



Whangaruru
654 Whangaruru North Road

Proudly marketed by Steve and Miriam Davis

Harcourts
Whangarei





“

...highly coveted one-hectare lifestyle property which is perfectly positioned between two coastlines...

”

Your Piece of Paradise - Land at Bland Bay

FOR SALE

LAND AREA 1.041ha

New Zealand is host to the world renowned stunning & unique Twin Coast Paradise located in the North Island - picturesque, crystal-clear waters, green rolling hills, and white sand beaches, greets every traveler on the East Coast of Northland.

Bland Bay, a hidden gem off the Twin Coast discovery highway, is no exception. Situated on the eastern shoreline of the Whangaruru Peninsula, it is just 45minutes North of Whangarei and South of Russell the gateway to the Bay of Islands. Bland Bay offers a romantic glorious coastline, and a spiritual connection to land that is full of history, myths & legends. Bland Bay is a stunning retreat known for its breathtaking beauty, boasting pristine white sand that glows.

654 Whangaruru Road, Bland Bay is now available to buyers seeking an elevated property of 2.5 acres. Tour this highly coveted one-hectare lifestyle property which is perfectly positioned between two coastlines, offering a unique canvas for realizing your dream home. Its lush, verdant landscape is adorned with a meandering stream and pristine native bush, enhancing its natural beauty. The land hosts multiple elevated places to build, from relatively flat to slightly elevated and steep contours. Crowded with Silver Ferns and Totara pines, the soil on this property is rich.

With a private road giving access off the main road, it offers peace and tranquility with a competing aroma of sea and bush. Power is already established and located at the boundary roadside.

This enchanting location is celebrated for its access to a wide range of outdoor activities, including kayaking, fishing, diving, and hiking across multiple coastlines. Bland Bay Camp site hosts fishing competitions and provides a local store.

With so many options to explore for your dreams to come true, in this breathtaking location where there is so much to enjoy and explore, book your viewing now, call Steve 021 820 015 or Miriam 027 5776 335 now, you won't be disappointed!





Photo Not Taken From The Property



Photo Not Taken From The Property

Property Information

Property Type

Lifestyle Section

Features & Chattels

Additional Information

More Details URL

harcourtswhangarei.co.nz/property/WR46427

Rates

Legal Description:	LOT 3 DP 205065 - INT IN ROW			
Assessment Number:	0030005302			
Property ID:	100456			
Address:	Whangaruru North Road Hikurangi 0184			
View Maps:	WDC Maps	Google Maps		
Land Area (hectares):	1.041			
Capital Value:	2024/2025	\$400,000	2025/2026	\$400,000
Land Value:	2024/2025	\$400,000	2025/2026	\$400,000
Record of Title:	133B/611			
Floor Area (square metres):	0			
Site Area (square metres):	0			
Improvements:				
Land Use Code:	Vacant Lifestyle			
Number of Units:	1			
Property Category:	LV			
Zone (view District Plan Map):	District Plan Map			
Related Properties:				

WDC

General Residential - Lifestyle	Land Value	400000	\$1,093.52
Uniform Annual General Charge	SUIPs	1	\$821.00
Total			\$1,914.52

NRC

NRC - Regional Council Services	SUIPs	1	\$209.33
NRC - Regional Economic Development	Land Value	400000	\$9.88
NRC - Regional Emergency & Hazard Management	SUIPs	1	\$57.07
NRC - Regional Flood Infrastructure	SUIPs	1	\$40.67
NRC - Regional Land and Freshwater Management	Land Value	400000	\$114.72
NRC - Regional Pest Management	SUIPs	1	\$100.86
NRC - Regional Rescue Services	SUIPs	1	\$11.30
NRC - Regional Sporting Facilities	SUIPs	1	\$16.18
NRC - Regional Transport Rate	SUIPs	1	\$51.81
Total			\$611.82
Total			\$2,526.34

Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier NA133B/611
Land Registration District North Auckland
Date Issued 14 December 2000

Prior References
NA95C/480

Estate Fee Simple
Area 1.0410 hectares more or less
Legal Description Lot 3 Deposited Plan 205065

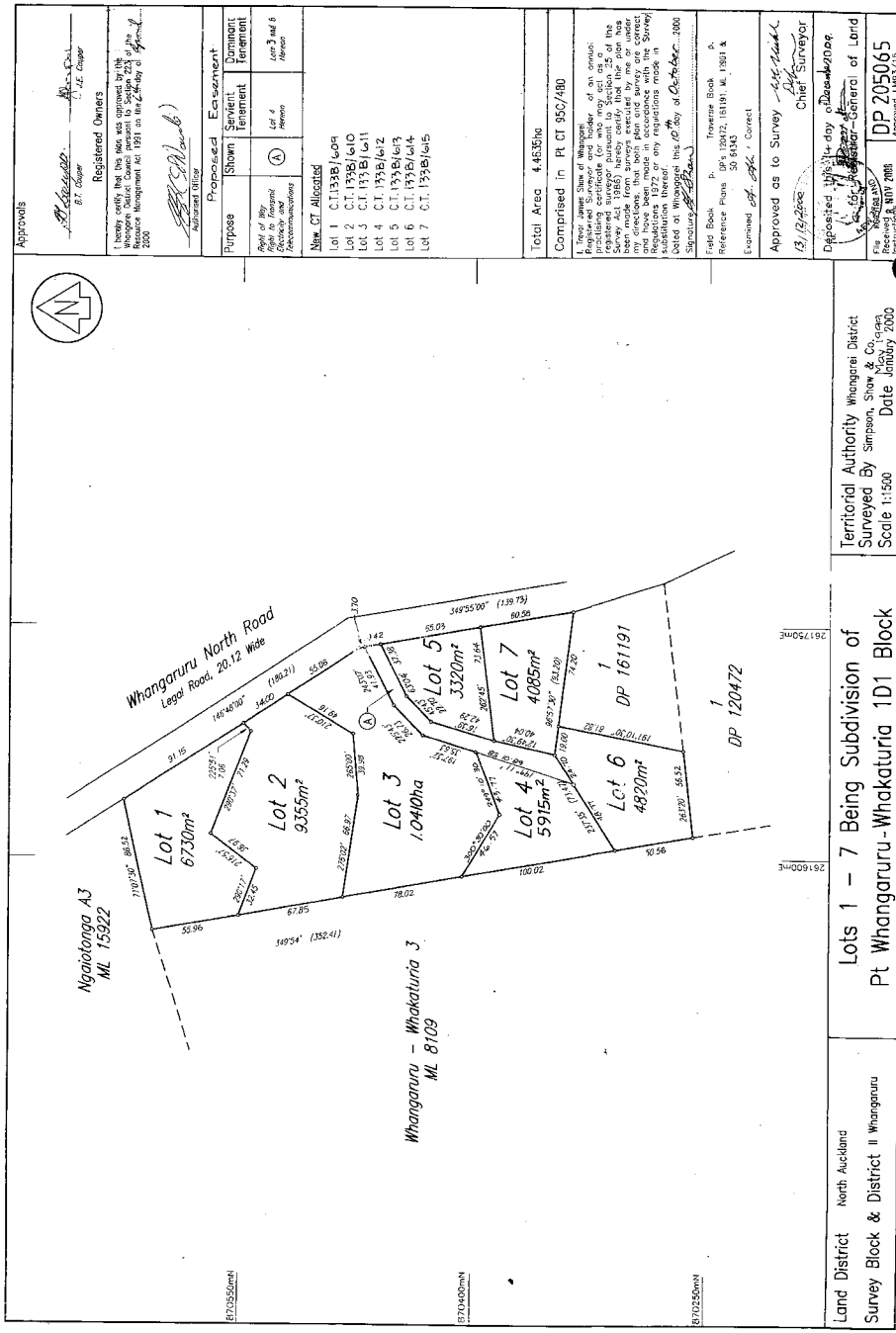
Registered Owners
Melinda Taylor Le-Compte

Interests

Appurtenant hereto is a right of way created by Provisional Register PRNA19A/1065

Appurtenant hereto is a right of way and a right to convey electricity and telecommunications specified in Easement Certificate D561245.6 - produced 28.11.2000 at 1.52 pm and entered 14.12.2000 at 9.00 am

The easements specified in Easement Certificate D561245.6 are subject to Section 243 (a) Resource Management Act 1991 D573631.2 Mortgage to ASB Bank Limited - 22.1.2001 at 3.41 pm



Approvals

Registered Owners
 B.T. Cooper
 J.E. Cooper
 I hereby certify that this plan was prepared by the Whangaruru District Council pursuant to Section 223 of the Resource Management Act 1991 on the 24th day of January 2000.

Purpose	Proposed Easement	Dominant Tenement
Right of Way	Shown	Lot 3 and 6
Right of Pasture	Shown	Lot 4
Electricity use	Shown	Lot 3 and 6

New CT Allocated
 Lot 1 CT 133B/610
 Lot 2 CT 133B/610
 Lot 3 CT 133B/611
 Lot 4 CT 133B/612
 Lot 5 CT 133B/613
 Lot 6 CT 133B/614
 Lot 7 CT 133B/615

Total Area 4.4835ha
 Comprised in Pt CT 350/480

I, Trevor James Shaw of Whangaruru, being a duly qualified and licensed Surveyor, do hereby certify that the area and contents of this plan have been measured and calculated in accordance with the Survey Act 1982 and that the plan is a true and correct representation of the land and has been made in accordance with the Survey Act 1982 and the regulations made in pursuance thereof. No objections were made in pursuance of the Survey Act 1982 and the regulations made in pursuance thereof.

Field Book P. Traverse Book P.
 Reference Plans DP's 12042, 18191, ML 1381 & 50 8143
 Examined by: [Signature] Correct

Approved as to Survey: [Signature] Chief Surveyor

Disposited in the day of January 2000
 L. G. Simpson, District Surveyor
 DP 205065
 Approved UMB/13

Territorial Authority Whangaruru District
 Surveyed By Simpson, Shaw & Co. Chartered Surveyors
 Scale 1:1500 Date January 2000

Lots 1 - 7 Being Subdivision of
 Pt Whangaruru - Whakaturia 1D1 Block

Land District North Auckland
 Survey Block & District II Whangaruru

Micro Record Bureau Ltd
 100-102 Victoria Street, Auckland
 09 308 3738
 10 DEC 2000



Team

DAVIS

STEVE 021 820 015 | **MIRIAM** 027 577 6335
steve.davis@harcourts.co.nz | miriam.davis@harcourts.co.nz
www.teamdavis.co.nz | harcourtswhangarei.co.nz
Optimize Realty Ltd MREINZ | Licensed Agent REAA 2008

Your Salespeople

Steve & Miriam Davis

Steve & Miriam Davis are “hardworking”, “extremely professional”, “delightful to work with” and “achieve great results”, what our clients say.

For us real estate is all about the people, working and helping our clients to achieve major changes and or goals in their lives. We all come to the point where we need to sell a property for a variety of life-changing reasons. We love helping people to make that change, as smoothly and as successfully as possible, no matter what the challenges.

We work together as ‘Team Davis’ and sell homes with the promise to be ‘committed to working for our clients’. Our goal is to get the best result for you, as the seller. We use strategic marketing campaigns, active selling, clear communication and strong negotiation. With strict industry laws and rules, we do this while protecting all your interests through compliance.

We deliver great results as we aim to work for our clients to secure the best result as we are committed to working for clients. We also give back to our community, which is why we sponsor schools in our local area and find opportunities to get involved in community activities.

You can only sell your property once, so it’s important to do it well. The key to this is good marketing. Marketing is a bit like fishing; you need to cast your net well to find the best buyers who will pay the highest price for your property. When we have found the best buyers, we then focus on negotiating the best result. We are results-driven, with testimonials that testify to our success.

So, if you are looking for an experienced real estate sales team, with a commitment to work for you, providing you with a smooth journey through the process while securing the best result, then, please get in touch with us today.

Just a little more about Steve and Miriam:

Steve has acquired excellent skills in sales and marketing and negotiating major multi-million-dollar contracts in a long career in the printing, publishing and packaging industries. Becoming a National Sales Manager in his 20s, and then General Manager in his 30s. He held senior management positions in a variety of National and International companies with extensive overseas business experience.

Miriam’s past experience as a private teacher, facilitator, property manager and sales consultant has given her a clear business head, an eye for detail, oodles of patience, empathetic communication, and organisational skills.

In our spare time, we love spending time with our family and enjoy fishing and outdoor activities or just relaxing at our beach home.



Steve Davis

Licensed Real Estate Salesperson

M 021 820 015

steve.davis@harcourts.co.nz

Miriam Davis

Licensed Real Estate Salesperson

M 027 577 6335

miriam.davis@harcourts.co.nz

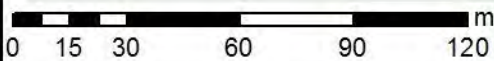
Harcourts
Whangarei

Land

Information maps



Property Map



- New Subdivisions**
-  Proposed Pre-223
 -  223 Certificate

New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans

Friday, March 19, 2021

Scale: 1:2,000



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Aerial Photography



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This map was last updated in 2018. It includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

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Pipeline Assets



- | | | |
|----------------------|------------------------------|--------------------------|
| Water | Stormwater | Wastewater continued |
| Dark blue = WDC | Dark green = WDC | Red = WDC |
| Light blue = Private | Light green = Private | Pink = Private |
| Water Node | Other | Other |
| Other | Sump | Manhole |
| Main Valves | Inlet/Outlet Node | Valve |
| Toby Valves | Manhole | Pump |
| Hydrants | Storm Water Service Line | Backflow Preventer |
| Pump | Storm Water Line | Waste Water Service Line |
| Water Meter | Wastewater | Gravity |
| WaterBackFlow | Public Pressure Sewer System | Rising |
| Water Service Line | Private Pumping Unit | Waste Water Line |
| Water Line | | Gravity |
| | | Rising |

This information is generalized and shows the approximate location of the Public pipeline services. For digging, the As-Built engineering drawings must be used to accurately locate the services. See WDC Customer Services.

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Operative District Plan - Environments



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Operative District Plan - Resource Areas



0 15 30 60 90 120 m

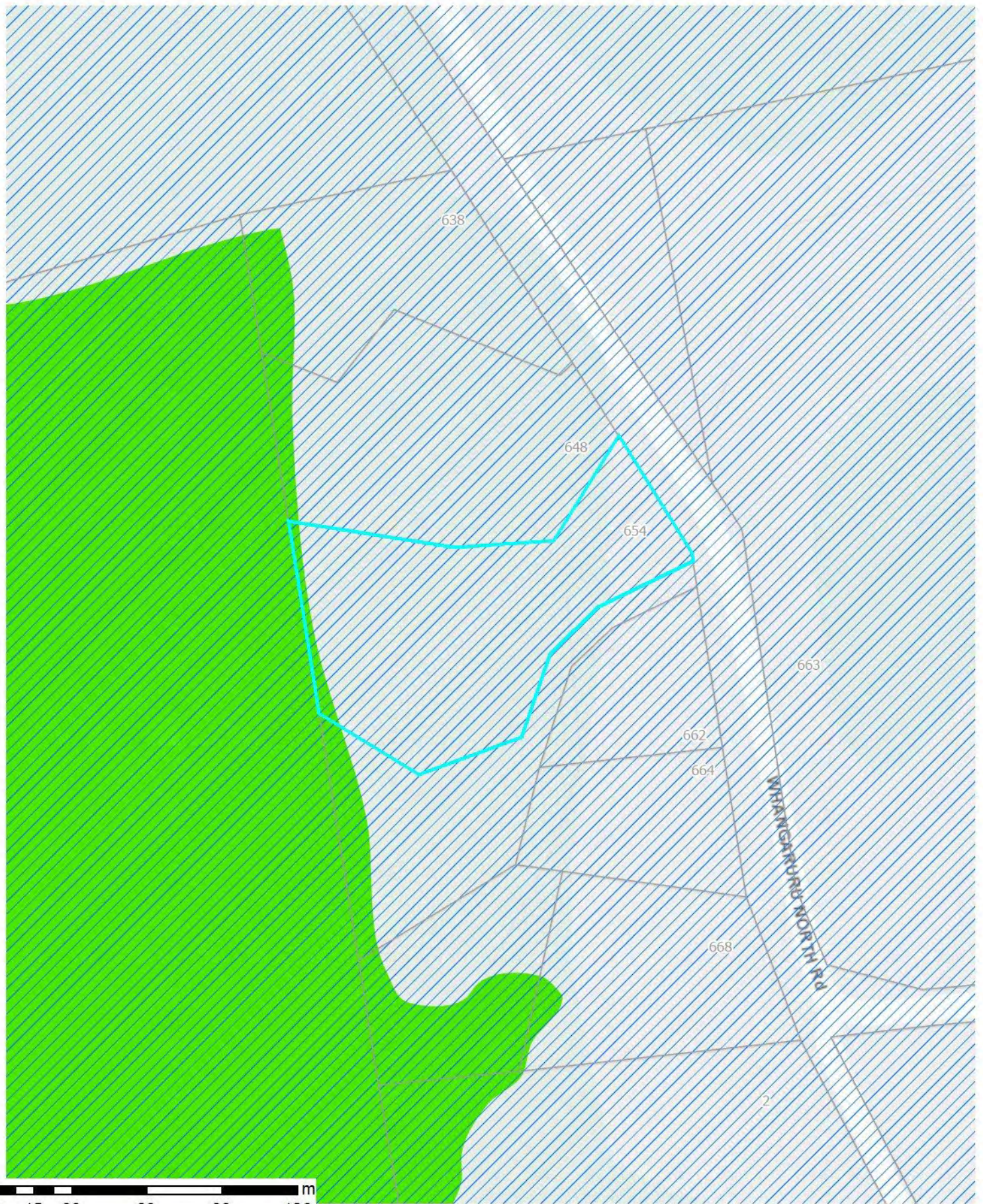
Friday, March 19, 2021

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Operative District Plan - Coastal Areas



0 15 30 60 90 120 m

Friday, March 19, 2021

Scale: 1:2,000



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







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Operative District Plan – Map Legend




Environment Maps

 Northpower Critical Overhead Lines CEL	 Strategic Rural Industry
 Northpower Critical Underground Lines CEL	 Fonterra Kauri Milk Processing SRIE – Ancillary Irrigation Farms
 Multi Title Site	 Business 1
 Rescue Helicopter Flight Path	 Business 2
 State Highway	 Business 3
 Arterial Road	 Business 4
 Collector Road	 Town Basin
 Local Road	 Port Nikau
 Designation	 Marsden Point Port
 Scheduled or Overlay Area: S# label	 Airport
 Oil Refinery Overlay	 Living 1
 Living Overlay	 Living 2
 Rural (Urban Expansion)	 Living 3
 Rural Living	 Kamo Walkability
 Rural Production	 Marsden Primary Centre
 Rural Village Centre	 Urban Transition
 Rural Village Industry	 Ruakaka Equine
 Rural Village Residential	 Open Space
	 Papakāinga <small>Rule PKA 1.5.1 indicative only, Maori Land Court data</small>
	 Future Marine Village
	 Future Environment <small>The colour indicates the particular environment</small>








Resource Areas Maps

 Notable and Public Trees	 Coastal Area
 Heritage Buildings, Sites & Objects	 Outstanding Natural Feature
 Sites of Significance to Maori	 Outstanding Natural Landscape
 Building Line Restriction	
 Esplanade Priority Area	
 Runway	
 Air Noise Boundary	
 Outer Control Boundary	
 Coastal Hazard 1	
 Coastal Hazard 2	
 Flood Susceptible Areas	
 Mining Hazard Area 1	
 Mining Hazard Area 2	
 Mining Hazard Area 3	
 Scheduled Historic Area	
 Scheduled Area or Overlay Area	
 Fonterra Noise Control Boundary	
 Helicopter Hovering Area	
 QRA Quarrying Resource Area	
 QRA Mining Area	
 QRA Buffer Area	
 QRA 500m Indicative Setback	
 Goat Control Areas	

Coastal Areas Maps

 Coastal Area	
 Outstanding Natural Character Area	
 High Natural Character Area	

All District Plan Maps

 Northpower Tower CEL-Cat1	
 National Grid Tower	
 Northpower Overhead Critical Line Cel-Cat1	
 National Grid Line	
 Indicative Road	
 Coastline	
 Coast, rivers and streams	

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District Plan Appeals Version - Zones



Friday, March 19, 2021

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District Plan Appeals Version - Resource Areas



0 15 30 60 90 120 m

Friday, March 19, 2021

Scale: 1:2,000



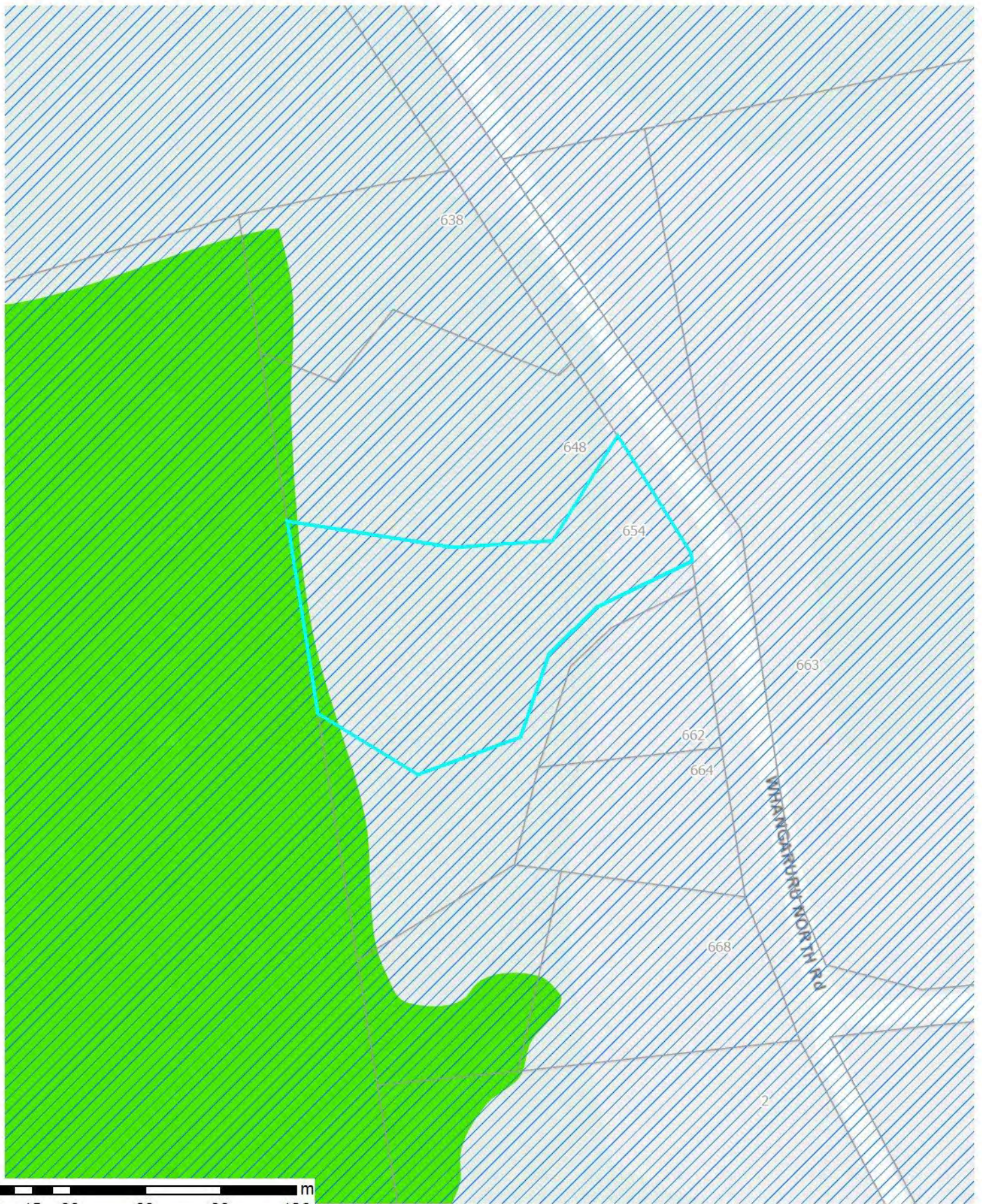
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District Plan Appeals Version - Coastal Areas



0 15 30 60 90 120 m

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District Plan Appeals Version – Map Legend

Zone Maps

	Northpower Critical Overhead Lines CEL		Ruakaka Equine Zone
	Northpower Critical Underground Lines CEL		Large Lot Residential Zone
	Multi Title Site		Low Density Residential Zone
	Rescue Helicopter Flight Path		General Residential Zone
	Designation		Medium Density Residential Zone
	Papakāinga <small>Rule PKA 1.5.1 indicative only, Maori Land Court data</small>		Neighbourhood Centre Zone
	Precincts and Development Areas		Local Centre Zone
	Rural (Urban Expansion) Zone		Commercial Zone
	Rural Living Zone		Shopping Centre Zone
	Rural Production Zone		Mixed Use Zone
	Rural Village Centre Sub-Zone		Waterfront Zone
	Rural Village Industry Sub-Zone		City Centre Zone
	Rural Village Residential Sub-Zone		Light Industrial Zone
	Strategic Rural Industries Zone		Heavy Industrial Zone
	Fonterra Kauri Milk Processing SRIE – Ancillary Irrigation Farms		Airport Zone
	Marsden Primary Centre		Hospital Zone
			Port Zone
			Development Area
			Open Space Zone
			Sport and Active Recreation Zone
			Natural Open Space Zone

Appeals

	NZTA and KiwiRail
	Kainga Ora
	Other

Coastal Areas Maps

	Coastal Area
	Outstanding Natural Character Area
	High Natural Character Area

Resource Areas Maps

	Notable and Public Trees		Flood Susceptible Areas
	Heritage Buildings, Sites & Objects		Mining Hazard Area 1
	Sites of Significance to Maori		Mining Hazard Area 2
	Runway		Mining Hazard Area 3
	Air Noise Boundary		Scheduled Historic Area
	Outer Control Boundary		Fonterra Noise Control Boundary
	Esplanade Priority Area		Helicopter Hovering Area
	Coastal Hazard 1		QRA Quarrying Resource Area
	Coastal Hazard 2		QRA Mining Area
	Strategic Road Protection Area		QRA Buffer Area
	Indicative Road		QRA 500m Indicative Setback
Road Hierarchy			Goat Control Areas
	National		Coastal Area
	Regional		Outstanding Natural Feature
	Arterial		Outstanding Natural Landscape
	Primary Collector		
	Secondary Collector		
	Low Volume		
	Access		

All District Plan Maps

	Northpower Tower CEL-Cat1
	National Grid Tower
	Northpower Overhead Critical Line Cel-Cat1
	National Grid Line
	Indicative Road
	Coastline
	Coast, rivers and streams

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District Plan - Plan Changes Proposed



PC150 Proposed Zones

Precinct

-  Precincts and Development Areas

Zones

-  Noise Barrier Area
-  Low Density Residential Zone
-  General Residential Zone
-  Medium Density Residential Zone
-  Commercial Zone
-  Mixed Use Zone
-  Town Centre Zone

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Scale:1:2,000





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Flood Susceptibility Review



Flood susceptibility areas are symbolized to show both the information from the District Plan Flood Susceptible Areas: 'Accepted by Council decision' (in diagonal blue) and Additional Flood Susceptible Areas: 'Yet to be accepted by Council' (in diagonal green). Flood information is shown approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected.

Flood Susceptible

-  Accepted by Council Decision for the District Plan
-  Variation not accepted by Council

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NRC Priority Rivers Flooding



Northland Regional Council NRC: Priority River Flood Model

- Priority Rivers Flood 10 Year
- Priority Rivers Flood 50 Year
- Priority Rivers Flood 100 Year

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Scale: 1:2,000

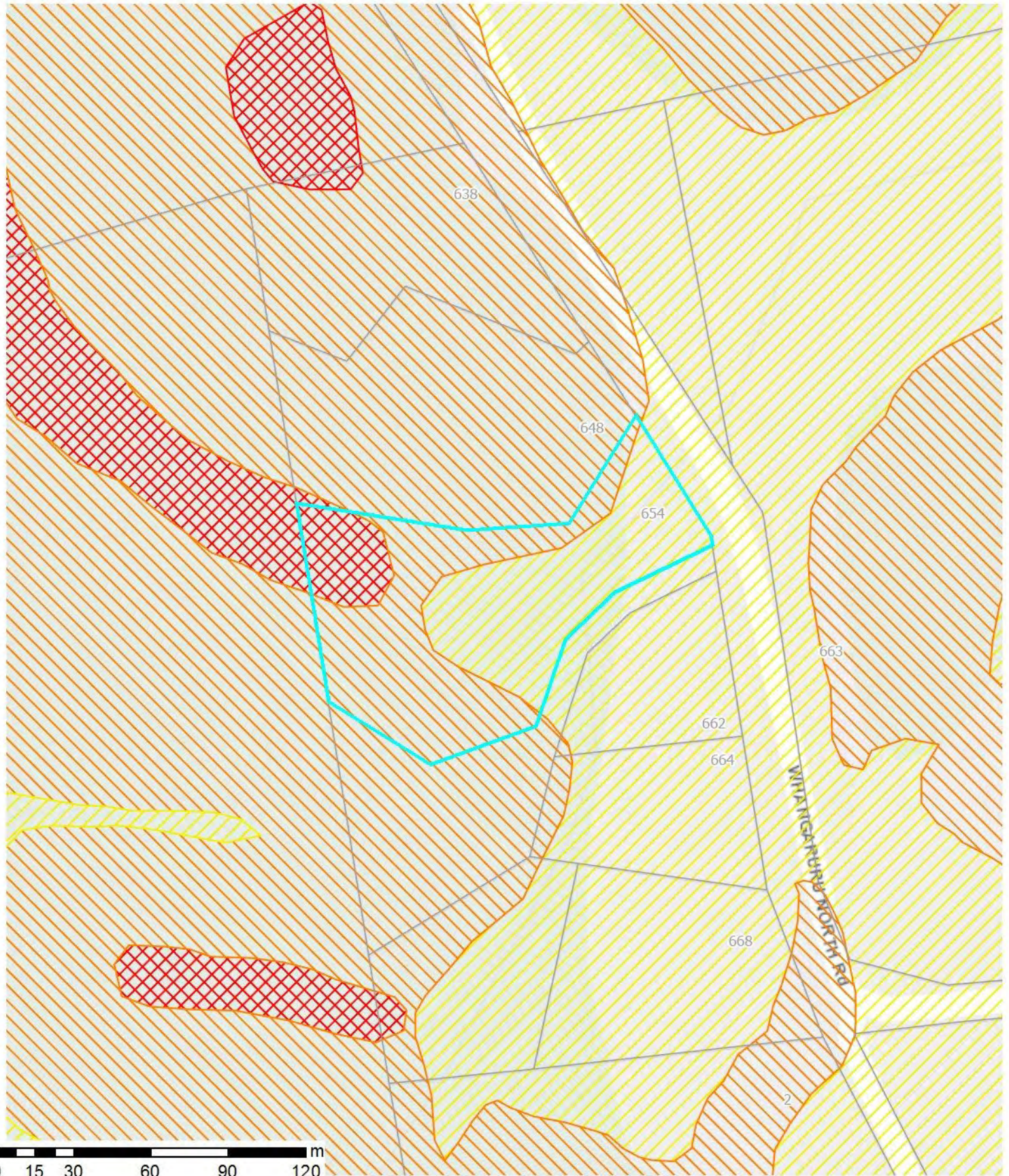
These rivers and streams in these priority catchments pose potential threats to lives, buildings, road access, infrastructure and agriculture. The flood hazard maps show which areas are likely to flood and what could be threatened as a result

Source: Northland Regional Council, NRC
<https://www.nrc.govt.nz/environment/flood-protection-and-natural-hazards/flood-and-coastal-hazard-maps/>

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Land Stability



This Land Stability hazard information was prepared by
Tonkin and Taylor Engineers Ltd.

Hazard information as shown is approximate and should
not be used as a replacement for site specific investigation
and assessments. The absence of hazard information shown
does not mean that there is none, only that the information may
not yet have been collected.

Land InStability

-  High Hazard
-  Moderate Hazard
-  Low Hazard

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Mine Zones



This Mine Zone hazard information is from a Tonkin & Taylor engineering report Hikurangi: Jan 2001 Ref No: 18596 and Kamo: July 2013 Ref No: 29269

Hazard information as shown is approximate and should not be used as a replacement for site specific investigation and assessments. The absence of hazard information shown does not mean that there is none, only that the information may not yet have been collected

Mine Zones

-  Mine Zone 1
-  Mine Zone 2
-  Mine Zone 3

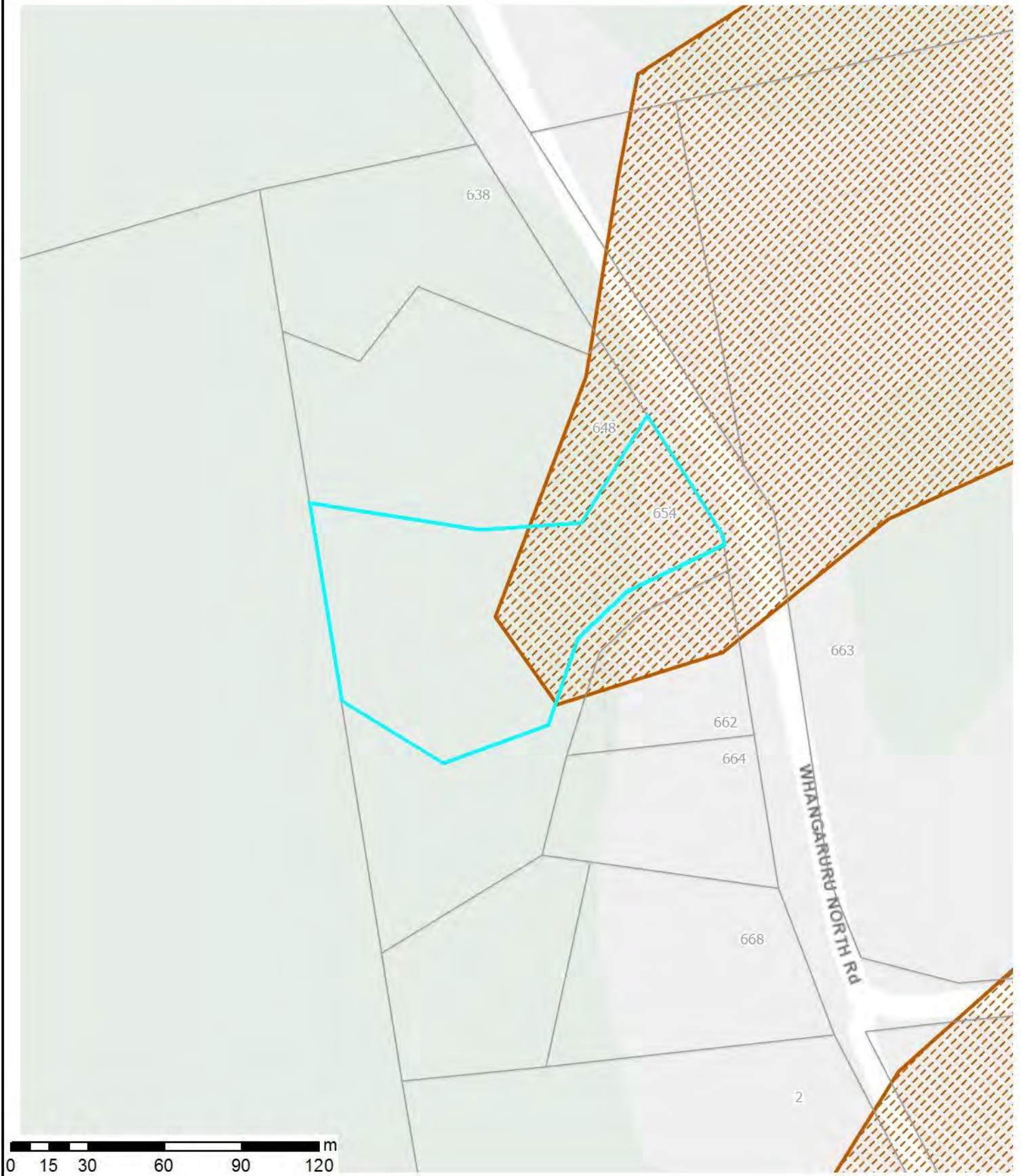
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Acid Sulphate Soil (Risk/Confirmed)



-  Confirmed Acid Sulphate Soil
-  Acid Sulphate Soil Risk

Acid Sulphate Soil (RISK or CONFIRMED).

These soils, where present, can generate acidic groundwater and may require consideration with regard to land drainage and selection of building materials for buried structures.

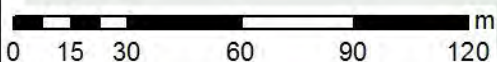
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Archaeological and Historical Sites



- | | | | |
|-----------|------------|----------------------|------------------------|
| NZAA Site | ★ Approved | □ NZAA Site Accuracy | ▭ Ngararatunua Overlay |
| | ★ Pending | ▨ NZAA Site Area | ⬢ Heritage New Zealand |

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Scale: 1:2,000

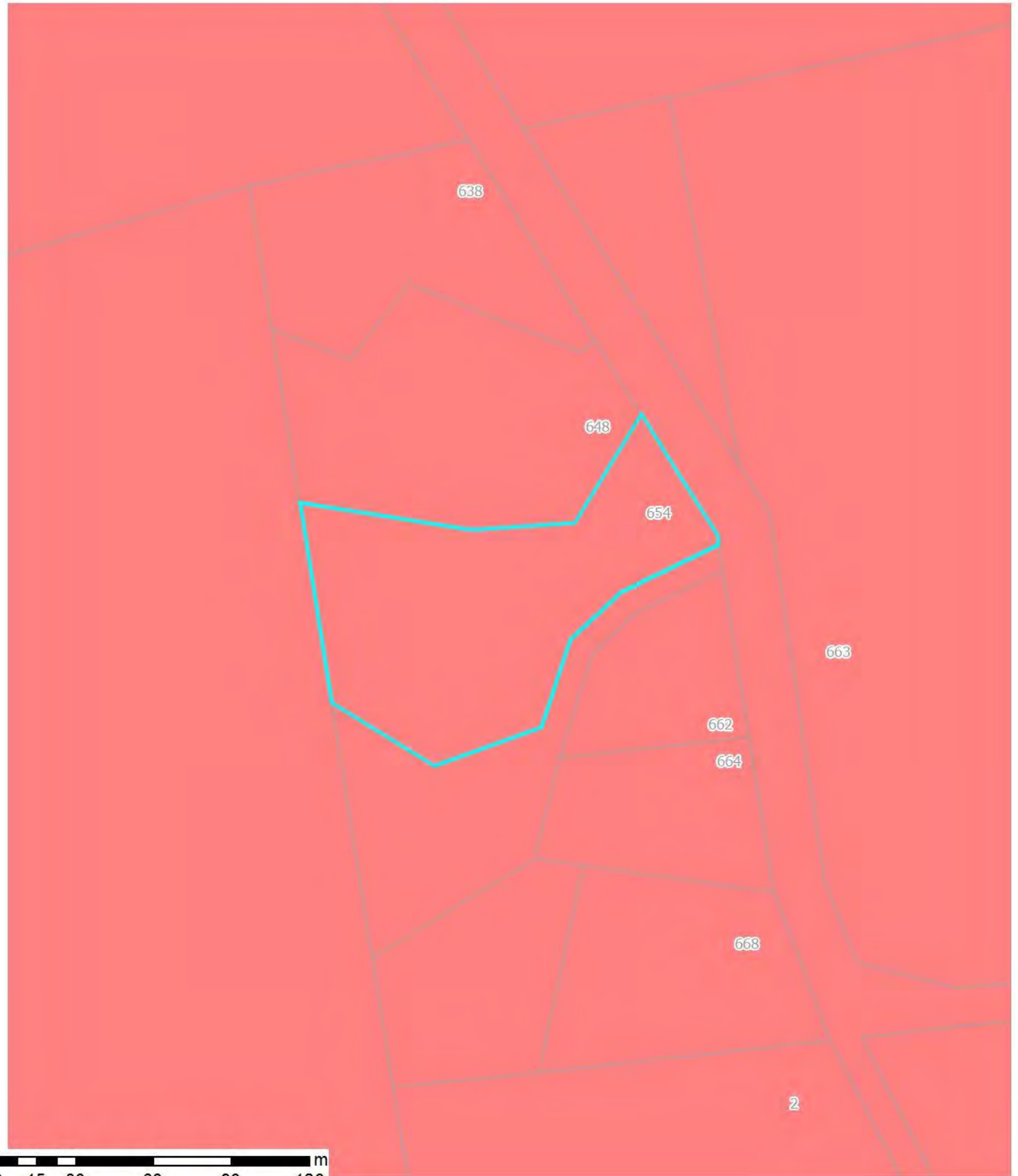


An Archaeological site with a Purple, Approved star is a visited and GPS'd site to illustrate the accurate location and approximate size. A Red, Pending star is a site due to be visited. A square indicates an approximate position and size. The site may actually be larger than this and a site inspection should always be done to determine the existence or not of any archaeological feature. The absence of a plotted site in this map does not mean that there is none, only that the area may not have been inspected. The Historical Buildings data is sourced from Heritage NZ.

Area of agreement between Ngararatunua Marae and WDC: RMA 671/01: Indicative only boundary approximate

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Effluent Unsuitability



Effluent Unsuitability

High Unsuitability

Medium Unsuitability

The engineering report by Duffill Watts Consulting Group "Guidelines for Determining Limitations of Land for On-Site Wastewater Discharge in Northland".

This was done for the NRC and at a usability scale of 1:50,000.

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Scale:1:2,000



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Hazardous Activities Industries List (HAIL)



 Hazardous Activities Industries List (HAIL)

Friday, March 19, 2021

Scale: 1:2,000

Ministry for the Environment MfE
<https://www.mfe.govt.nz/land/hazardous-activities-and-industries-list-hail>





The site has a current or historical record of an activity that could cause soil contamination or that a Potential Contaminated Site Search of WDC Records has been undertaken

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Coastal Erosion Hazard (CEHZ) Map



- Coastal Erosion Hazard Lines**
-  NRC CEH 50 years
 -  50 years less certain
 -  NRC CEH 100 years
 -  100 years less certain
 -  Coastal Erosion Hazard 1
 -  Coastal Erosion Hazard 2

- Coastal Erosion DPlan**
-  1 High Risk DPlan
 -  2 Low Risk DPlan

Coastal Erosion Hazard Assessment by Tonkin & Taylor Ltd, in 2014, for NRC. Hazard 1 & 2 lines from combination of District Plan lines plus previous reports.

Coastal Erosion DPlan are CEHZ lines for the District Plan approved by the Whangarei District Council.

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