ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · MANGAWHAI




# Lot 1 or Lot 2, *Driveway In!*

29 Mokohinau Drive, Mangawhai

**$499,000**

VIEW ONLINE →

| 6,528m² | Rural | 0 | Lot 1 | 60A power |
|---|---|---|---|---|
| LAND* | ZONING | CAR SPACES | LOT | SERVICES |

01 · THE PROPERTY

# Lot 1, Mokohinau Drive

Lot 1 or Lot 2, Driveway In!

A premium opportunity awaits at 29 & 27 Mokohinau Drive, two lots, two separate titles, offering the choice of two exceptional canvases for your new Mangawhai lifestyle.

Choose between Lot 1 ($499,000) spanning 6,528 square metres (approx. 1.6 acres) net with a generous 400 square metre prepared building platform, or Lot 2 ($580,000) offering 1.3400 hectares (approx. 3.3 acres) of expansive rural privacy.

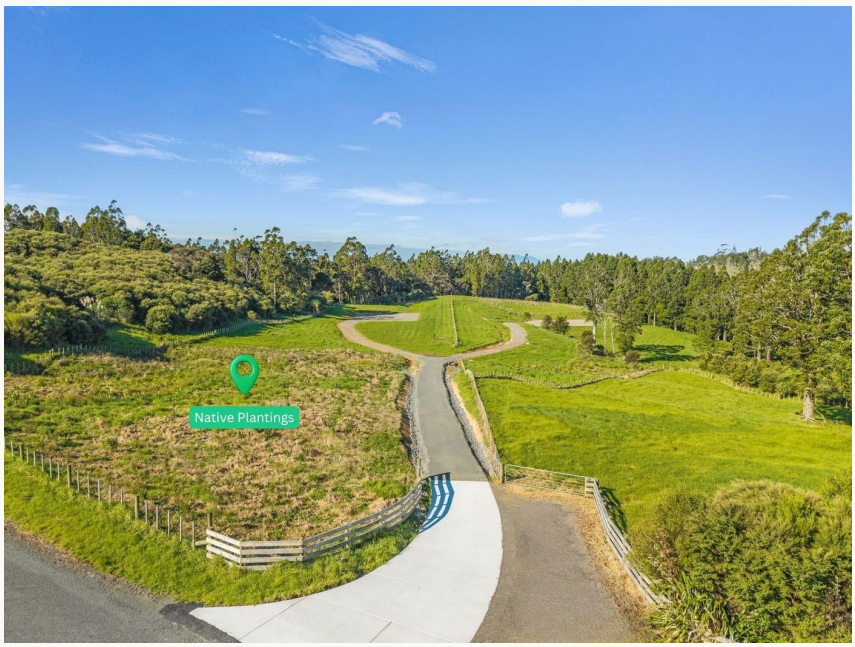
Access is via a shared, fully signed-off concrete crossing and a quality metal Right of Way driveway. The vendor has confirmed that a new single-phase 60Amp electricity connection is supplied.

Surrounded by rolling pasture, privacy is enhanced by flourishing native plantings. The current owner has just completed spray releases and installed pest traps to ensure this ecological investment continues to thrive. As an 'Environmental Benefit' subdivision, sensible covenants guide the area to protect your investment. Requirements like non-mirrored glazing and recessive, nature-inspired colours help homes blend beautifully into the landscape. Thoughtful pet guidelines protect local wildlife, ensuring a pristine sanctuary where you can enjoy a dawn chorus of native birds.

Offering the ultimate balance: the space to cultivate expansive gardens, design beautiful outdoor entertaining zones, and enjoy absolute peace. You are perfectly positioned just minutes from Mangawhai Village's cafes, stunning coastal beaches, and world-class golfing at the nearby Te Arai Links and exclusive Tara Iti golf courses.

With the title on its way, contact us to schedule in your site visit.

Plus GST if any!

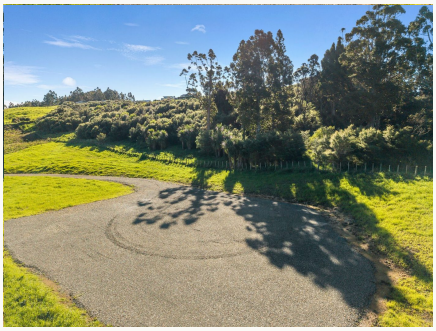


02 · GALLERY

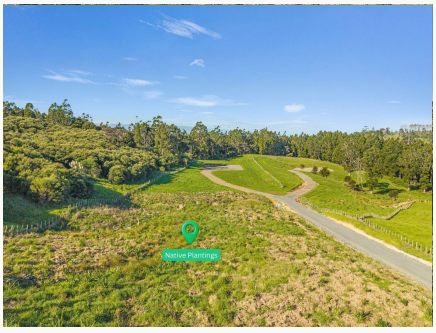
# The Land & Setting



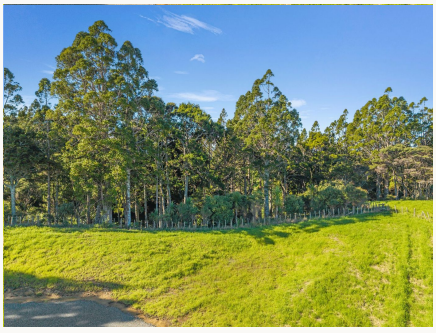








03 · KEY FACTS

# At a Glance

| | |
|---|---|
| **Price** | $499,000 for Lot 1 (29 Mokohinau Drive); plus GST if any |
| **Also available** | Lot 2 (27 Mokohinau Drive), 1.3400ha, $580,000 (listing copy) |
| **Land area** | Listing: 6,528m² (approx 1.6 acres). Scheme plan and consent: Lot 1 0.6528ha nett, 0.7313ha gross |
| **Building platform** | About 400m² prepared platform on a gentle south-facing slope (listing and buyer sheet) |
| **Title** | Not yet issued; listing says “Title on its way” |
| **Zoning** | Rural Zone (Kaipara District Plan), two-lot Environmental Benefit subdivision RM250089 |
| **Access** | Shared, signed-off concrete crossing and metal right-of-way driveway |
| **Power** | Vector: 1 × new single-phase 60A supply at the boundary (completion certificate 10 Dec 2025) |
| **Water & wastewater** | Rainwater tanks; on-site secondary wastewater treatment |
| **Telecoms** | Wireless broadband or Starlink (no fibre to the boundary) |
| **Covenants** | Recessive colours, non-mirrored glazing, buried tanks, rural fencing, no spotlights; no cats, mustelids or rodents; dogs contained |
| **Car spaces** | 0 (listing) |

# From the Property Documents

## LAND & SUBDIVISION

| | |
|---|---|
| **Parent title** | Lot 6 DP 537061, Mokohinau Drive (Rural Zone) |
| **Subdivision** | RM250089: two-lot Environmental Benefit subdivision; about 7,097m² of wetland, stream margins and revegetation protected by land covenants |
| **Lot 1 (29 Mokohinau Drive)** | 0.6528ha nett · 0.7313ha gross (scheme plan, Rev 2, March 2025) |
| **Lot 2 (27 Mokohinau Drive)** | 1.3400ha nett |
| **Title** | No Record of Title published yet; titles pending |

## GROUND & SERVICES

| | |
|---|---|
| **Geotechnical** | Wiley Geotechnical (Nov 2024): suitable building site near the middle of the northern boundary of Lot 1 on a gentle south-facing slope; expected ultimate bearing capacity 300 kPa |
| **Power** | Vector single-phase 60A supply to the boundary (10 Dec 2025) |
| **Water, wastewater, telecoms** | Rainwater tanks; on-site wastewater; wireless telecommunications (consented without cabled connection) |

*Land area as shown in the listing (6,528m², approx 1.6 acres); the scheme plan and consent give Lot 1 as 0.6528ha nett and 0.7313ha gross. 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.

Scheme Plan p.7 · Resource Consent RM250089 p.8 · Geotechnical Report p.9 · Buyer Information Sheets p.10 · Power Connection p.11 · Market Comparables p.12 · Buyer Guides p.13 · Fact Check p.14

A

## Scheme Plan (27 & 29) (6 pp)

Pacific Coast Surveys scheme plan for the subdivision of Lot 6 DP 537061: Lot 1 0.6528ha nett (0.7313ha gross) and Lot 2 1.3400ha.

Summary in this booklet → View original document ↗

B

## Resource Consent RM250089 (39 pp)

Kaipara District Council decision on the two-lot Environmental Benefit subdivision of Lot 6 DP 537061, with conditions and consent notices.

Summary in this booklet → View original document ↗

C

## Geotechnical Report (27 & 29) (12 pp)

Wiley Geotechnical, 14 November 2024: site investigation and building platform suitability for both lots.

Summary in this booklet → View original document ↗

D

## Buyer Information Sheet: 29 (Lot 1) (2 pp)

A plain-English cheat sheet for Lot 1: ground, services, design rules, pets and local builders.

Summary in this booklet → View original document ↗

E

## Buyer Information Sheet: 27 (Lot 2) (2 pp)

The same cheat sheet for the neighbouring Lot 2 (27 Mokohinau Drive).

Summary in this booklet → View original document ↗

F

## 224C (Vector completion certificate) (1 p)

Published as "224C"; the file is Vector's 10 December 2025 completion certificate for a single-phase 60A supply to the boundary.

Summary in this booklet → View original document ↗

G

## Market Comparables: Lot 1 (2 pp)

Published as "29 Mokohinau Drive – Lot 1": recent bare-land sales and current listings near Lot 1 (24 October 2026).

Summary in this booklet → View original document ↗

H

## Market Comparables: Lot 2 (2 pp)

Published as "27 Mokohinau Drive – Lot 2": the same comparison for Lot 2.

Summary in this booklet → View original document ↗

I

## 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 ↗

J

## 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 ↗

PROPERTY DOCUMENTS · A

# Scheme Plan

Pacific Coast Surveys, “Scheme Plan – Proposed Subdivision of Lot 6 DP 537061”, Revision 2, March 2025 (job 4130), stamped as approved under resource consent RM250089.

| | |
|---|---|
| **Lot 1** | 0.6528ha nett · 0.7313ha gross · area excluding planting about 4,293m²; proposed effluent field and building area near the northern boundary |
| **Lot 2** | 1.3400ha · area excluding planting about 5,874m² (as marked) |
| **Covenants** | Existing and proposed land covenant areas (wetland, riparian margins and revegetation planting) are hatched on the plan |
| **Easements** | Schedule of existing and proposed easements, including right of way, stormwater, electricity and telecommunications |
| **Sheets** | 6 pages, including the plan over an aerial photo |

View original: Scheme Plan (27 & 29) ↗

Areas and boundaries are subject to final survey. Read figures directly from the plan; small lettering on the scanned plan has been summarised.

PROPERTY DOCUMENTS · B

# Resource Consent RM250089

Kaipara District Council decision on an application by Hamish Michael Bassick for Lot 6 DP 537061, Mokohinau Drive. Granted under delegated authority on a non-notified basis.

| | |
|---|---|
| **Activity** | Two-lot Environmental Benefit subdivision (Rule 12.13.1, restricted discretionary), with wireless telecommunications to serve the new lots; amends consent notice 11516809.2 and cancels 11226637.2 |
| **Environmental benefit** | About 7,097m² of wetland, intermittent stream margins and revegetation planting (areas C and D) protected by land covenant |
| **Lot sizes** | Proposed Lot 1 6,528m² nett; proposed Lot 2 1.3400ha nett |
| **Engineering** | Driveways, stormwater and wastewater subject to specific engineering design |
| **Animals** | Cats, mustelids and rodents prohibited; dogs only if registered with council and contained at all times |
| **Building design** | Non-mirrored glazing; recessive wall and roof colours (reflectance value limits); water tanks buried to at least half their height |
| **Lapse** | Five years from the grant date (s125), with the survey plan to be deposited within three years of approval |

View original: Resource Consent RM250089 ↗

Summarised from the 39-page decision; the consent and its consent notices govern.

# Geotechnical Report

## WILEY GEOTECHNICAL LIMITED, 14 NOVEMBER 2024

| | |
|---|---|
| **Site** | Lot 6 DP 537061, Mokohinau Drive: sloping ground falling generally south and east |
| **Lot 1 building site** | Towards the middle of the northern boundary, on a gentle south-facing slope |
| **Stability** | No obvious signs of instability near the proposed house sites; some terracing on steeper ground away from the platforms |
| **Soils** | Silt with varying sand; shear strengths 71 to over 200 kPa, mostly above 80 kPa |
| **Bearing capacity** | Ultimate bearing capacity of 300 kPa expected, subject to further testing |
| **Groundwater** | Found at 2.2m in one hand auger (HA2); not found in others to 3m |
| **Overland flow** | A protected overland flow path runs from the north-west corner to the southern boundary; culverts need specific engineering design |

View original: Geotechnical Report (27 & 29) ↗

The report covers both lots. Foundations still need specific design at building consent.

# Buyer Information Sheets

## 29 MOKOHINAU DRIVE (LOT 1)

- 6,528m² (about 1.6 acres) with a 400m² prepared building platform on a gentle south-facing slope
- Geotech: 300kPa bearing on the platform; timber piles or slab with 600mm footings; no groundwater found to 3m on this lot
- Transportable or modular homes are generally fine on the platform if they meet the colour and design rules
- Power: single-phase 60A live at the boundary · Water: rainwater tanks · Wastewater: secondary treatment system · Internet: rural wireless or Starlink
- Design rules: wall RV 30% or less, roof RV 25% or less; non-mirrored glazing; tanks half-buried and screened; open rural fencing; no exterior spotlights
- Pets: dogs contained to the living area; cats, mustelids and rodents prohibited

**View original: Buyer Information Sheet: 29 (Lot 1) ↗**

## 27 MOKOHINAU DRIVE (LOT 2)

The companion sheet for the neighbouring Lot 2 (1.3400ha, listed at $580,000), with the same services, design rules and pet rules.

**View original: Buyer Information Sheet: 27 (Lot 2) ↗**

The sheets are summaries prepared for buyers; the consent and covenants govern.

# Power Connection

## VECTOR COMPLETION CERTIFICATE, 10 DECEMBER 2025

| | |
|---|---|
| **Reference** | 1-6140041722 |
| **Addressed to** | Hamish Bassick |
| **Property** | LOT 2 DP 537061 - 29 MOKOHINAU DRIVE 0291 (as written by Vector) |
| **Supply** | Electricity mains connection to the point of supply at the boundary: 1 × new single-phase 60Amp supply |
| **Time limit** | Vector may decline connection if requested 6 months or more after the letter (after 10 June 2026) and will review capacity first |
| **Next step** | Your electrician connects; ask Vector for an ICP number, then your power company livens the connection |

View original: 224C (Vector completion certificate) ↗

The file is published as “224C” but is a Vector letter, not a council section 224(c) certificate.

# Market Comparables

Two comparison reports prepared by Megan Hetges (24 October 2026) from realestate.co.nz public records: recent bare-land sales and sections currently for sale near Mokohinau Drive.

| | |
|---|---|
| **Lot 1 report** | Compares Lot 1 (6,528m², asking $499,000 plus GST if any) with 6 recent bare-land sales (e.g. 249 Barrier View Road, 1.05ha, $740,000) and 6 current listings |
| **Lot 2 report** | The same comparison for Lot 2 (27 Mokohinau Drive) |
| **Use** | Indicative evidence for discussion only; figures are as published by realestate.co.nz |

View original: Market Comparables: Lot 1 ↗ · View original: Market Comparables: Lot 2 ↗

# 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

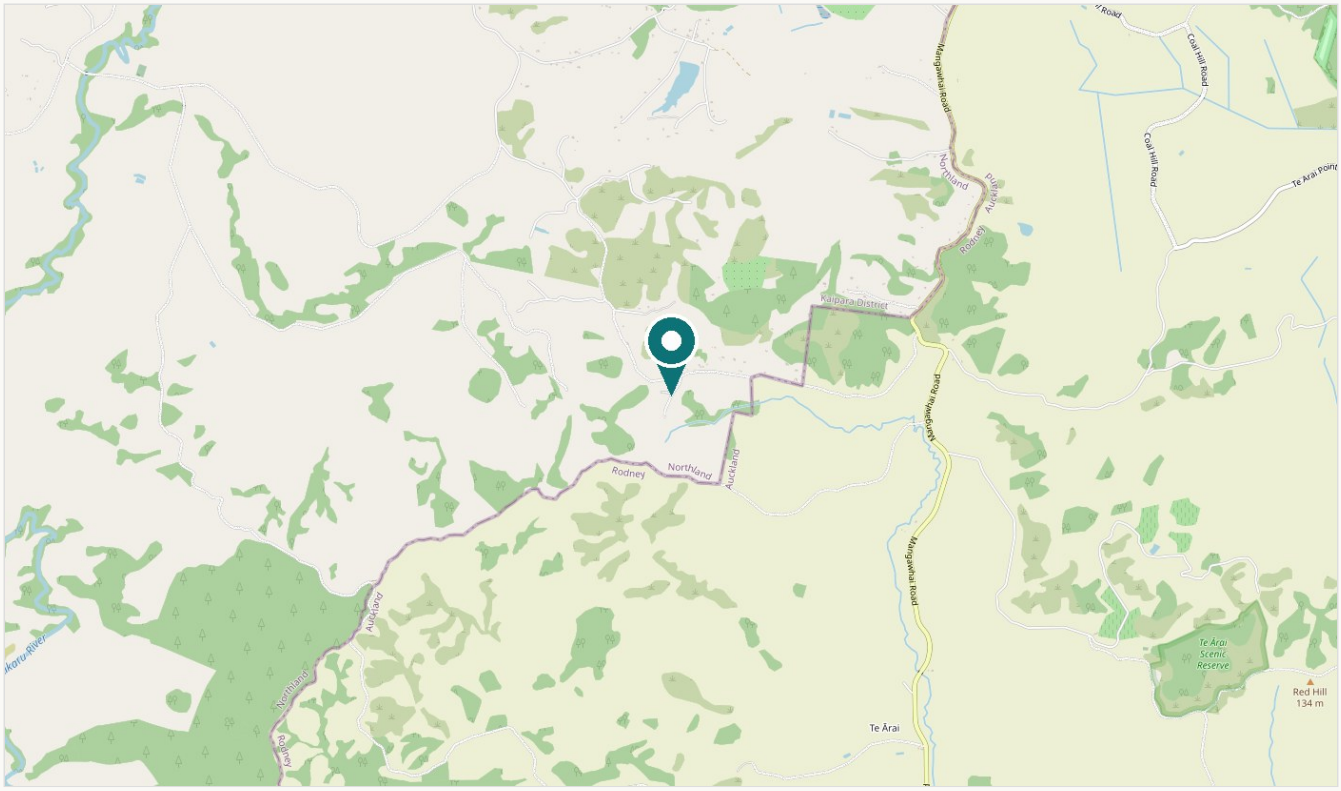
Key facts from the documents checked against the listing on Megan's website on 30 October 2026. ✓ means the documents and the listing agree; ⚑ marks a difference, addition or gap to confirm with the vendor or your solicitor.

| | |
|---|---|
| **Land area** | ✓ Scheme plan and consent: Lot 1 0.6528ha nett (6,528m²), 0.7313ha gross<br>Matches listing nett area (6,528m², approx 1.6 acres) · **source: Scheme Plan (27 & 29) ↗** |
| **Lot 2 area** | ✓ Consent: Lot 2 1.3400ha nett<br>Matches listing copy (1.3400ha, about 3.3 acres) · **source: Resource Consent RM250089 ↗** |
| **Title** | ⚑ No Record of Title published; titles pending<br>Listing says "Title on its way"; confirm before going unconditional · source: listing page |
| **Power** | ✓ Vector: single-phase 60A supply to the boundary<br>Matches "a new single-phase 60Amp electricity connection is supplied" · **source: 224C (Vector completion certificate) ↗** |
| **Power deadline** | ⚑ Vector may review capacity for connections requested after 10 June 2026<br>That date has passed; check with Vector before relying on the supply · **source: 224C (Vector completion certificate) ↗** |
| **Legal description** | ⚑ Vector letter says "LOT 2 DP 537061 – 29 Mokohinau Drive"; the consent describes the parent site as Lot 6 DP 537061 and 29 as proposed Lot 1<br>Confirm the correct legal description with the vendor's solicitor · **source: 224C (Vector completion certificate) ↗** |
| **"224C" file** | ⚑ The file labelled 224C is the Vector letter, not a council s224(c) certificate<br>Ask whether s224(c) has been issued · **source: 224C (Vector completion certificate) ↗** |
| **Covenants** | ✓ Non-mirrored glazing, recessive colours, cats prohibited, dogs contained<br>Matches listing copy · **source: Resource Consent RM250089 ↗** |
| **Ground** | ✓ Geotech: suitable building site on Lot 1, 300 kPa expected<br>Matches "prepared building platform" · **source: Geotechnical Report (27 & 29) ↗** |
| **GST** | ⚑ Listing: plus GST if any<br>Confirm the GST position with the vendor · 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.

05 · LOCATION

# Location & Mangawhai




Map © OpenStreetMap contributors; location approximate. Tap the map to open 29 Mokohinau 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, cafés, wineries and the weekend markets. Mokohinau Drive is in rolling rural country south of Mangawhai, close to the Te Arai Links and Tara Iti golf courses. Auckland is about 90 minutes' drive south.

**Open in Google Maps →** **Mangawhai property 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



**$2,650,000**
159 Robert Hastie Drive, Mangawhai



**$2,275,000**
2342 Cove Road, Mangawhai



**$1,899,000**
53 Robert Hastie Drive, Mangawhai



**By Negotiation**
16 Protea Lane, Kaiwaka



**$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.

07 · RESULTS

# 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.