ADDITIONAL INFORMATION

15 Sorrento Street Onerahi

STATEMENT OF PASSING OVER INFORMATION

No person should rely on any information without seeking appropriate independent and professional advice and conducting their own due diligence investigation into this information.

The information has been supplied by a third party and Olive Tree is merely passing over this information as supplied to us.

We cannot guarantee its accuracy and reliability as we have not audited, or reviewed the information.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

OLIVE TREE

CONNECTING PEOPLE & PROPERTY

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA11C/496**
Land Registration District	**North Auckland**
Date Issued	24 January 1967

Prior References
NA8D/358

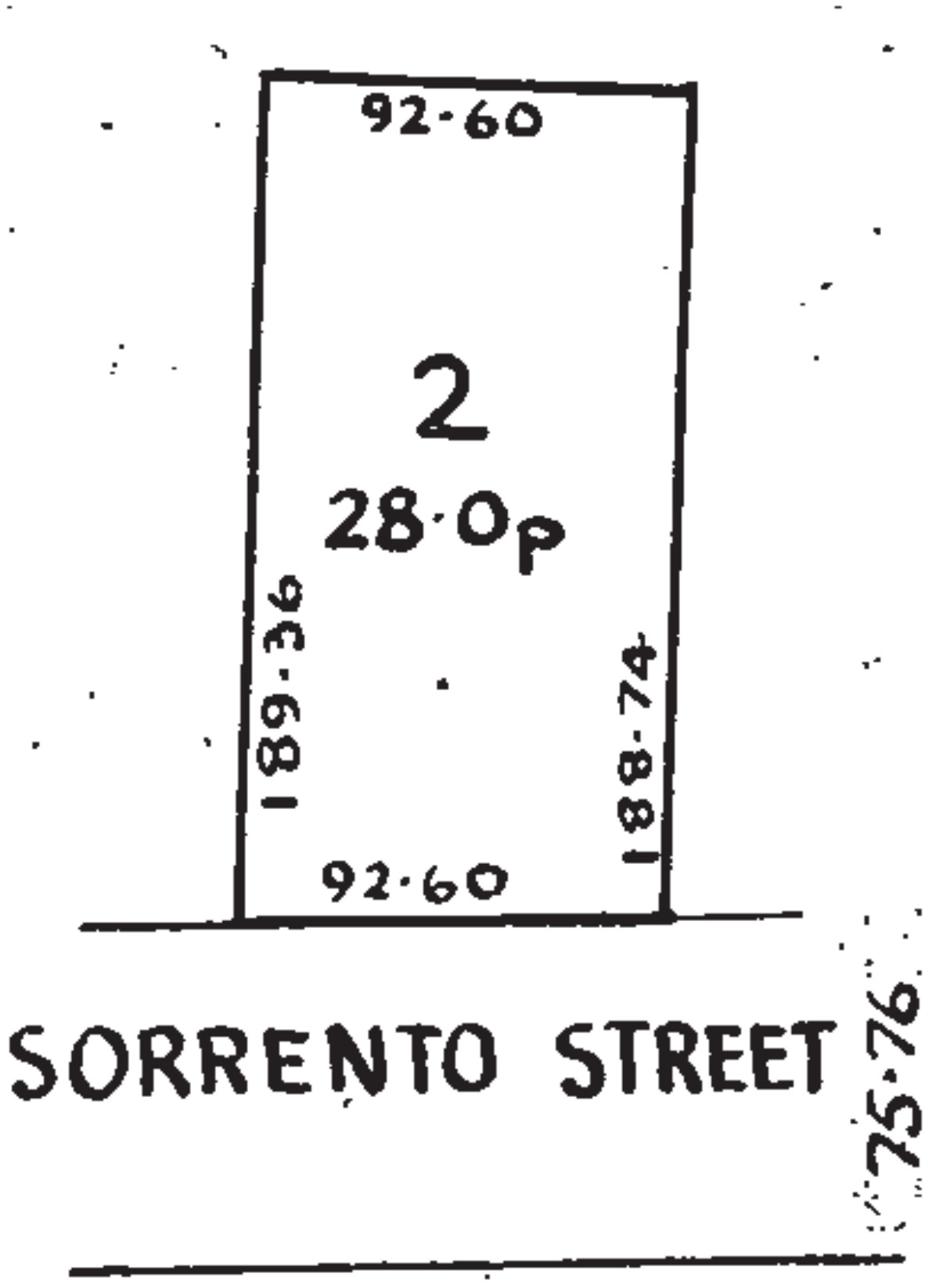
Estate	Fee Simple
Area	708 square metres more or less
Legal Description	Lot 2 Deposited Plan 57526
Registered Owners	

Michael John Maunder and Mary Agnes Maunder

Interests

A99308 Building Line Restriction

10205269.3 Mortgage to ANZ Bank New Zealand Limited - 1.10.2015 at 11:11 am


92·60
2
28·0p
189·36
188·74
92·60
SORRENTO STREET
75·76

Hazards

Layers | Legend | Select | Draw / Measure | Print | Zoom To Point | Elevation | About



1723859.73 6043410.10 Meters | Scale 1:564

Legend

Road and Rail Names

Property Land and Roads

Roads

- State Highway
- Public Road
- Public, Private Maintain
- Private Road
- Service Lane
- Accessway
- Paper road
- Proposed Road
- Railway

New Subdivisions

New Subdivisions

- Proposed Pre-223
- 223 Certificate

Rates Property

Land Parcels

Floods

Flood Susceptible

- Accepted by Council Decision for District Plan

Hazards

Layers | Legend | Select | Draw / Measure | Print | Zoom To Point | Elevation | About



of the two exercises and as such the descriptions of the different zones can be updated to include a statement on the geology and slope class susceptibility as provided in Table 4.1 below.

Table 4.1: Updated descriptions of susceptibility zones.

Zone	Colour	Hazard	Geotechnical Assessment Required
Low	Yellow	Erosion or landslide morphology is not apparent *and/or the combination of geology and slope angle is not commonly associated with landslides*. Not considered to be at risk of instability. May, however, be at risk as a result of natural events, or development. Steeper slopes may be subject to soil creep.	Low level investigation
Moderate	Orange	Land exhibits evidence of past slippage or erosion and could be subject to inundation from landslide debris and slope deformation. Geology, slope and/or geomorphic evidence of past or ancient land slippage suggest the land should be developed carefully.	Moderate level investigation and discussion of stability
High	Red	This land appears to be either subject to erosion or slippage or is likely to be subject to erosion or slippage within the next 100 years based on geomorphic evidence *and/or the combination of geology and slope angle*. This land is generally considered to be geotechnically unsuitable for development, unless works can be undertaken to avoid, remedy or mitigate the hazard.	High level investigation and stability analysis
Notes: Additional wording shown in italics, moderate description unchanged.			

Further details on the data sources that were used to support classification of land as low, moderate or high susceptibility to landsliding are outlined in us Table 4.2 below.

Search by Property Address	Search by Property ID	Search by Assessment No	Search by Legal Description

15 Sorrento Stree

15 Sorrento Street Whangarei 0110

Property Information | **Rates Information**

Legal Description: LOT 2 DP 57526

Assessment Number: 0077204200
Property ID: 26212
Address: 15 Sorrento Street Whangarei 0110
View Maps: WDC Maps Google Maps
Land Area (hectares): 0.0708
Capital Value: 2026/2027 $670,000
Land Value: 2026/2027 $280,000
Record of Title: 11C/496
Floor Area (square metres): 137
Site Area (square metres): 137
Improvements: DWG OI
Land Use Code: Residential Single Unit
Number of Units: 1
Property Category: RD197B
Zone (view District Plan Map): District Plan Map ies
Related Properties:

Improvements Key:

DWG = Dwelling
GGE = Garage
BLDG = Building
OFF = Office
OB = Other Buildings
FG = Fencing
OI = Other Improvements

Rates History

Property ID	Rating Year	Land Value	Capital Value	WDC Rates	NRC Rates	Total Rates
26212	2026/2027	$280,000	$670,000	$2,973.96	$563.1	$3,537.06
26212	2025/2026	$280,000	$670,000	$2,762.84	$596.93	$3,359.77
26212	2024/2025	$280,000	$695,000	$2,514.46	$574.44	$3,088.9
26212	2023/2024	$280,000	$695,000	$2,256.13	$511.16	$2,767.29
26212	2022/2023	$280,000	$695,000	$2,091.3	$466.38	$2,557.68
26212	2021/2022	$200,000	$471,000	$2,041.76	$410.72	$2,452.48
26212	2020/2021	$200,000	$471,000	$1,912.08	$342.87	$2,254.95
26212	2019/2020	$200,000	$471,000	$1,871.72	$325.9	$2,197.62
26212	2018/2019	$100,000	$330,000	$1,692.05	$285.58	$1,977.63
26212	2017/2018	$100,000	$330,000	$1,631.96	$209.83	$1,841.79
26212	2016/2017	$100,000	$330,000	$1,572.18	$203.45	$1,775.63
26212	2015/2016	$100,000	$285,000	$1,540.91	$208.6	$1,749.51
26212	2014/2015	$100,000	$285,000	$1,419.49	$194.08	$1,613.57
26212	2013/2014	$100,000	$285,000	$1,376.75	$194.05	$1,570.8

Rental Appraisal*

QUINOVIC
Experts in property care and return

TO WHOM IT MAY CONCERN

6th November 2026

15 Sorrento Street, Onerahi, Whangarei

3 Bedrooms, 1 Bathroom

Property location
This property is situated in a family orientated location within close proximity to the local primary school, bus stop and the Onerahi shopping centre.

Property features
- 3 bedrooms
- 1 bathroom
- Deck
- Woodburner
- Single garage
- Heatpump

Ideal tenant profile
The property will attract strong interest from families who will enjoy the benefits of local amenities and schools in the area.

Financial considerations
- Rental Range: $620.00 - $640.00 per week
- Plan on occupancy of 50 weeks per year
- We recommend making allowance of 5% of gross rental for possible repairs and maintenance

Market Comparisons
Bellbird Ave, inferior, $590.00 per week, currently tenanted
Old Onerahi Road, inferior, $600.00 per week, currently tenanted
Pine Park Road, superior, $650.00 per week, currently tenanted
Tainui Street, superior, $675.00 per week, currently tenanted

This appraisal is based on comparisons we have conducted with similar properties we are currently managing, advertising and the current rental levels that are being achieved in Whangarei and surrounds. There is good enquiry from prospective tenants looking for long term housing in Whangarei.

This appraisal is based on the property being a compliant dwelling with Whangarei District Council and also compliant with the healthy homes act.

Yours sincerely

Andrea Phelan
Principal
Quinovic Property Management Whangarei

'Whilst careful market research has been undertaken to provide realistic appraisal information on the current details available, Quinovic accepts no liability or the accuracy and completeness of the appraisal information provided. Users of the appraisal information are advised to complete their own independent assessment.

Disclosure: A staff member of Olive Tree holds a financial interest in Quinovic