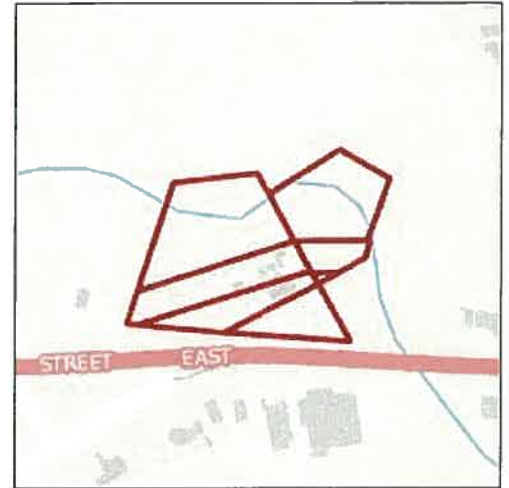


35 HURNDALL ROAD MAUNGATUROTO

Rating Valuations:	\$470,000
Land Value:	\$300,000
Improvements Value:	\$170,000
Valuation Date:	01-Sep-2017
Valuation Address:	35 HURNDALL ROAD MAUNGATUROTO
Valuation Reference:	1230/11700
Legal Description:	ALLOTS 164 231 PT 38 38C WAIRAU PSH BLK VIII WAIPU SD-HOTEL
TA Name:	Kaipara District
Tenure:	Not Leased (Owner is Occupier)
Floor Area:	560 m ²
Land Area:	13224 m ²
Bedrooms:	
Building Age:	Mixed/Remod
Category:	Commercial, Liquor, Provincial (CL)
Wall Material:	Weatherboard / AVERAGE
Roof Material:	Steel / G-Iron / AVERAGE
Contour:	
Deck:	
Parking Freestanding:	0 cars
Parking Main Roof:	0
Land Use:	Public Communal - Licensed
Zoning:	Land in more than one zone or designation (0X)

Certificate Of Title:	NA122/142 (Freehold) NA43A/580 (Freehold) NA540/207 (Freehold) NA540/208 (Freehold)
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Comments: [Add comment](#)



Report created on December 7th, 2020

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




R. W. Muir
Registrar-General
of Land

Identifier NA122/142
Land Registration District North Auckland
Date Issued 03 September 1904

Prior References

NA121/129 NA83/205

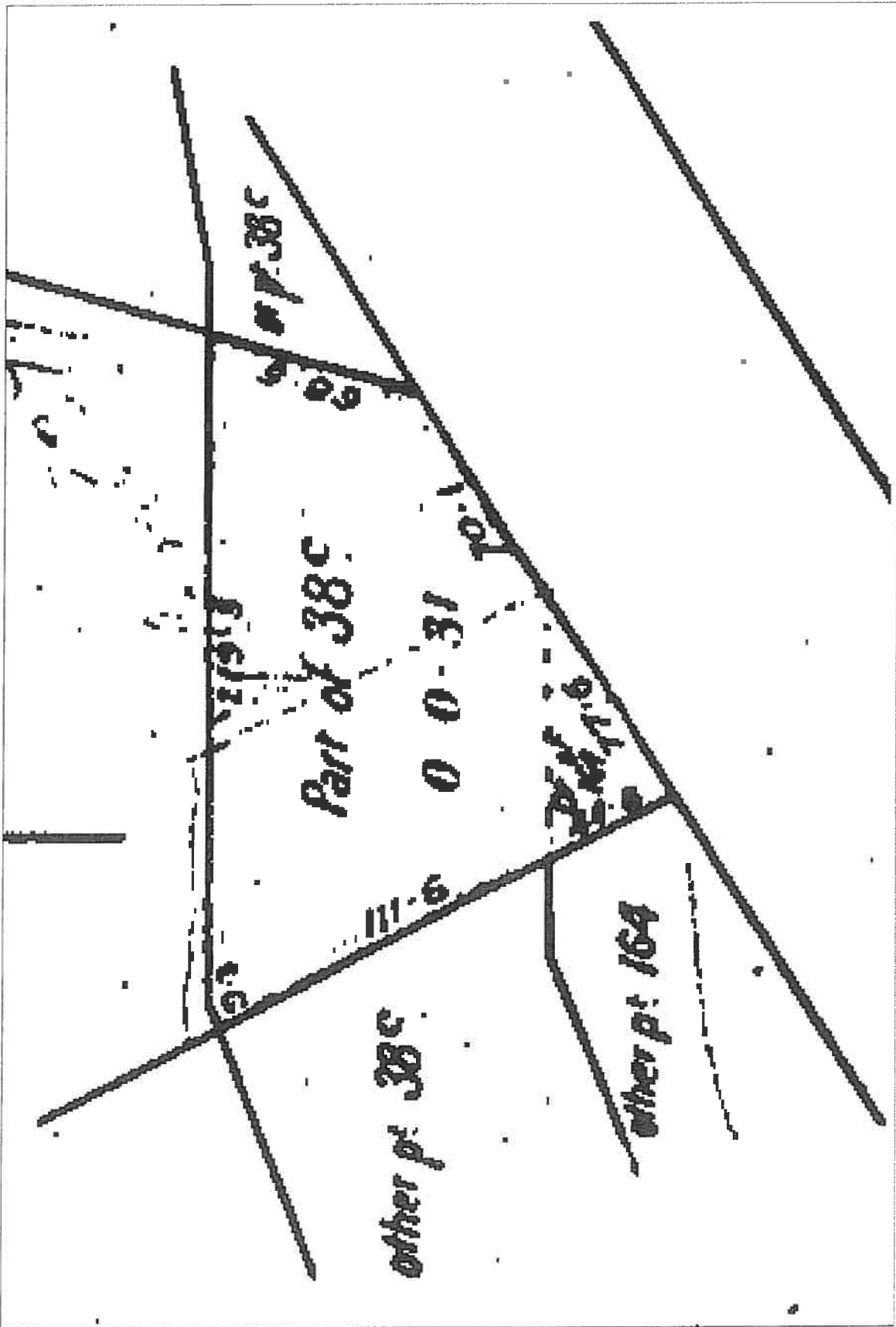
Estate Fee Simple
Area 784 square metres more or less
Legal Description Part Allotment 38C and Part Allotment 164
Parish of Wairau

Registered Owners

G & K Investment (NZ) Limited

Interests

Appurtenant hereto is a water right created by Transfer 571905
Appurtenant hereto are water rights created by Transfer 573703
977490.1 Partial Surrender of the water easement created by Transfer 573703
985332.1 Partial Surrender of the water easement created by Transfer 573703 - 12.10.1981 at 2.15 pm
10537447.3 Mortgage to Heartland Bank Limited - 22.8.2016 at 8:49 am
10642801.1 CAVEAT BY GURMAIL SINGH - 6.12.2016 at 12:31 pm





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier NA540/207
Land Registration District North Auckland
Date Issued 18 August 1931

Prior References

DI 5B. 707

Estate Fee Simple
Area 4224 square metres more or less
Legal Description Part Allotment 38 Parish of Wairau

Registered Owners

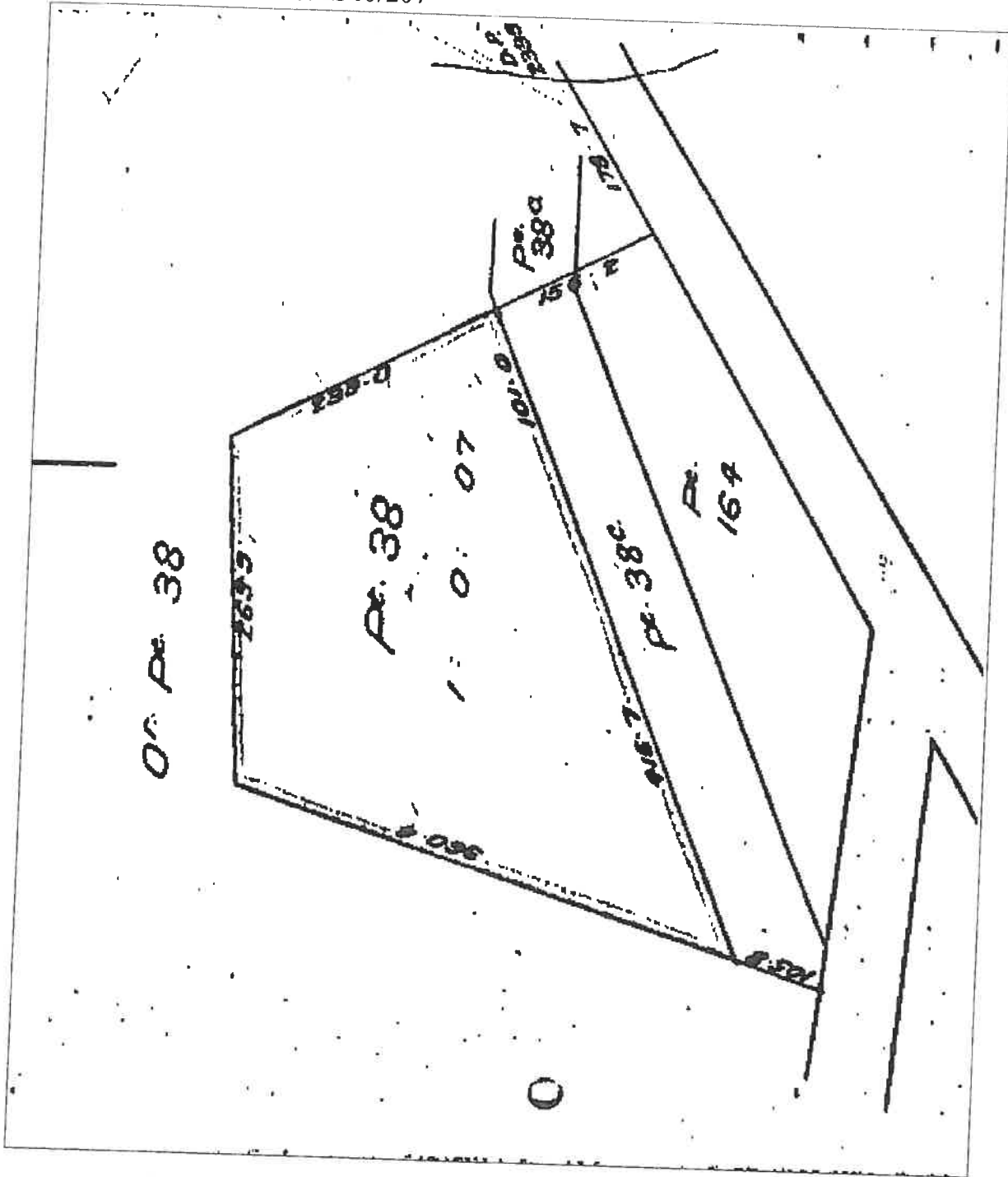
G & K Investment (NZ) Limited

Interests

Appurtenant hereto is a water right created by Transfer 571905
Appurtenant hereto are water rights created by Transfer 573703
977490.1 Partial Surrender of water right created by Transfer 573703
985332.1 Partial Surrender of water right created by Transfer 573703 - 12.10.1981 at 2.15 pm
10537447.3 Mortgage to Heartland Bank Limited - 22.8.2016 at 8:49 am
10642801.1 CAVEAT BY GURMAIL SINGH - 6.12.2016 at 12:31 pm

Identifier

NA540/207





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy**



R. W. Muir
Registrar-General
of Land

Identifier NA540/208
Land Registration District North Auckland
Date Issued 18 August 1931

Prior References

DI 5B. 616

Estate	Fee Simple
Area	2894 square metres more or less
Legal Description	Part Allotment 38 Parish of Wairau

Registered Owners

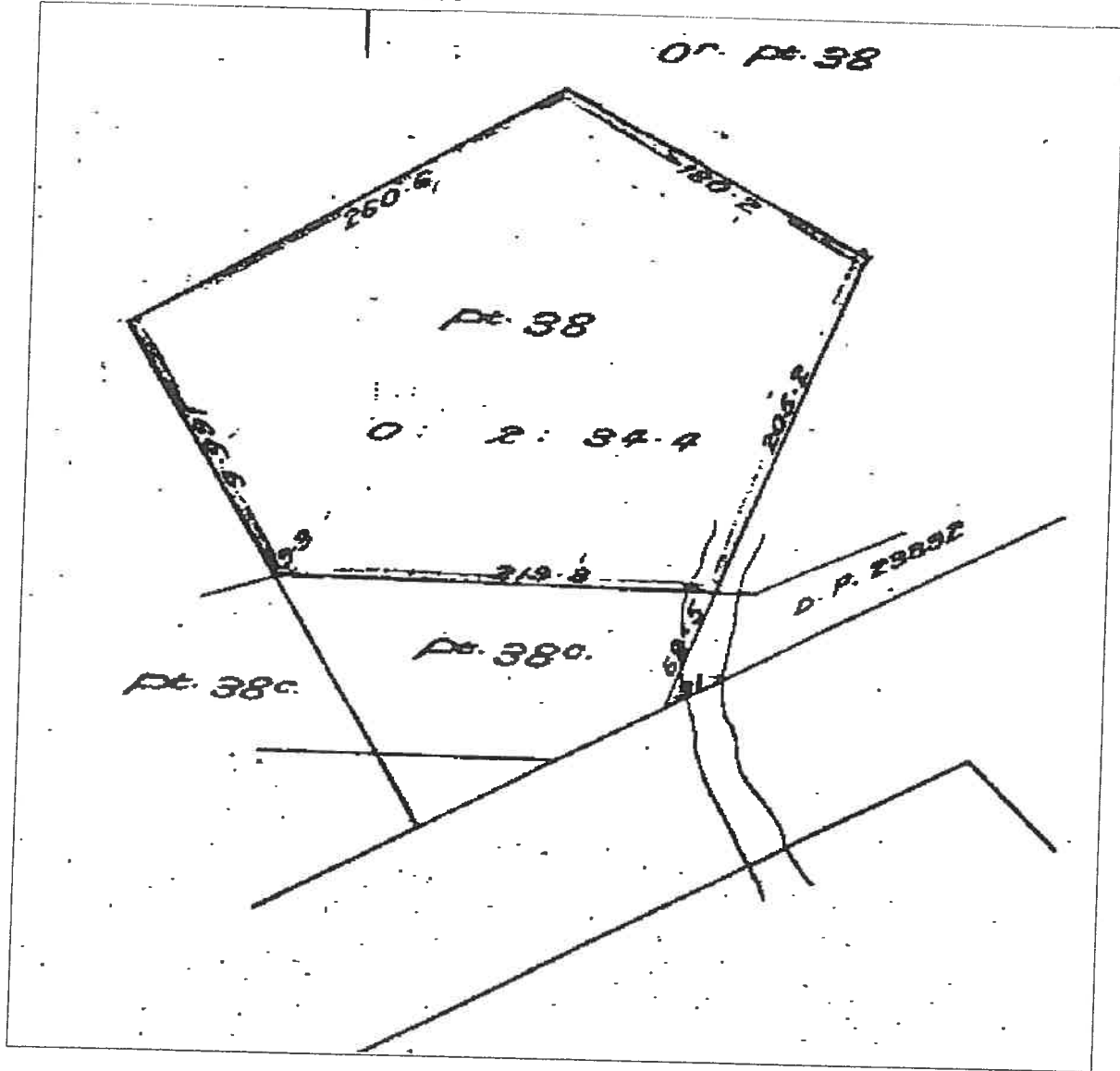
G & K Investment (NZ) Limited

Interests

Appurtenant hereto is a water right created by Transfer 571905
Appurtenant hereto are water rights created by Transfer 573703
977490.1 Partial Surrender of water right created by Transfer 573703
985332.1 Partial Surrender of water right created by Transfer 573703 - 12.10.1981 at 2.15 pm
10537447.3 Mortgage to Heartland Bank Limited - 22.8.2016 at 8:49 am
10642801.1 CAVEAT BY GURMAIL SINGH - 6.12.2016 at 12:31 pm

Identifier

NA540/208





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




R.W. Muir
Registrar-General
of Land

Identifier NA43A/580
Land Registration District North Auckland
Date Issued 31 January 1979

Prior References

NA121/231 NA42C/614

Estate Fee Simple
Area 5322 square metres more or less
Legal Description Part Allotment 38C, 164 Parish of Wairau
and Allotment 231 Parish of Wairau

Registered Owners

G & K Investment (NZ) Limited

Interests

Appurtenant hereto are water rights created by Transfer 571905 (affects part Allotments 38C and 164 Parish of Wairau))

Appurtenant hereto are water rights created by Transfer 573703 (affects part Allotments 38C and 164 Parish of Wairau))

977490.1 Partial Surrender of water rights created by Transfer 573703

Subject to Section 8 Mining Act 1971 (affects Allotment 231 Parish of Wairau)

Subject to Section 168A Coal Mines Act 1925 (affects Allotment 231 Parish of Wairau)

985332.1 Partial Surrender of water rights created by Transfer 573703 - 12.10.1981 at 2.15 pm

7488701.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway 12 Ruawai to Brynderwyn to be a limited access road - 3.8.2007 at 9:00 am

7488701.2 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 3.8.2007 at 9:00 am

7488701.3 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 3.8.2007 at 9:00 am

7488701.4 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 3.8.2007 at 9:00 am

7488701.5 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 3.8.2007 at 9:00 am

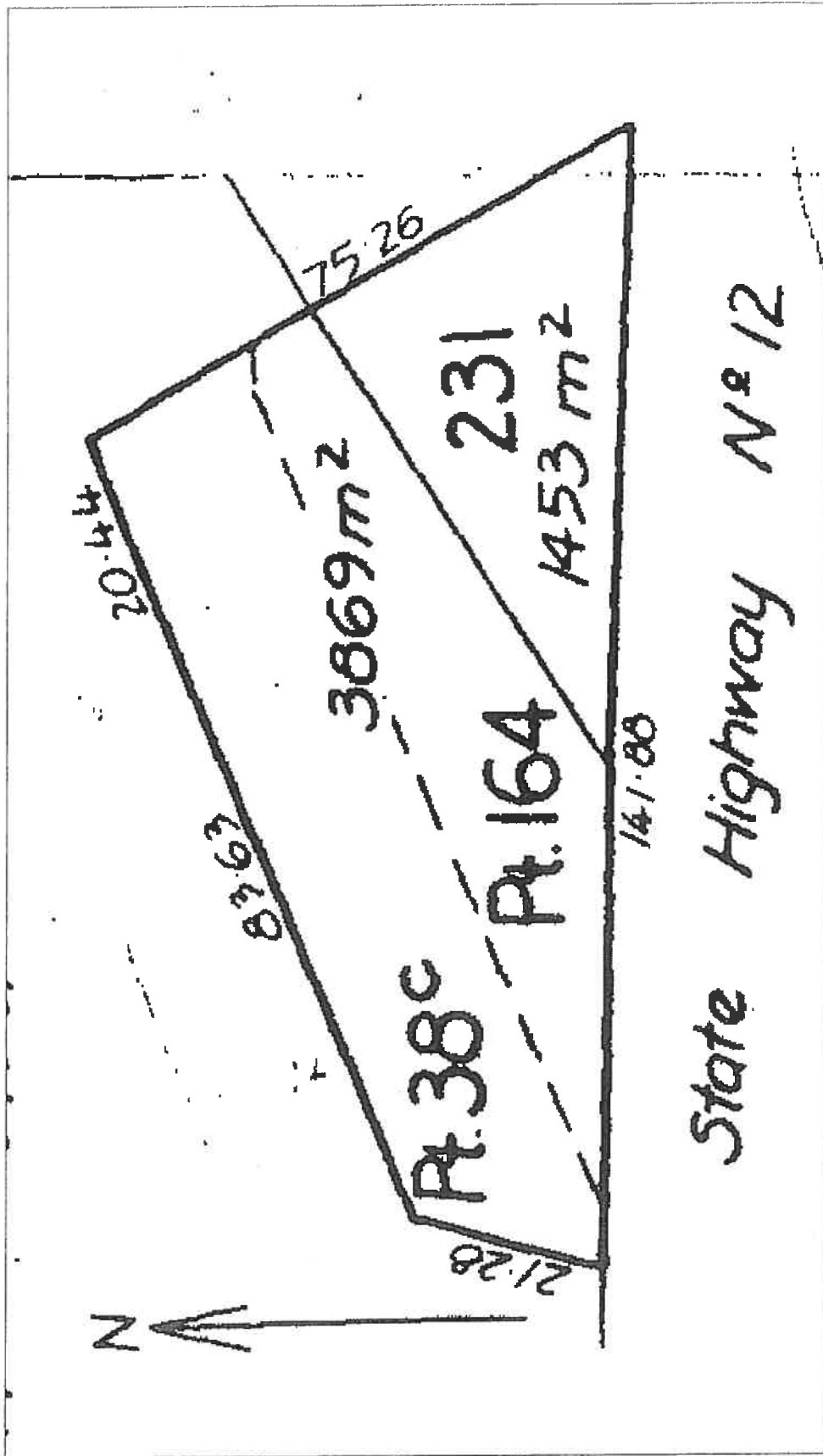
7488701.6 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 3.8.2007 at 9:00 am

10537447.3 Mortgage to Heartland Bank Limited - 22.8.2016 at 8:49 am

10642801.1 CAVEAT BY GURMAIL SINGH - 6.12.2016 at 12:31 pm

Identifier

NA43A/580



General Property Information: 0123011700

G and K Investment Limited

Property

Valuation No	0123011700 : GIS
Location	35 Hurndall Street East, Maungaturoto
Legal Description	ALLOTS 164 231 PT 38 38C WAIRAU PSH BLK VIII WAIPU SD-HOTEL
Area (Hectares)	1.3224

Rates

Government Valuation

Land	300,000
Improvements	170,000
Capital Value	470,000

Current Rates Year 2019 to 2020

Annual Rates	6,522.78
Current Instalment	
Outstanding Balance	
Arrears for Previous Years	14,735.90
Next Instalment Date	

Planning/Resource Management

8/01/76 RESOURCE CONSENT 952461 : SUBDIVISION PT ALLOT 38C PSH WAIRAU BLK VIII WAIPU SD INTO 6 LOTS : Decision Notified 17/12/75

Building

- 27/05/09 BUILDING CONSENT 090260 : New Fire : Code Compliance Certificate issued 4/05/10
- 17/06/94 COMPLIANCE SCHEDULE CS0028 : MAUNGATUROTO HOTEL : Notice to Fix issued 10/09/15 : Invoiced 2/12/19
- 6/10/81 BUILDING PERMIT P&D 1664 CONNECT TO SEWER
- 13/03/78 BUILDING PERMIT P&D 1011 UPGRADE EFFLUENT SYSTEM
- 29/04/75 BUILDING PERMIT F 18282 ALTER/ADD TO HOTEL
- 21/11/68 BUILDING PERMIT A 003765 ALTER HOTEL
 - NOTICE TO FIX NF0334 : : Notice to Fix issued 21/06/17 : Notice to Fix Lifted 30/10/18 : Notice to Fix Lifted 30/10/18
 - NOTICE TO FIX NF0471 : : Notice to Fix issued 20/12/18 : Notice to Fix Lifted 25/03/19 : Invoiced 25/03/19

BUILDING NOTES As requested by owner it has been agreed and inspected by Council inspector (Dave Waetford) to disconnect 4 x WC units for rates purposes. Confirmed 29/11/11

BUILDING NOTES 30 Sep 2019 - NF0495 issued for CS0028. F Waterhouse.

BUILDING NOTES 19 Nov 2019 - NF0497 issued for CS0028. F Waterhouse.

Licences

22/03/20 Managers Certificate MC1111 : 22/03/20
 6/03/20 Off Licence OF0071 : 6/03/20
 18/09/19 Food Premise FP0377 : 18/09/19 : Manager: Adriane Tanenui, contact Robin Dickens
 7/09/19 Managers Certificate MC1088 : 7/09/19
 20/07/19 Food Premise FP0371 : 20/07/19 : Manager: Derek Goodall
 22/06/19 On Licence ON0089 : 22/06/19
 17/05/19 Managers Certificate MC1113 : 17/05/19
 9/03/19 Managers Certificate MC1064 : 9/03/19
 8/06/15 Off Licence OF0008 : 8/06/15 : Manager: Satnam Sighn, Davidner Sighn
 8/06/15 On Licence ON0012 : 8/06/15 : Manager: Rajinder Singh, Tejbir Singh
 29/03/15 Health FP0111 : 29/03/15 : Manager: Satnam Singh
 28/04/14 Managers Certificate MC0915 : 28/04/14 : Manager: Maungaturoto Hotel
 22/08/13 Managers Certificate MC0839 : 22/08/13 : Manager: Maungaturoto Hotel
 1/07/13 Managers Certificate MC0705 : 1/07/13 : Manager: Currently seeking employment formerly Mgto Hotel
 13/05/13 Managers Certificate MC0686 : 13/05/13 : Manager: Maungaturoto Hotel
 23/04/13 Managers Certificate MC0871 : 23/04/13 : Manager: Maungaturoto Hotel
 14/04/13 Managers Certificate MC0877 : 14/04/13 : Manager: Maungaturoto Hotel
 2/11/12 Managers Certificate MC0857 : 2/11/12 : Manager: Maungaturoto Hotel
 20/05/12 Managers Certificate MC0573 : 20/05/12 : Manager: Not Given was Maungaturoto Hotel file 3705.0
 3/06/11 Managers Certificate MC0799 : 3/06/11 : Manager: Maungaturoto Hotel
 12/05/11 Managers Certificate MC0750 : 12/05/11 : Manager: Maungaturoto Hotel
 19/04/11 Managers Certificate MC0688 : 19/04/11 : Manager: Maungaturoto Hotel
 10/04/11 Managers Certificate MC0128 : 10/04/11 : Manager: Maungaturoto Hotel
 9/08/10 Managers Certificate MC0761 : 9/08/10 : Manager: Maungaturoto Hotel
 13/05/10 Managers Certificate MC0687 : 13/05/10 : Manager: Maungaturoto Hotel
 27/09/07 Managers Certificate MC0441 : 27/09/07 : Manager: Maungaturoto Hotel 2003 Ltd
 27/09/07 Managers Certificate MC0442 : 27/09/07 : Manager: Mgto Hotel 2003 Limited

9/11/04 Managers Certificate MC0017 : 9/11/04 : Manager: MAUNGATUROTO HOTEL
Managers Certificate MC0060 : Manager: 3705.0
Managers Certificate MC0961 : Manager: Maungaturoto Hotel
Managers Certificate MC0965

Sewer and Drainage

No information located

Land and Building Classifications

HISTORIC PLACE Maungaturoto Hotel District significance

Transport

No information located

Special Land Features

No information located

Swimming Pools

No information located

Other

19/06/15 LIM APPLICATION L150293 : LIM (Land Information Memorandum)
24/02/12 LIM APPLICATION L120044 : LIM (Land Information Memorandum)
31/03/08 LIM APPLICATION L080097 : LIM (Land Information Memorandum)
6/04/00 LIM APPLICATION L001077 : LIM (Land Information Memorandum)