Road Rates (3 pp)

Council property and rates information: 2026/27 rates $2,626.05; capital value $630,000.

Summary in this booklet → **View original document ↗**

Title & Easements

RECORD OF TITLE 1176168

Estate	Fee simple (freehold)
Area	4607 square metres more or less
Legal description	Lot 1 Deposited Plan 602337
Date issued	22 January 2025 (prior reference 290082)
Search copy	Guaranteed Search Copy dated 28 October 2026

View original: Certificate Of Title ↗

EASEMENTS ON THE TITLE

C590433.7	Electricity supply right: appurtenant to this land, and over part marked B on DP 602337
D066714.4 (1996)	Right to transmit electricity over part marked B on DP 602337; rights of way, electricity and telecommunications appurtenant to part formerly Lot 6 DP 175715
7096483.4 (2006)	Appurtenant right of way and rights to convey computer media and telecommunications
12999897.1 (2025)	Surrender of the right of way and electricity/telecommunications easement marked H on DP 175715
12999897.3 (2025)	Appurtenant right of way and right to convey electricity and telecommunications over areas M and D on DP 602337 (over Lot 2)
12999897.4 (2025)	Northpower Limited and Northpower Fibre Limited: right in gross over part marked B on DP 602337
12999897.5 (2025)	Northpower Limited and Northpower Fibre Limited: right in gross over parts marked A & C on DP 608174

View original: 1176168_C590433.7 ↗ · View original: 1176168_12999897.1 ↗ · View original: 1176168_12999897.5 ↗

View original: 1176168_12999897.4 ↗ · View original: 1176168_12999897.3 ↗ · View original: 1176168_7096483.4 ↗ · View original: 1176168_D066714.4 ↗

Easement summaries are taken from the Record of Title and the instruments; scanned instruments E, J and K are summarised from the title only. Your solicitor should review them.

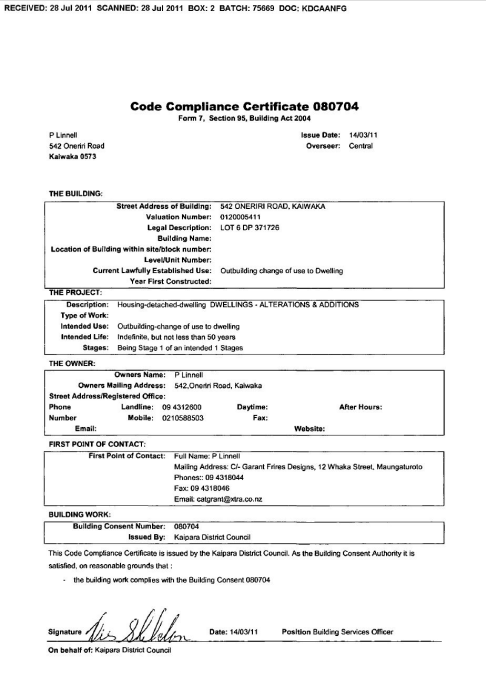
PROPERTY DOCUMENTS · L

Council Building File

BUILDING CONSENT 080704 · KAIPARA DISTRICT COUNCIL

Project	Housing, detached dwelling: alterations and additions; outbuilding change of use to dwelling
Application	Received 23 September 2008 (then 542 Oneriri Road, Lot 6 DP 371726); earlier consent 050793 listed for this project
Floor areas (application)	Main building 96 m² · accessory (garage) 32.4 m² · total 128 m²
Inspections	Foundations and slab (March 2009), preline (September 2009), drainage and septic tank (22 November 2010), all recorded as okay
Final inspection	11 March 2011: “Final on this relocated Armory and its alterations… nicely completed with some native timbers used”
Code Compliance Certificate	080704 issued 14 March 2011 under the Building Act 2004

View original: 538 Oneriri Road Council Files ↗



RECEIVED: 28 Jul 2011 SCANNED: 28 Jul 2011 BOX: 2 BATCH: 75669 DOC: KDCAANFG

Code Compliance Certificate 080704

Form 7, Section 95, Building Act 2004

P Linnell
542 Oneriri Road
Kaiwaka 0573

Issue Date: 14/03/11
Overseer: Central

THE BUILDING:
Street Address of Building: 542 ONERIRI ROAD, KAIWAKA
Valuation Number: 0120005411
Legal Description: LOT 6 DP 371726
Building Name:
Location of Building within site/block number:
Level/Unit Number:
Current Lawfully Established Use: Outbuilding change of use to Dwelling
Year First Constructed:

THE PROJECT:
Description: Housing-detached-dwelling DWELLINGS - ALTERATIONS & ADDITIONS
Type of Work:
Intended Use: Outbuilding-change of use to dwelling
Intended Life: Indefinite, but not less than 50 years
Stages: Being Stage 1 of an intended 1 Stages

THE OWNER:
Owners Name: P Linnell
Owners Mailing Address: 542,Oneriri Road, Kaiwaka
Street Address/Registered Office:
Phone Landline: 09 4312600 Daytime: After Hours:
Number Mobile: 0210588503 Fax:
Email: Website:

FIRST POINT OF CONTACT:
First Point of Contact: Full Name: P Linnell
Mailing Address: C/- Garant Frires Designs, 12 Whaka Street, Maungaturoto
Phones: 09 4318944
Fax: 09 4318946
Email: catgrant@xtra.co.nz

BUILDING WORK:
Building Consent Number: 080704
Issued By: Kaipara District Council

This Code Compliance Certificate is issued by the Kaipara District Council. As the Building Consent Authority it is satisfied, on reasonable grounds that :

- the building work complies with the Building Consent 080704

Signature Date: 14/03/11 Position Building Services Officer
On behalf of: Kaipara District Council

Code Compliance Certificate 080704 (page 59 of the council file); tap to open the original.

The council file pre-dates the 2025 subdivision, so it shows the earlier address (542 Oneriri Road) and legal description (Lot 6 DP 371726). The file is scanned; quotes are from the council’s inspection record.

Rates & Rental Appraisal

RATES INFORMATION

Valuation number	0120005456
Legal / title	Lot 1 DP 602337 · Certificate of Title 1176168 · 0.4607 hectares
Rating valuation	Land value $375,000 · Improvements $255,000 · Capital value $630,000 (as valued at 1 September 2023)
Rates 2026/27	$2,626.05 ($656.51 to $656.52 per instalment, four instalments)
Previous year	$2,621.03 (2025/26)
Rates make-up 2026/27	District rates $2,000.01 (uniform annual general charge $725.00, general rate $893.36, parks and libraries $367.65, museums $14.00) · Northland Regional Council targeted rates $626.04
History	2025/26: land value $375,000, capital value $630,000. The 2024/25 line (land $563,000, capital $1,123,000, rates $0.00) appears to pre-date the 2025 subdivision

View original: 538 Oneriri Road Rates ↗

RENTAL APPRAISAL (ARIZTO, 13 NOVEMBER 2026)

Details	3 bedrooms · 1 bathroom · 1 living area · parking 6
Described	Living area with kitchen and dining; three bedrooms; grass lawn and deck; workshop and open front shed
Assessed rent	Approximately $660.00 to $700.00 per week

View original: Rental Appraisal ↗

"This report is a market appraisal and does not purport to be a valuation, registered or otherwise." Rental values may change with the market.

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

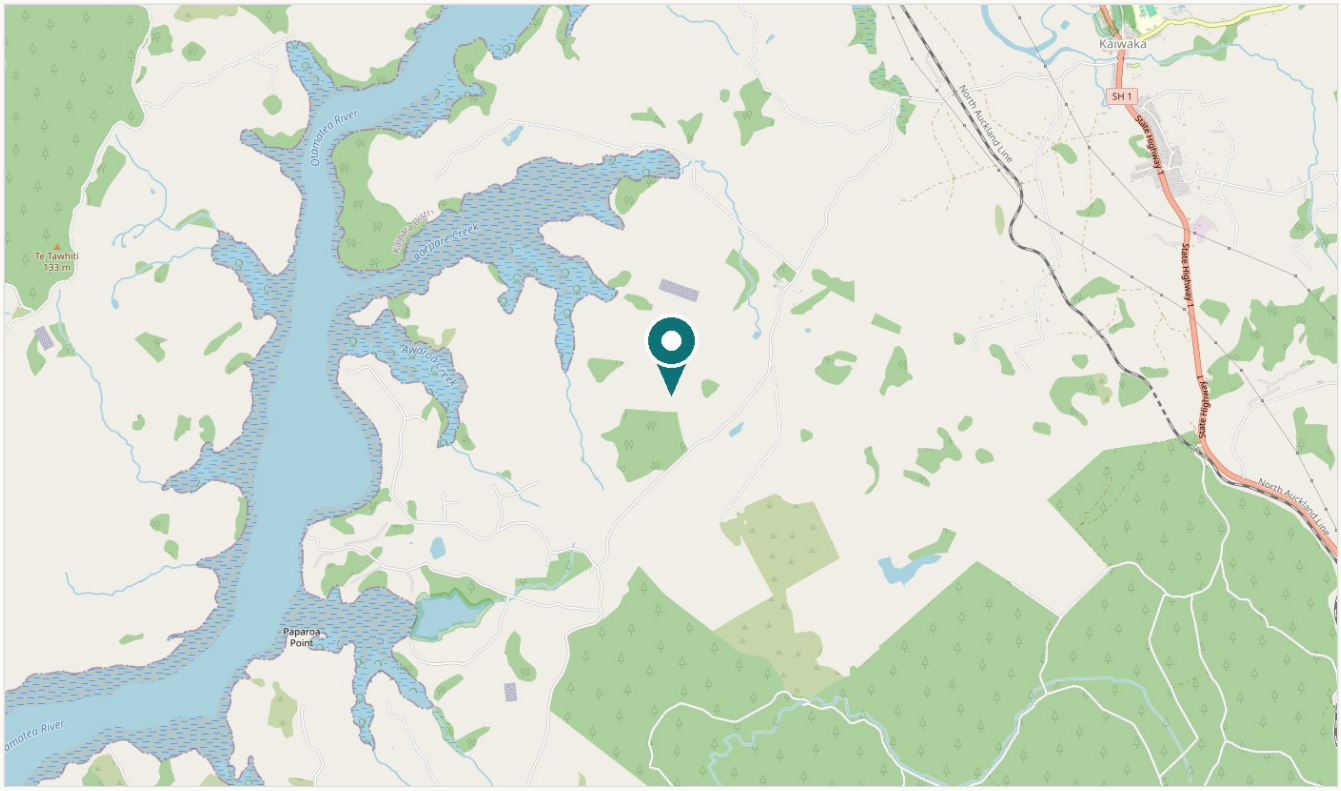
Fact Check

Key facts from the documents checked against the Arizto listing on 16 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: 4607 m² more or less; rates record 0.4607 ha Matches listing (0.4607ha) · **source: Certificate Of Title ↗**
Floor area	✓ Building consent application: main building 96 m² (garage 32.4 m² extra) Matches listing (96m²) · **source: 538 Oneriri Road Council Files ↗**
Bedrooms & bathrooms	✓ Rental appraisal: 3 bedrooms, 1 bathroom, parking 6 Matches listing (3 bed, 1 bath, 6 car) · **source: Rental Appraisal ↗**
History	✓ Council final inspection: "relocated Armory and its alterations" Consistent with the listing's former Papakura Military Camp armoury · **source: 538 Oneriri Road Council Files ↗**
Code compliance	✓ CCC 080704 issued 14 March 2011 Change of use from outbuilding to dwelling signed off · **source: 538 Oneriri Road Council Files ↗**
Septic	✓ Council: concrete septic tank and drainage field inspected 22 November 2010 Listing: pumped septic system · **source: 538 Oneriri Road Council Files ↗**
Address & legal	⚑ Council file: 542 Oneriri Road, Lot 6 DP 371726; title now Lot 1 DP 602337 (issued 22 January 2025) Pre-subdivision records; confirm with your solicitor · **source: Certificate Of Title ↗**
Easements	⚑ Rights of way, electricity and telecommunications easements, incl. Northpower rights in gross Not in the listing copy; have your solicitor review them · **source: Certificate Of Title ↗**
Rates & value	✓ Rates $2,626.05 (2026/27); CV $630,000 (1 September 2023) Information only · **source: 538 Oneriri Road 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 538 Oneriri Road, Kaiwaka in Google Maps.

LIVING IN KAIWAKA

Kaiwaka is a characterful little town on State Highway 1, famous for its cheese shop and cafés, and the gateway to Mangawhai's surf beaches. The listing puts this property a five minute drive on the seal from Kaiwaka, with easy access to Mangawhai and views over the upper Kaipara Harbour. State Highway 1 gives handy access north to Whangārei and south to Auckland.

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



Also for sale with Megan



By Negotiation
19 Protea Lane, Kaiwaka



By Negotiation
14 Protea Lane, Kaiwaka



Enquiries Over $899,000
18 Te Hape Road, Maunu



$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.