ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · MANGAWHAI



Be The First To *Call This Home!*

159 Robert Hastie Drive, Mangawhai

$2,650,000

VIEW ONLINE →

4	3	6	339m²	0.8337ha
BEDROOMS	BATHROOMS	CAR SPACES	FLOOR AREA*	LAND*

01 · THE PROPERTY

Sanctuary Estate, Mangawhai

Be The First To Call This Home!

Commanding approximately 2-acres, this pristine, never-lived-in 339 sqm residence establishes a powerful presence in Mangawhai's exclusive Sanctuary Estate. Built in 2022 by Maycon Homes with a 10-Year Master Build Guarantee, it offers premium coastal living in a gated estate with 24/7 CCTV, tennis, and 77 hectares of trails alongside private lakes and jetties. A conservation initiative protects the wilderness, while an annual harvest yields at least 5 litres of exclusive olive oil per participant.

The layout separates living and sleeping seamlessly. The central pavilion boasts high cathedral ceilings with dimmable LED lighting, stacker doors to an outside front portico and north-facing decks, surround audio, and climate control. Soft-close barn doors separate three distinct living zones. The master wing features outdoor access and a walk-in wardrobe, while the guest wing provides three additional bedrooms all with deck access and dual media lounges. An elite culinary centre anchors the home, featuring a high-spec kitchen and massive scullery with a second dishwasher and plumbed fridge space, keeping the main kitchen a pristine stage for hosting.

Architectural timber and Italian glazed brick cladding paired with a refined interior of muted oak-toned flooring and 5-metre-plus tiled bathrooms with underfloor heating. Future-proofing includes keyless entry, an alarm, and a carpeted triple garage with insulated doors housing the UV water filtration. Custom Brightshine blinds in your chosen colour can be paid for by the owner at the right price, to finish the space.

The landscaped grounds feature post and rail fencing, extensive water storage tanks and concrete parking for 6+ vehicles alongside power ready for a future barn. Nearby, enjoy the famous Surf Beach, boat ramps for legendary fishing, and the championship links golf course.

Be the first to call this home!

Contact Megan Hetges for a private walkthrough!

Some images are digitally staged.

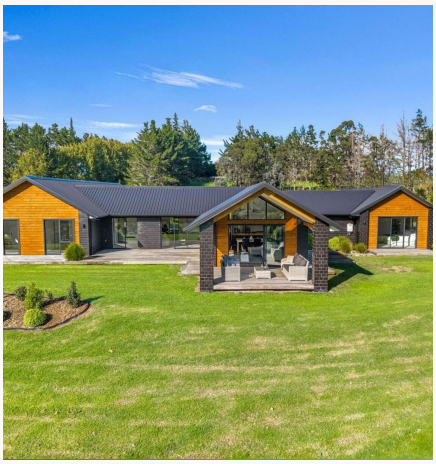


02 · GALLERY

Arrival & Setting



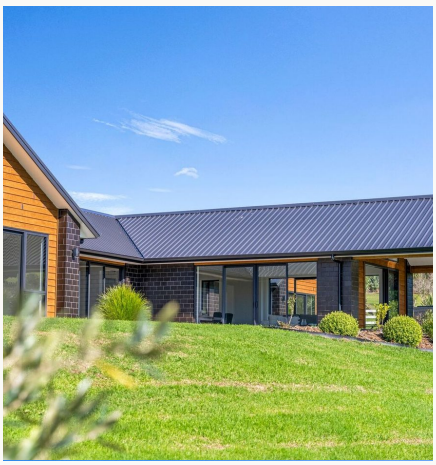












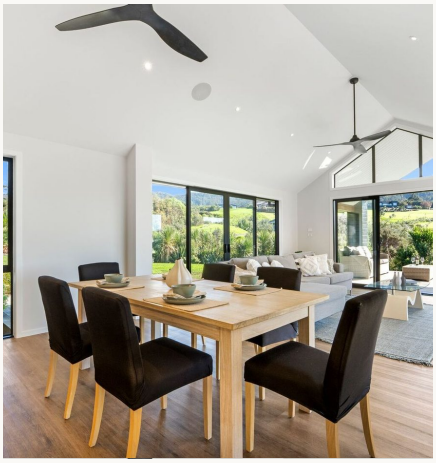
03 · GALLERY

Living & Dining















Kitchen, Scullery & Portico













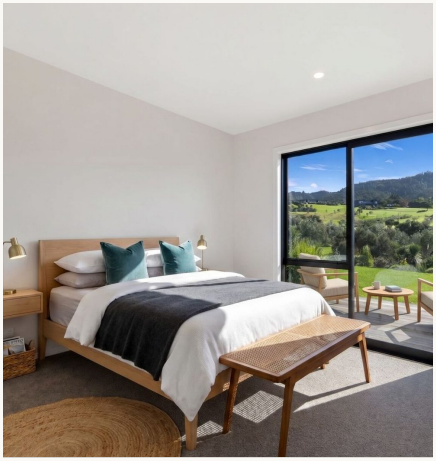


Bedrooms & Wardrobe

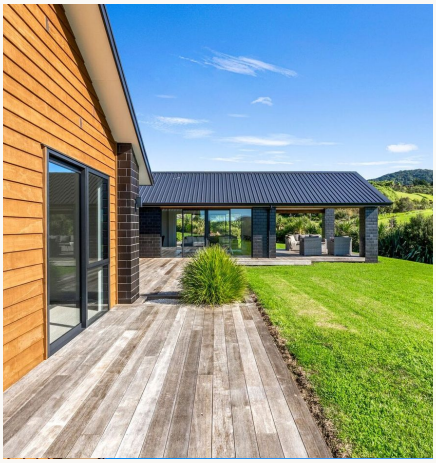


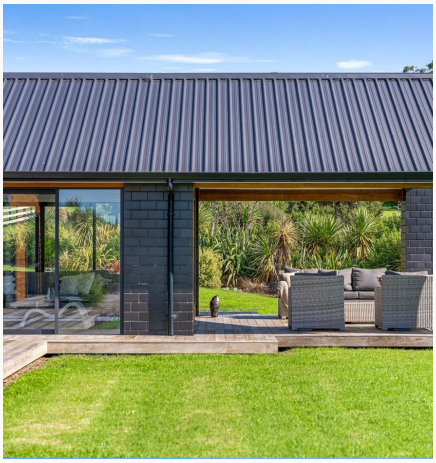












Bathrooms, Garage & Grounds









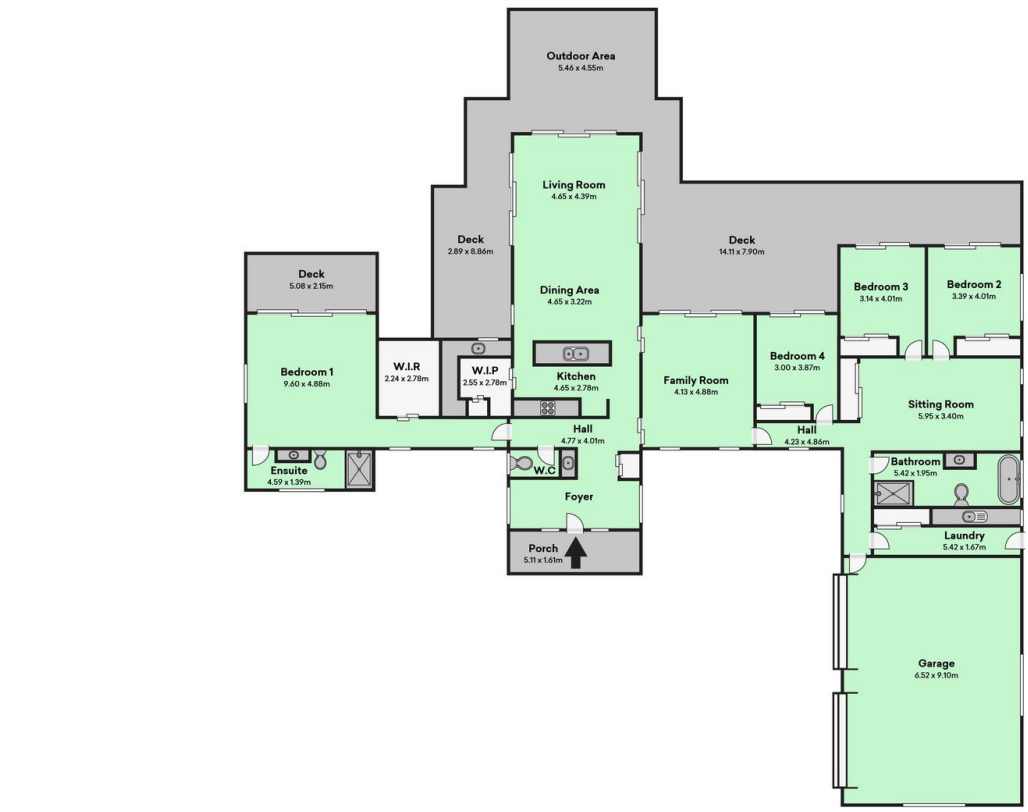






07 · LAYOUT

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.

08 · KEY FACTS

At a Glance

Price	$2,650,000
Bedrooms	4: master wing with outdoor access and walk-in wardrobe; guest wing with three bedrooms, all with deck access
Bathrooms	3, tiled with underfloor heating (listing)
Car spaces	6+ (concrete parking); carpeted triple garage with insulated doors
Floor area	339m² (listing; not stated in the published documents)
Land area	8,337m² / 0.8337ha (Record of Title 973225), plus a 1/826 share of 96.8877ha of Sanctuary common land
Built	2022 by Maycon Homes, 10-year Master Build Guarantee (listing); never lived in
Cladding	Architectural timber and Italian glazed brick (listing)
Kitchen	High-spec kitchen and scullery with second dishwasher and plumbed fridge space
Comfort	Cathedral ceilings, dimmable LED lighting, surround audio, climate control, keyless entry, alarm, UV water filtration
Estate	The Sanctuary: gated, 24/7 CCTV, tennis, 77ha of trails, private lakes and jetties; SRA levy about $1,500 a year (property summary)
Rates 2025/26	$3,267.47 (Kaipara District Council)

09 · DOCUMENTS

From the Property Documents

TITLE & INTERESTS

Record of Title	973225 · Freehold (Fee Simple), issued 23 February 2021
Legal description	Lot 91 Deposited Plan 556753, plus a 1/826 share of the Sanctuary common lots (96.8877 ha)
Title area	8,337 m² more or less
Registered owner	Maycon Limited
Interests	Easements over the common land, conservation covenants (incl. 12012486.5 on Lot 91), consent notices 8509265.4 and 12012486.3 (varied by 12454742.1), encumbrances and a land covenant in favour of The Sanctuary Residents Association

COUNCIL & CONSENTS

Resource consent	RM210380 (9 Dec 2021): dwelling outside the original building platform and 972 m² of impermeable surfaces (11.7% of the site)
Zoning	Rural Zone – Mangawhai Harbour Overlay (Kaipara District Plan 2013)
Rates 2025/26	$3,267.47; 1 Sept 2023 valuation land $595,000, capital $2,180,000

RENTAL APPRAISAL (ARIZTO, 6 MAY 2026)

Assessed rent	Approximately $750–$800 per week

*Floor area as stated in the listing (339m²); it is not stated in the published documents. Land area per Record of Title (8,337 m²). Buyers should review the full documents and seek independent advice.

PROPERTY DOCUMENTS

Document Index

These documents are published on Megan's listing page. The following pages summarise them in booklet form; tap any title to open the original.

Title & Legal p.12 · Title Instruments p.13 · Resource Consent RM210380 p.14 · Rates & Valuation p.15 · The Sanctuary Residents Association p.16 · Rental Appraisal p.17 · Buyer Guides p.18 · Fact Check p.19

A

Record of Title (3 pp)

Record of Title 973225: Lot 91 DP 556753, 8,337 m², fee simple, plus a 1/826 share of the Sanctuary common land. Search copy dated 15 April 2026.

Summary in this booklet → View original document ↗

B

LIM Report (Resource Consent RM210380) (19 pp)

Published as "LIM Report"; the file is Kaipara District Council decision RM210380 (9 December 2021) for the dwelling on Lot 91, not a council LIM.

Summary in this booklet → View original document ↗

C

Rates & Valuation Information (3 pp)

Kaipara District Council rating information 2025/26: $3,267.47; 1 September 2023 capital value $2,180,000.

Summary in this booklet → View original document ↗

D

Rental Appraisal (2 pp)

Arizto rental appraisal dated 6 May 2026: approximately $750–$800 per week.

Summary in this booklet → View original document ↗

E

Deed of Covenant (3 pp)

Deed under which a purchaser joins The Sanctuary Residents Association (encumbrances 8581297.3 and 8581297.4). Blank form.

Summary in this booklet → View original document ↗

F

Residents' Association Rules (16 pp)

The Sanctuary Residents Association Incorporated constitution (rules): membership, levies, meetings and committee.

Summary in this booklet → View original document ↗

G

Property Summary (2 pp)

Summary of the title, building and design rules, covenants, pet policy and the residents' association for Lot 91.

Summary in this booklet → View original document ↗

H

Title Instruments (18 documents) (18 files)

Copies of each easement, covenant, consent notice and encumbrance registered on the title, published on the listing page.

Summary in this booklet → View original document ↗

I

Floor Plan (image)

Floor plan of the home as published with the listing.

Summary in this booklet → View original document ↗

J

Buyers Guide (6 pp)

The Real Estate Authority's guide to the buying journey: general, not specific to this property.

Summary in this booklet → View original document ↗

K

REA Sale & 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 ↗

Title & Legal

RECORD OF TITLE

Identifier	973225
Land Registration District	North Auckland
Date issued	23 February 2021
Prior reference	781590
Estate	Fee Simple
Area	8,337 square metres more or less
Legal description	Lot 91 Deposited Plan 556753
Common land share	Fee Simple 1/826 share of Lots 100–103, 106, 200, 202 DP 404128, Lot 1 DP 430128 and Lot 1 DP 482523 (96.8877 ha)
Registered owner	Maycon Limited
Search copy	Guaranteed Search Copy dated 15/04/26 10:49 am

REGISTERED INTERESTS (SUMMARY)

Easements	Water supply, rights of way, sewage drainage, stormwater, telecommunications and electricity easements over parts of the common land
Conservation covenants	8138731.7, 8138731.8 and 12012486.5 (affects Lot 91, covenant area H)
Consent notices	8509265.4 (varied by 12012486.1) and 12012486.3 (affects Lot 91, varied by 12454742.1 on 11 May 2022)
SRA	Encumbrances 8581297.3 and 8581297.4 and land covenant in gross 12028708.1 in favour of The Sanctuary Residents Association

View original: Record of Title ↗

Buyers should have their solicitor review the title and all registered instruments.

Title Instruments

Each instrument registered on Record of Title 973225 is published on Megan's listing page. Tap any line to open it.

974832.2	Easement certificate: water supply right (part Lot 100 DP 404128) **open ↗**
C414433.4	Easement certificate: rights of way **open ↗**
D549922.4	Easement certificate: rights of way **open ↗**
8138731.3	Easement: sewage drainage, right of way, stormwater **open ↗**
8138731.4	Easement in gross: telecommunications (Telecom) **open ↗**
8138731.6	Easement in gross: electricity (Northpower) **open ↗**
8138731.7	Conservation covenant (Reserves Act s77) **open ↗**
8138731.8	Conservation covenant (Reserves Act s77) **open ↗**
8509265.4	Consent notice (RMA s221) **open ↗**
8581297.2	Land covenant **open ↗**
8581297.3	Encumbrance to The Sanctuary Residents Association **open ↗**
8581297.4	Encumbrance to The Sanctuary Residents Association (affects Lot 91) **open ↗**
9542293.3	Land covenant (Lot 1 DP 482523) **open ↗**
12012486.1	Variation of consent notice 8509265.4 **open ↗**
12012486.3	Consent notice (affects Lot 91) **open ↗**
12012486.5	Conservation covenant (affects Lot 91) **open ↗**
12028708.1	Land covenant in gross to the SRA (affects Lot 91) **open ↗**
12454742.1	Variation of consent notice 12012486.3 (11 May 2022) **open ↗**

Most instruments are scanned copies of the registered documents; descriptions are taken from the Record of Title. Have your solicitor review the full wording.

Resource Consent RM210380

The file published as "LIM Report" is Kaipara District Council's decision on resource consent RM210380 (applicant Bluegum Trust, decision 9 December 2021) for 159 Robert Hastie Drive, Lot 91 DP 556753 (RT 973225). It is not a Land Information Memorandum.

Activity	Vary clauses 1(i) and 1(x) of consent notice 12012486.3 so the dwelling can be built outside the original building platform; construct a single-storey dwelling with 972 m² of impermeable surfaces (11.7% of the site, a 1.7% breach of Rule 12.10.8)
Zoning	Rural Zone, Mangawhai Harbour Overlay (Kaipara District Plan 2013)
Activity status	Discretionary
Building site	Building Site R as per the June Hunter Draughting site plan, sheet 1/23 (July 2021)
Engineering	Earthworks, foundations and stormwater by a Chartered Professional Engineer; TMC Consultant Engineers report 15 July 2021
Stormwater	Built per the site plan, council Engineering Standards 2011 and the TMC stormwater report (S1662-J04634)
Advice notes	Archaeological sites protected (Heritage NZ); stop work and contact Te Uri o Hau if koiwi are found

View original: LIM Report (Resource Consent RM210380) ↗

No LIM, building consent or code compliance certificate is among the published documents. Ask your solicitor whether to obtain a current LIM and the CCC for the dwelling.

Rates & Valuation

KAIPARA DISTRICT COUNCIL, 2025/2026

Valuation number	0122008882
Legal description	Lot 91 DP 556753, having a 1/826 share in Lots 100–103, 106, 200, 202 DP 404128, Lot 1 DP 430128, Lot 1 DP 482523
Certificate of title	973225
Property area	0.8337 ha
Instalments	$816.87 · $816.87 · $816.87 · $816.86
Current year's rates	$3,267.47
Previous year's rates	$2,989.46

RATING VALUATION (1 SEPTEMBER 2023)

Land value	$595,000
Improvements value	$1,585,000
Capital value	$2,180,000
Nature of improvements	DBLEGGE DWG OI VERANDAH (as recorded)

View original: Rates & Valuation Information ↗

Rates are as published by council for the 2025/26 year and may change.

The Sanctuary Residents Association

Every lot owner in The Sanctuary must join The Sanctuary Residents Association Incorporated (SRA), under the encumbrances on the title.

PROPERTY SUMMARY (LOT 91)

- Building Site R; plans, colours, materials and landscaping approved by the Sanctuary Design Committee before building consent
- Modern NZ rural vernacular; no relocated, kitset or A-frame homes; maximum footprint 600 m²; recessive colours with LRV under 40%
- CPEng foundation, stormwater (1.2 L/sec per 100 m²) and wastewater design; at least a 10,000-litre firefighting tank; underground power and telecoms
- Covenant Area H on Lot 91 (Reserves Act conservation covenant) cannot be cleared, built on, excavated or grazed; no motorised craft on the estate lakes
- Pets (summary): up to 2 belled cats, dogs contained; no cats or dogs in covenanted bush; no mustelids, rodents, pigs, poultry or roosters
- SRA levies cover private roads, gates, lighting, stormwater, bush corridors and the shared effluent field: currently about $1,500 a year

DEED OF COVENANT & RULES

Deed of Covenant	The purchaser agrees to become a member of the SRA and be bound by its constitution and covenants, and to require any later buyer to sign a similar deed
Rules	The SRA constitution: definitions, objects, powers, membership, meetings, committee and finances

View original: Deed of Covenant ↗ · View original: Residents' Association Rules ↗ · View original: Property Summary ↗

Rental Appraisal

ARIZTO RENTAL APPRAISAL, 6 MAY 2026

Details	4 bedrooms · 3 bathrooms · 2 living areas · parking 6
As described	Living area with kitchen and dining; secondary lounge and sitting room; four bedrooms, the master with an ensuite; grass lawn and deck space; multiple garage
Assessed rent	Approximately $750.00 to $800.00 per week

View original: Rental Appraisal ↗

A market appraisal, not a registered valuation; rental values reflect the market when it was prepared.

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.

View original: Buyers Guide ↗

SALE AND PURCHASE AGREEMENT GUIDE

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.

View original: REA Sale & Purchase Agreement Guide ↗

These two guides are general and are not specific to this property.

PROPERTY DOCUMENTS · CHECK

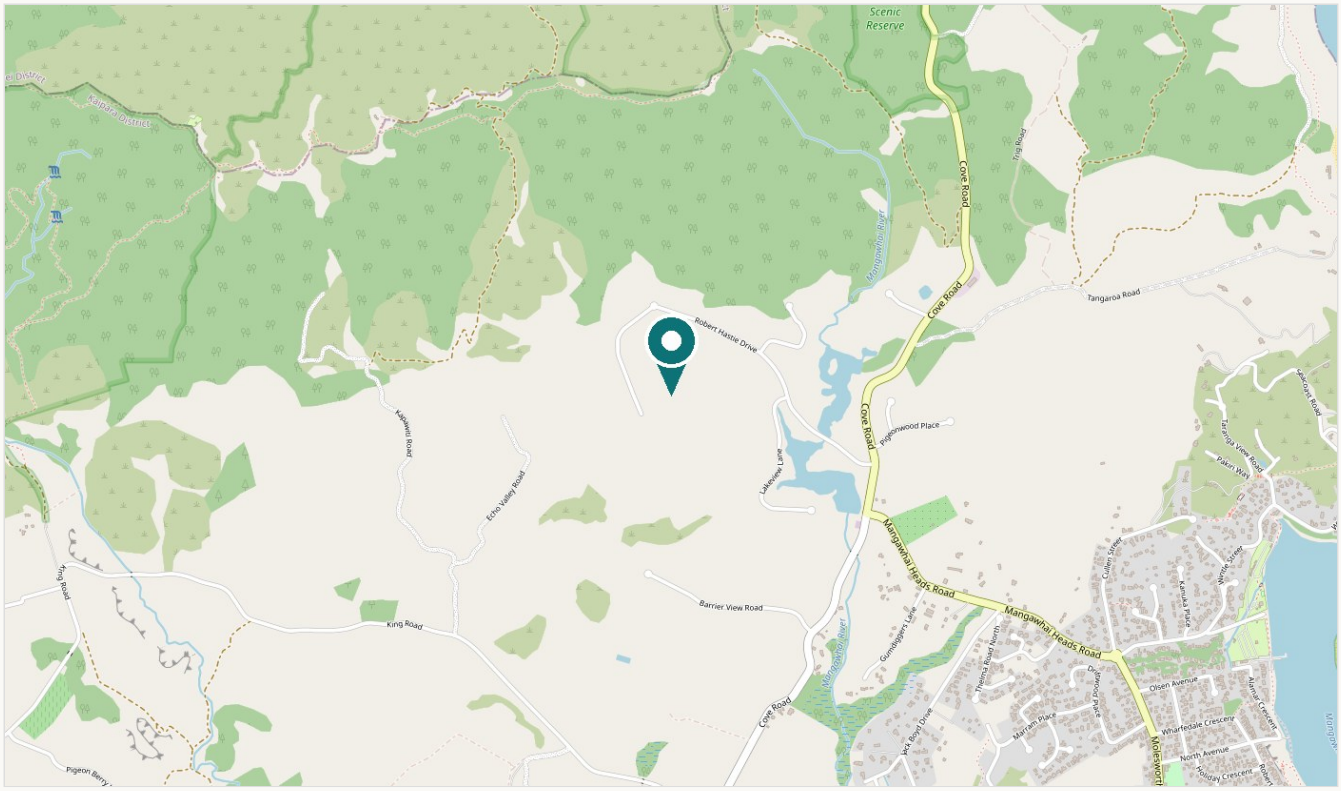
Fact Check

Key facts from the documents checked against the listing on Megan's website on 30 October 2026. ✓ means the documents and the listing agree; ⚑ marks a difference, addition or gap to confirm with the vendor or your solicitor.

Title & area	✓ Record of Title 973225 · Lot 91 DP 556753 · 8,337 m² · fee simple Matches listing (0.8337ha, about 2 acres) · **source: Record of Title ↗**
Common land	✓ 1/826 share of 96.8877 ha of Sanctuary common lots Consistent with the listing's 77ha of trails, lakes and jetties · **source: Record of Title ↗**
Rates	✓ 2025/26 rates $3,267.47; valuation no. 0122008882 names 159 Robert Hastie Drive, 0.8337 ha Matches title and area · **source: Rates & Valuation Information ↗**
Builder	✓ Registered owner Maycon Limited Consistent with "built in 2022 by Maycon Homes" · **source: Record of Title ↗**
Bedrooms / baths / parking	✓ Rental appraisal: 4 bedrooms, 3 bathrooms, parking 6 Matches listing (4 / 3 / 6) · **source: Rental Appraisal ↗**
Floor area	⚑ 339m² is not stated in any published document No building consent, CCC or plan with area published; confirm with the vendor · source: listing page
Council documents	⚑ The "LIM Report" is resource consent RM210380, not a LIM; no CCC or building consent published Listing says built 2022 and never lived in; ask for the CCC and a current LIM · **source: LIM Report (Resource Consent RM210380) ↗**
Pets	⚑ Property summary allows up to 2 belled cats; consent notice 12012486.3 (Lots 81–84, 91–94) as varied by 12454742.1 is not summarised Confirm the current pet rules with your solicitor before relying on the summary · **source: Property Summary ↗**
Impermeable area	✓ RM210380: 972 m² impermeable surfaces (11.7% of site) Consented; matches "concrete parking for 6+ vehicles" · **source: LIM Report (Resource Consent RM210380) ↗**
Estate levy	⚑ Property summary: SRA levy about $1,500 a year Not mentioned in the listing; confirm the current levy with the SRA · **source: Property Summary ↗**
Guarantee	⚑ 10-year Master Build Guarantee Stated in the listing only; ask for the guarantee certificate · source: listing page

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 & Mangawhai



Map © OpenStreetMap contributors; location approximate. Tap the map to open 159 Robert Hastie Drive, Mangawhai in Google Maps.

LIVING IN MANGAWHAI

Mangawhai sits on the east coast between Whangārei and Auckland, with the village, the Heads and Mangawhai Harbour all close by. The area is known for its surf beach, the harbour and estuary, the Mangawhai Cliffs Walkway, golf course, cafés, wineries and the weekend markets. Robert Hastie Drive runs through The Sanctuary, a securely gated rural lifestyle estate with shared lakes, bush trails, a tennis court and an olive grove. Auckland is about 90 minutes' drive south.

Open in Google Maps → **Mangawhai homes for sale →** **Mangawhai 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



$670,000
538 Oneriri Road, Kaiwaka



$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



$2,275,000
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 (24 October 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 · Open in Google Maps

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. Floor plans and plans are believed accurate but should be verified; any aerial boundary lines are indicative only; photos may be digitally enhanced or staged. Please verify all information with Megan directly.