



Hikurangi
Lot 1 Jordan Valley Road

Proudly marketed by Steve and Miriam Davis

Harcourts
Whangarei





“

...an outstanding opportunity to enjoy a small slice of a rural lifestyle with all the advantages of living close to town.

”

1.205 ha 

Building Dreams In Jordan Valley Road

FOR SALE

If you are looking for privacy, a stunning setting, quality grazing, and a place to build your dream home, then your search is complete.

Set in a lovely rural location within minutes to the Kamo village and a 15 minute drive to Whangarei and a 30-45 minute drive to the east coast, with arguably some of the world's most pristine beaches such as Whananaki, Mimiwhangata, Sandy and Matapouri Bays.

The area is one of Northland's best kept secrets, a traditional farming community with an active community hall, and access to good schools and amenities.

This stunning setting offers, four flat to easy rolling paddocks, fully fenced, approximately 1.2 ha with power and water access to the land. Running through the property is a stream, and on the property sits a number of magnificent Totara trees.

The setting will inspire you, and the outlook peaceful and tranquil. At present there a number of sheep running on the property, but let your dream come true with much more than your lifestyle needs.

This is an outstanding opportunity to enjoy a small slice of a rural lifestyle with all the advantages of living close to town. Stake your claim, gather your family and friends, this is a great place - it could be yours!

Call us now, Steve 021820015 or Miriam 0275776335.



Property Information

Property Type	Lifestyle Section
Aspect	Easterly, Southerly
Views	Private, Rural

Additional Information

More Details URL	harcourtswhangarei.co.nz/property/WR45675
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Rates

Legal Description:	LOT 1 DP 442788			
Assessment Number:	0033025207			
Property ID:	161869			
Address:	Jordan Valley Road Kamo 0185			
View Maps:	WDC Maps	Google Maps		
Land Area (hectares):	1.205			
Capital Value:	2023/2024	\$435,000	2024/2025	\$435,000
Land Value:	2023/2024	\$420,000	2024/2025	\$420,000
Record of Title:	552737			
Floor Area (square metres):	0			
Site Area (square metres):	0			
Improvements:	FG			
Land Use Code:	Vacant Lifestyle			
Number of Units:	1			
Property Category:	LV			
Zone (view District Plan Map):	District Plan Map			

WDC				
General Residential - Lifestyle	Land Value	420000		\$979.69
Hikurangi Swamp Drainage - Class A	Area (Ha)	0		\$16.31
Hikurangi Swamp Drainage - Class F	Area (Ha)	0		\$1.09
Hikurangi Swamp Major Scheme - Class D	Area (Ha)	0		\$14.85
Hikurangi Swamp Major Scheme - Class F	Area (Ha)	0		\$2.41
Total				\$1,014.35
NRC				
NRC - Regional Economic Development	Land Value	420000		\$8.99
NRC - Regional Land and Fresh Water Management	Land Value	420000		\$117.68
Total				\$126.67
Total				\$1,141.02

Title



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




R. W. Muir
Registrar-General
of Land

Identifier **552737**
Land Registration District **North Auckland**
Date Issued 12 September 2011

Prior References
164018

Estate Fee Simple
Area 1.2050 hectares more or less
Legal Description Lot 1 Deposited Plan 442788
Registered Owners
Michael Andrew Holmes and Sue Christina Holmes

Interests

Subject to a right (in gross) to an electricity easement over part marked C and E on DP 442788 in favour of Northpower Limited created by Transfer 5489146.4 - 14.2.2003 at 9:00 am

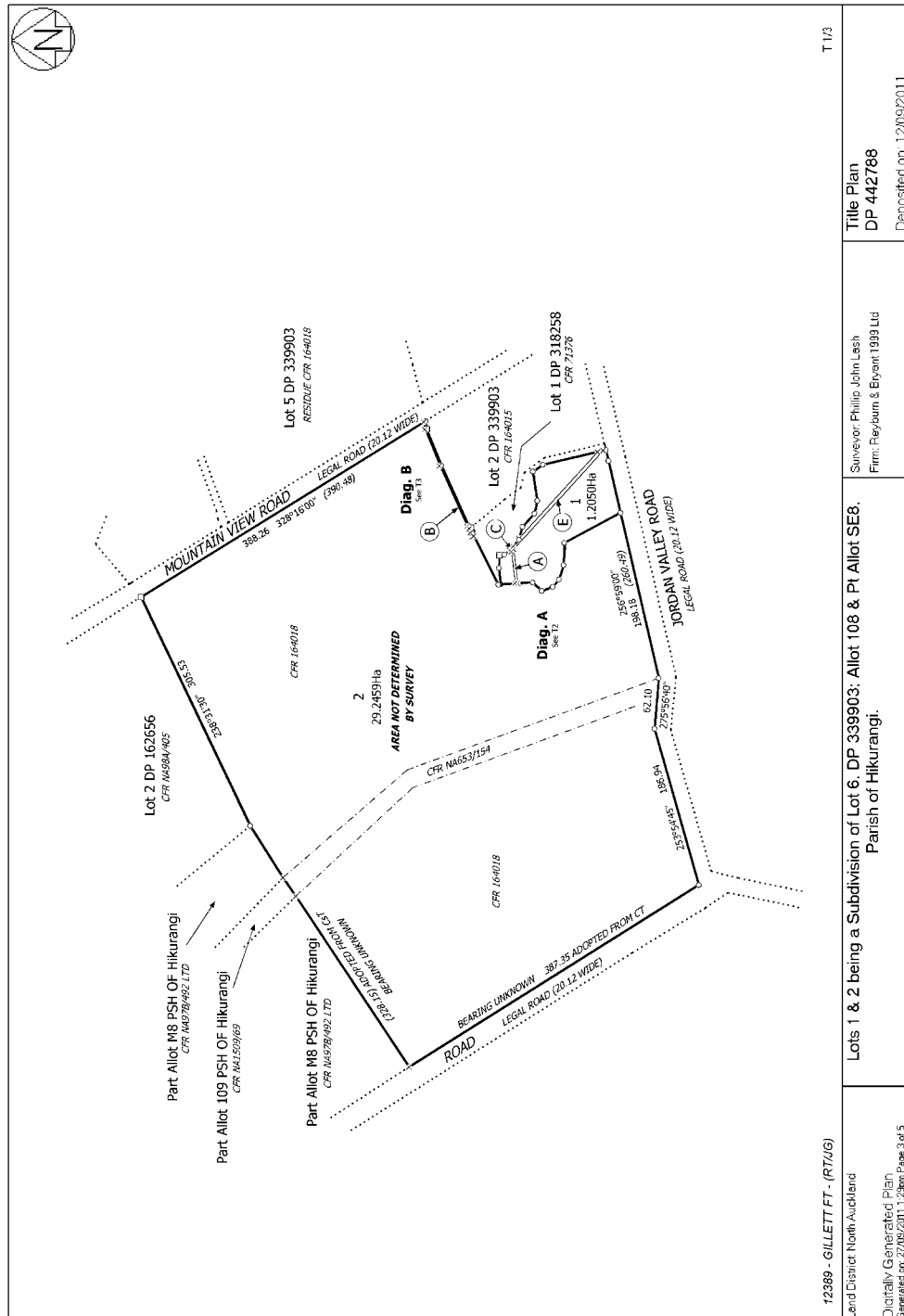
The easements created by Transfer 5489146.4 are subject to Section 243 (a) Resource Management Act 1991
8861690.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.9.2011 at 2:43 pm

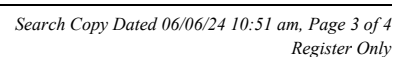
Subject to a right to convey electricity, telecommunications and computer media over part marked A and C on DP 442788 created by Easement Instrument 8861690.6 - 12.9.2011 at 2:43 pm

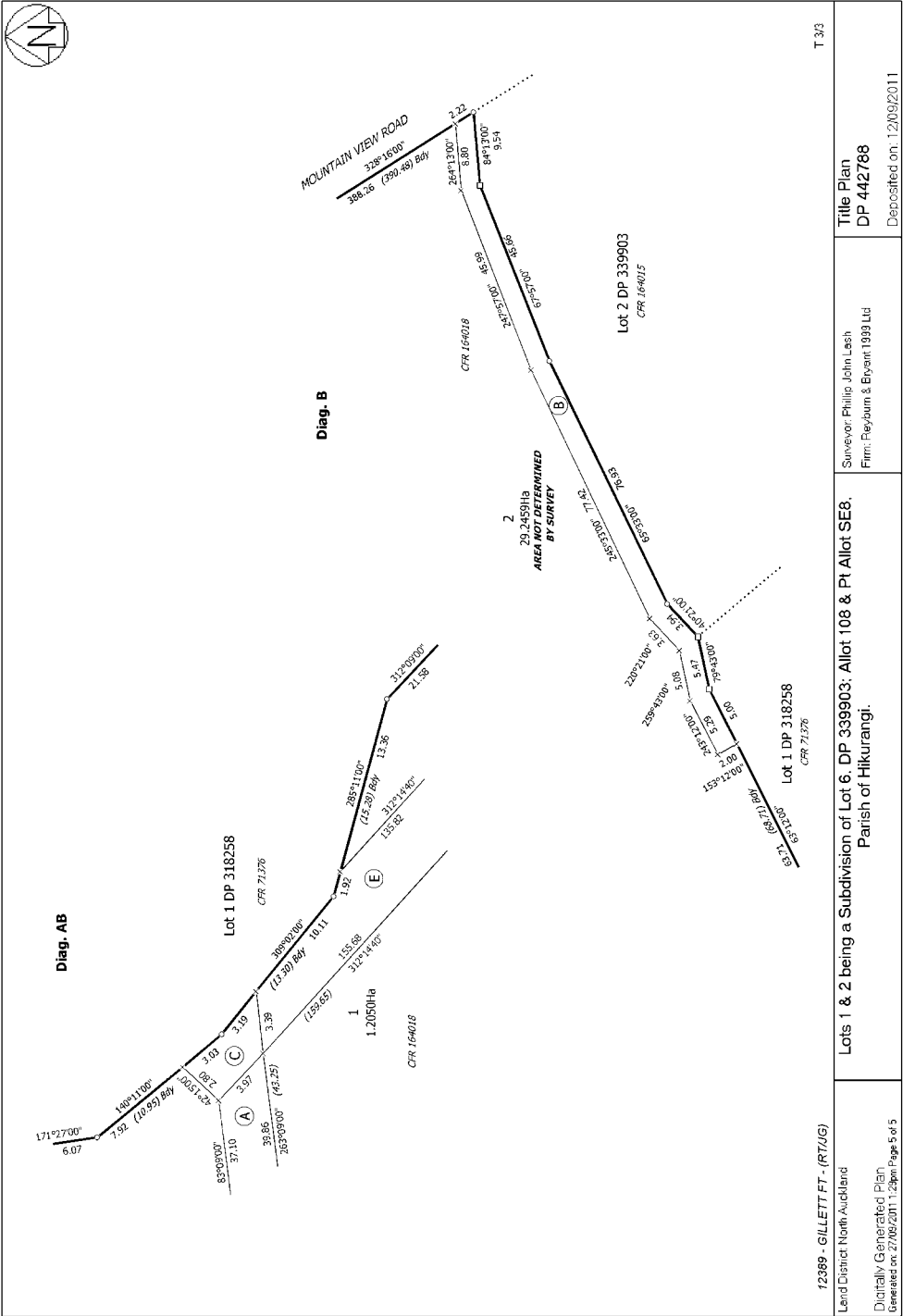
The easements created by Easement Instrument 8861690.6 are subject to Section 243 (a) Resource Management Act 1991
8861690.7 Encumbrance to Northpower Limited - 12.9.2011 at 2:43 pm

Appurtenant hereto is a right to convey water created by Easement Instrument 9767053.1 - 8.7.2014 at 11:42 am
9763397.3 Mortgage to ASB Bank Limited - 1.8.2014 at 1:28 pm

Appurtenant hereto is a right to convey water created by Easement Instrument 11387680.5 - 12.2.2020 at 9:19 am









Your Salesperson

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 & Miriam Davis

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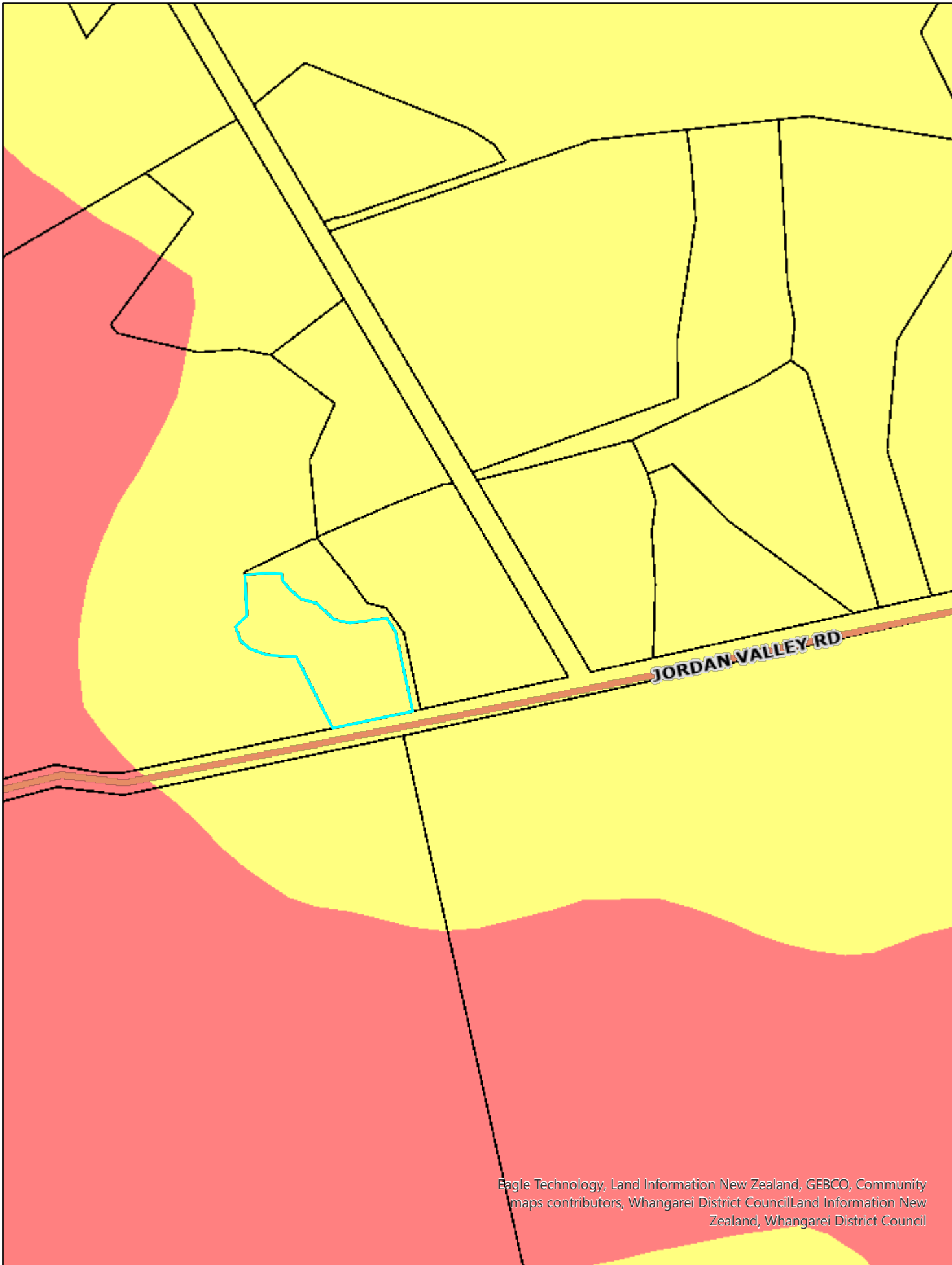
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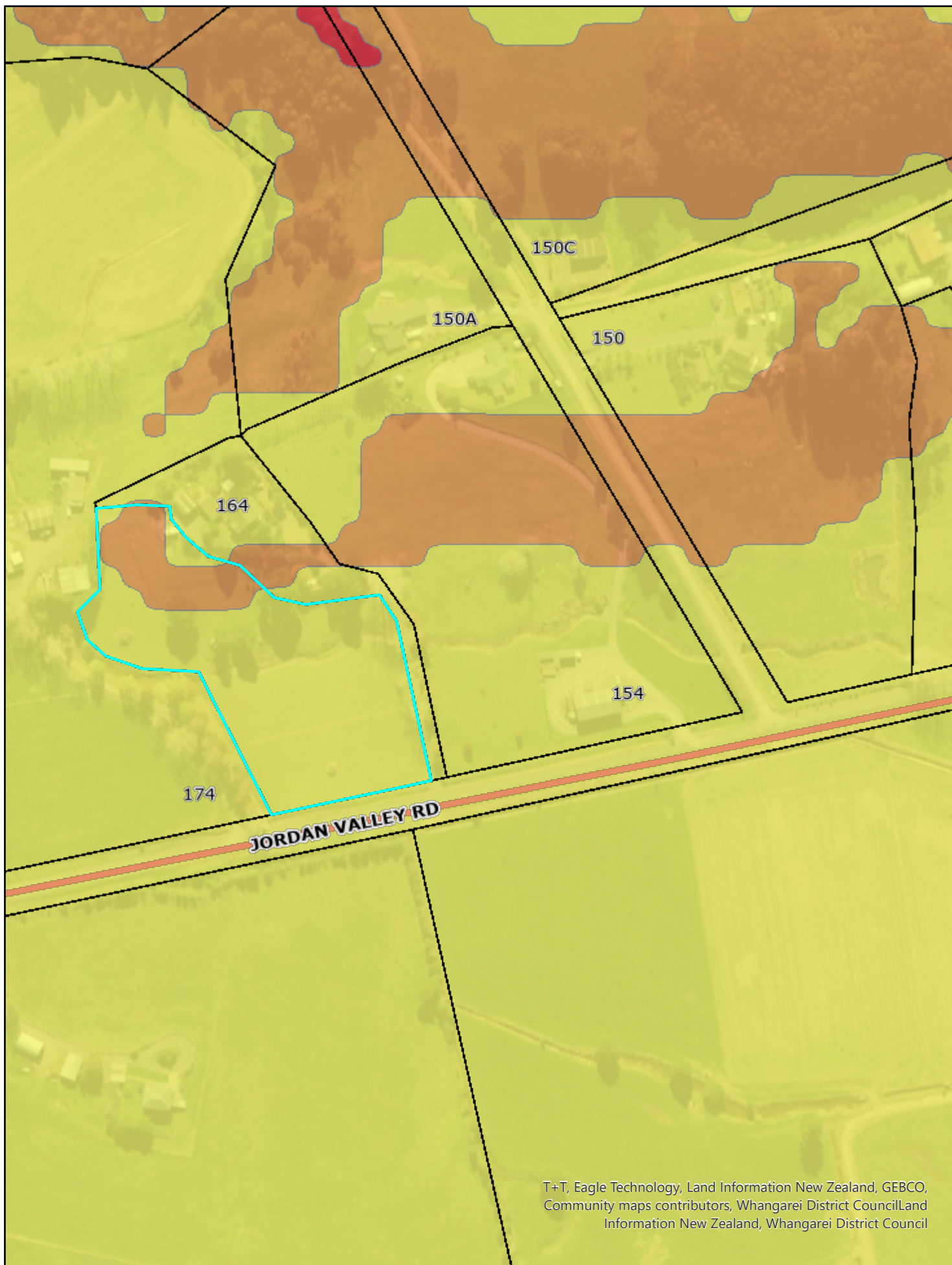
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	GIS Maps Print		Monday, June 16, 2025
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Community maps contributors, Whangarei District Council
Land Information New Zealand, Whangarei District Council





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District-Wide Matters Maps		Area Specific Matters Maps	
Energy, Infrastructure and Transport  National Grid Tower  Northpower Tower CEL-Cat1  National Grid Line  Northpower Overhead Critical Line Cel-Cat1  Northpower Critical Overhead Lines CEL  Northpower Critical Underground Lines CEL  Airport Runway  Indicative Road  National Road  Regional Road  Arterial Road  Primary Collector Road  Secondary Collector Road  Low Volume Road  Access Road  Strategic Road Protection Area  Strategic Railway Protection Line  Rescue Helicopter Flight Path	Hazards and Risks Coastal Erosion Hazard 1 Coastal Erosion Hazard 2  Flood Susceptible Areas  Mining Hazard Area 1  Mining Hazard Area 2  Mining Hazard Area 3 Historical and Cultural Values  Notable Tree Overlay  Heritage Item Overlay  Sites of Significance to Maori  Heritage Area Overlay  Areas of Significance to Maori Natural Environment Values Esplanade Priority Area Coastal Marine Area (CMA) boundary Goat Control Areas  QRA Quarrying Resource Area QRA Mining Area QRA Buffer Area  QRA 500m Indicative Setback  Outstanding Natural Feature  Outstanding Natural Landscape	General District-Wide Matters  Air Noise Boundary  Outer Control Boundary  Helicopter Hovering Area  Noise Control Boundary Overlay  Rail noise alert area  Rail vibration alert area  Papakainga  Coastal Environment Overlay  Outstanding Natural Character Area  High Natural Character Area	Area Specific Matters Maps  Multi Title Site  Designation  Precinct  Development Area Residential Zones  Large Lot Residential Zone  Low Density Residential Zone  General Residential Zone  Medium Density Residential Zone Industrial Zones  Light Industrial Zone  Heavy Industrial Zone Open Space and Recreation Zones  Natural Open Space Zone  Open Space Zone  Sport and Active Recreation Zone Rural Zones  Rural Production Zone  Rural Lifestyle Zone Special Purpose Zones  Airport Zone  Future Urban Zone  Fonterra Kauri Milk Processing SRIZ – Ancillary Irrigation Farms  Hospital Zone  Port Zone  Ruakaka Equine Zone  Shopping Centre Zone  Strategic Rural Industries Zone  Waterfront Zone Commercial and Mixed Zones  Local Centre Zone  Neighbourhood Centre Zone  Commercial Zone  Mixed Use Zone  Town Centre Zone  City Centre Zone

Hazards Map

Acid Sulphate

-  Confirmed Acid Sulphate Soil
-  Acid Sulphate Soil Risk

Mine Zones

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

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

Land Stability

Landslide Susceptibility Zone

-  High
-  Moderate
-  Low

Effluent

Effluent Disposal Potential

-  High Disposal Potential
-  Medium Disposal Potential
-  Low Disposal Potential

Effluent Unsuitability

-  High Unsuitability
-  Medium Unsuitability

Liquefaction

Site Extent



Liquefaction vulnerability category

-  Possible
-  Unlikely
-  Undetermined

Target level of detail in the liquefaction assessment

-  Level A- Basic desktop assessment
-  Level B- Calibrated desktop assessment
-  Level C- Detailed area-wide assessment
-  Level D- Site specific assessment

Floods

Flood Susceptible

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

Property Map

Wards

-  Whangarei District Māori Ward
-  Hikurangi - Coastal General Ward
-  Mangakahia - Maungatapere General Ward
-  Whangarei Urban General Ward
-  Whangarei Heads General Ward
-  Bream Bay General Ward

LINZ - Schools and Hospitals

-  School
-  Hospital

DOC - Public Conservation Land

-  National Park
-  Conservation Park
-  Specially Protected Area
-  Reserve
-  Stewardship Area
-  Marginal Strip
-  Wildlife Management Area
-  Waitangi Endowment Forest

Parcel History



Land Area

Land Area by Size

-  < 500 m2
-  500 - 2000m2
-  2000 - 4000 m2
-  4000 - 5000 m2
-  5000 m2 - 1Ha
-  1 - 2 Ha
-  2 - 4 Ha
-  4 - 10 Ha
-  10 - 20 Ha
-  > 20 Ha

Memorials 27B



Development Contributions

Transport and Rooding

-  North Coastal
-  North Rural
-  Ruakaka
-  South
-  Whangarei City

Library

-  Whangarei City
-  Rural

Parks and Reserves

Outer Zones

-  Coastal Villages
-  Countryside
-  Growth Nodes
-  Satellite town
-  Rural Villages

Whangarei

-  City
-  Urban Village

Wastewater

-  Sewer Line
-  Sewer Service Line

Sewer Zones

-  Hikurangi
-  Waipu Cove-Langs Beach
-  Ngunguru
-  Oakura
-  Marsden Point-Ruakaka
-  Portland
-  Tutukaka
-  Waiotira
-  Waipu
-  Whangarei Heads
-  Whangarei

Water

-  Water Line
-  Water Service Line

Water Zones

-  Bream Bay North
-  Bream Bay South
-  Whangarei North
-  Mangapai
-  Maungakarama
-  Whangarei City
-  Whangarei Heads

