ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · RUAKĀKĀ



Pay Just 50% Down!

Interest FREE!

3 Anbrue Lane, Ruakaka

$450,000

VIEW ONLINE →

1,093m²	Lot 10	Freehold	50 / 50
LAND	LOT	TITLE	PAYMENT

01 · THE PROPERTY

3 Anbrue Lane (Lot 10)

Pay Just 50% Down! Interest FREE!

3 Anbrue Lane (Lot 10) | 1,093m²

The owners of Anbrue Lane are offering a phenomenal way to secure your future: Pay just 50% now, Interest FREE to lock in this sprawling site, and the remaining 50% in 2 years to start your build! (Ts & Cs apply).

Expansive Space & Lifestyle

Positioned at the front of the enclave, Lot 10 is the largest of the available sections. This sprawling 1,093m² canvas provides ample space to breathe, making it perfect for the ultimate "Modern Coastal" lifestyle with expansive decking and professional landscaping.

Infrastructure & Services

Power, internet, water and wastewater are reticulated to the lane; confirm connections with WDC/Northpower. An E1 grinder pump is required for pressure sewer. Start now—or wait two years!

Design Excellence

A geotechnical completion report is attached: uncompacted fill on the lot must be removed or bridged by engineered foundations, and a CPEng design is required at building consent. Whether you choose a Contemporary or Scandinavian-inspired aesthetic, the neighbourhood is protected by a modern design template, safeguarding your investment with a high-standard streetscape. The title is subject to consent notice 12526669.2, land covenant 12526669.6 and a Northpower easement in gross over part of the lot (area A); see the title documents in the property files. On-site stormwater attenuation design is required at building consent.

Contact us to schedule your section viewing today!!!

Please note vendors are GST registered, Sale price is inclusive of GST.



02 · GALLERY

The Section















03 · KEY FACTS

At a Glance

Price	$450,000 (vendors GST registered; price includes GST)
Payment option	50% now, interest free, and 50% in two years (Ts & Cs apply, listing)
Land area	1,093m² (Record of Title 1004673)
Legal description	Lot 10 DP 563648, plus a 1/8 share of Lot 11 DP 563648 (1,311m², the shared lane)
Owner	Stallworthy Developments Limited
Services	Power, water and wastewater reticulated to the lane (listing); pressure sewer (E1 grinder pump) at the buyer's cost
Consent notice	12526669.2: geotechnical recommendations, pressure sewer, stormwater attenuation, archaeology protocol
Covenants	12526669.6: dwelling at least 160m²; relocatables need developer approval; exterior finished within 18 months
Design guide	Contemporary, Modern Coastal, Scandinavian-inspired, Urban Modern or Restrained Modern Farmhouse

From the Property Documents

TITLE

Record of Title	1004673, issued 21 October 2022 (prior reference NA91A/268)
Land	Lot 10 DP 563648, 1,093m², fee simple
Lane	1/8 share of Lot 11 DP 563648 (1,311m²)
Lot-specific interest	Subject to a Northpower right in gross to convey electricity and telecommunications over part of Lot 10 marked A (12526669.4)

GROUND & BUILDING

Geotechnical	RS Eng completion report (Sept 2022): CPEng site-specific investigation needed at building consent; 300kPa ultimate bearing once prepared
Consent notice	Follow the RS Eng recommendations; pressure sewer; stormwater attenuation design at building consent
Covenants & design	Minimum 160m² dwelling, permanent-looking homes, approved cladding and colours

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.

Record of Title p.7 · **Consent Notice 12526669.2** p.8 · **Land Covenants 12526669.6** p.9 · **Design Guide** p.10 · **Geotechnical Reports** p.11 · **Easements** p.12 · **Disclosures** p.13 · **Buyer Guides** p.14 · **Fact Check** p.15

A **Record of Title** (2 pp)
Title 1004673: Lot 10 DP 563648, 1,093m², plus a 1/8 share of Lot 11 (the lane).
Summary in this booklet → View original document ↗

B **Design Guide** (2 pp)
Anbrue Lane design and quality reference guide for all builds.
Summary in this booklet → View original document ↗

C **Geo Report** (41 pp)
RS Eng geotechnical completion report, 9 September 2022 (ref 17560).
Summary in this booklet → View original document ↗

D **Anbrue Lane Easement 2** (17 pp)
Easement instrument 12526669.3: rights to drain water.
Summary in this booklet → View original document ↗

E **Anbrue Lane Easement 1** (8 pp)
Easement instrument 12526669.4: Northpower electricity and telecommunications rights.
Summary in this booklet → View original document ↗

F **Anbrue Lane Easements** (2 pp)
Easement instrument 12526669.5: Whangarei District Council sewage and water rights.
Summary in this booklet → View original document ↗

G **Anbrue Lane Covenants** (6 pp)
Land covenant 12526669.6: restrictive build and land covenants on Lots 1–10.
Summary in this booklet → View original document ↗

H **Anbrue Lane Resource Consent** (3 pp)
Published as "Resource Consent": this is consent notice 12526669.2 under subdivision consent SD2100047.
Summary in this booklet → View original document ↗

I **Subdivision Suitability Report** (23 pp)
RS Eng subdivision suitability report, 15 January 2021.
Summary in this booklet → View original document ↗

J **3 & 6 Anbrue Lane Disclosures** (1 p)
Arizto property disclosure form for this lot.
Summary in this booklet → View original document ↗

K **REA Sale & Purchase Agreement Guide** (8 pp)
The Real Estate Authority's sale and purchase agreement guide (general).
Summary in this booklet → View original document ↗

L **Buyers Guide** (6 pp)
The Real Estate Authority's guide to the buying journey (general).
Summary in this booklet → View original document ↗

PROPERTY DOCUMENTS · A

Record of Title

Identifier	1004673 · North Auckland · issued 21 October 2022
Estate	Fee simple · 1,093 square metres more or less · Lot 10 Deposited Plan 563648
Lane share	Fee simple 1/8 share of Lot 11 DP 563648 (1,311m²)
Registered owner	Stallworthy Developments Limited
Consent notice	12526669.2 (s221 RMA), affects Lot 10
Easements	12526669.3 drainage; 12526669.4 Northpower electricity and telecommunications; 12526669.5 Whangarei District Council sewage and water, mainly over the lane (Lot 11, areas E and H)
This lot	Subject to a Northpower right in gross to convey electricity and telecommunications over part of Lot 10 marked A (12526669.4)
Land covenant	12526669.6, affecting Lot 10

View original: Record of Title ↗

Consent Notice 12526669.2

Published on the listing as “Anbrue Lane Resource Consent”. It is the Whangarei District Council section 221 consent notice for subdivision consent SD2100047 (Lot 2 DP 152421), registered 21 October 2022 on all ten lots.

i. Geotechnical	Development must follow RS Eng completion report 17560 (9 Sept 2022), section 5.0, unless another CPEng report is approved
ii. Pressure sewer	At building consent the owner supplies and installs an approved pressure sewer system at their own cost; owner keeps the gravity drain and pays the pump’s power
iii. Stormwater	Show stormwater attenuation for all impervious surfaces at building consent (Chapter 4, Environmental Engineering Standards 2010)
iv. Private stormwater	A private attenuation system needs ongoing maintenance (RS Eng manual 17562)
v. Archaeology	Stop work and follow the accidental discovery protocol if archaeological material is found

View original: Anbrue Lane Resource Consent ↗

PROPERTY DOCUMENTS · G

Land Covenants 12526669.6

Covenantor	Stallworthy Developments Limited; burdens and benefits Lots 1–10 DP 563648
Dwelling size	Closed-in floor area at least 160m², including garage; carports attached to the dwelling
Relocatables	Need prior written approval of plans, driveways and landscaping
Materials & fences	No second-hand wall cladding, corrugated iron or flat fibrolite; internal fences approved, 1.8m maximum
Timing	Exterior finished within 18 months of foundations; no occupation before code compliance
Other	Sheds 10m² maximum; caravans, boats and trade vehicles screened; tidy grounds; signs 900 × 300mm maximum

View original: Anbrue Lane Covenants ↗

Summarised from the scanned covenant; the registered instrument governs.

Design Guide

Purpose	Homes, including removable designs, must look like high-quality permanent new builds
Styles	Contemporary, Modern Coastal, Scandinavian-inspired, Urban Modern or Restrained Modern Farmhouse
Cladding	Weatherboard, fibre cement, brick or brick veneer, controlled board and batten; no vinyl or reflective metal
Colours	Walls in whites, greige, stone, charcoal or coastal neutrals; roof and joinery charcoal, mid-grey, black or soft bronze
Form	Eaves or parapets; defined entry; permanent foundations with no visible transport hardware
Landscaping	Planted frontage, no bare ground; non-compliant designs may be refused

View original: Design Guide ↗

Geotechnical Reports

RS ENG COMPLETION REPORT, 9 SEPTEMBER 2022: WHAT IT SAYS ABOUT LOT 10

Position	Elevated eastern part of the subdivision (Lots 1–5 and 10); static groundwater not encountered in the sand
Fill	Fill was placed on Lot 10 during the earthworks. Fills on Lots 1–2 and 6–10 are not suitable for foundations or slabs: remove to natural ground and replace with compacted hardfill, or use specifically designed foundations into the original sandy silt or sandstone
Foundations	NZS 3604 slabs or waffle rafts on 150mm compacted hardfill over natural ground, or timber piles into natural ground; 300kPa ultimate bearing to be confirmed at building consent

View original: Geo Report ↗

SUBDIVISION SUITABILITY REPORT, 15 JANUARY 2021

Soils	Sand with some silts, not expansive
Acid sulphate	WDC risk area over the eastern Lots 1 and 2
Stormwater	Runoff to attenuation or soakage pits, or tanks, to keep peak flows at predevelopment levels

View original: Subdivision Suitability Report ↗

Easements

12526669.3	Rights to drain water (17 pages)
12526669.4	Northpower Limited and Northpower Fibre Limited: electricity and telecommunications (8 pages)
12526669.5	Whangarei District Council: drain sewage and convey water over the lane
This lot	Subject to a Northpower right in gross to convey electricity and telecommunications over part of Lot 10 marked A (12526669.4)

View original: Anbrue Lane Easement 2 ↗ · View original: Anbrue Lane Easement 1 ↗ · View original: Anbrue Lane Easements ↗

Disclosures

Pressure sewer	The consent notice requires the buyer to install a pressure sewer (usually an E1 grinder pump) at building consent, then pay its power and maintain the gravity drain

View original: 3 & 6 Anbrue Lane Disclosures ↗

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

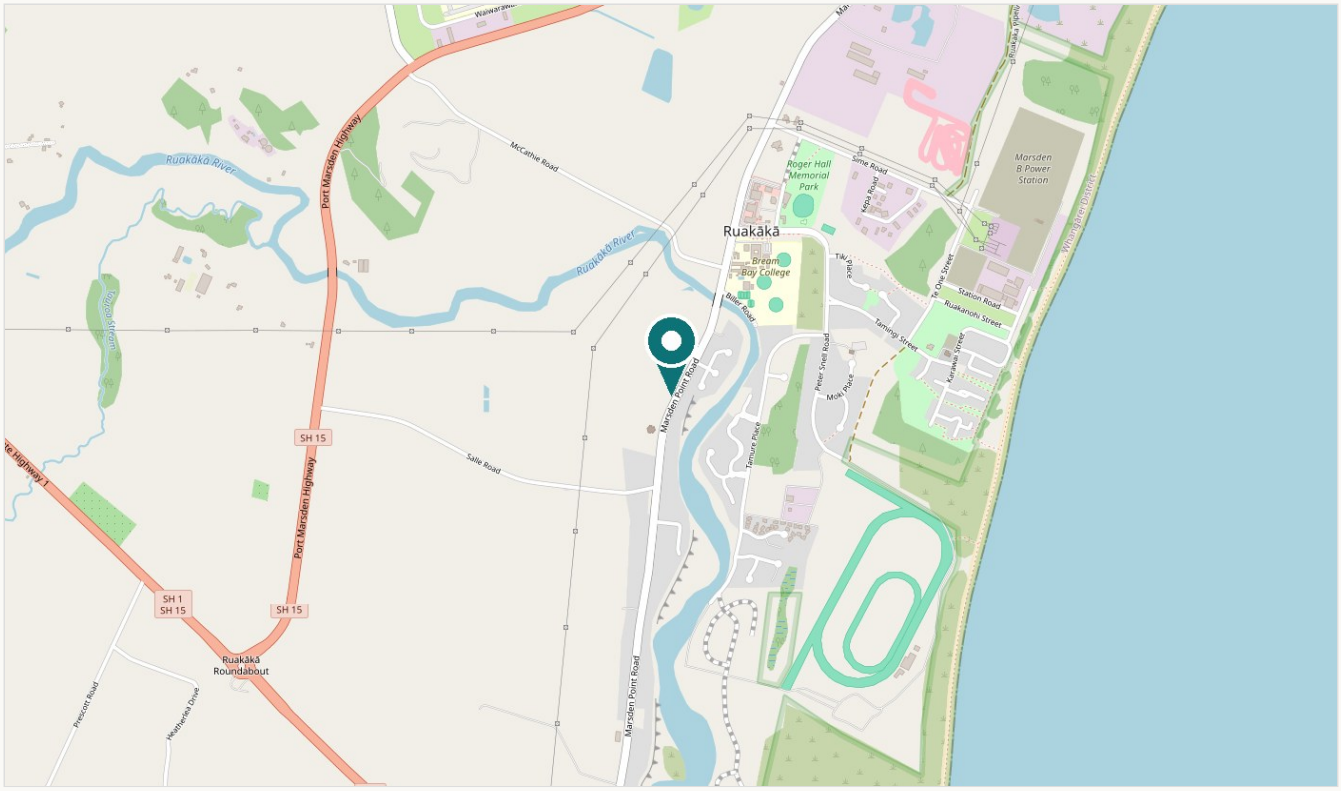
Fact Check

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	✓ 1,093m² (Record of Title 1004673) Matches the listing (Lot 10, 1,093m²) · **source: Record of Title ↗**
Consent notice	✓ 12526669.2 registered on the title Matches the listing · **source: Record of Title ↗**
Land covenant	✓ 12526669.6 registered on the title Matches the listing · **source: Record of Title ↗**
Pressure sewer	✓ E1 grinder pump at the buyer's cost Matches the listing · **source: Anbrue Lane Resource Consent ↗**
"Resource Consent" file	⚑ The file is the consent notice, not the subdivision consent Ask for the SD2100047 decision if needed · **source: Anbrue Lane Resource Consent ↗**
Payment terms	⚑ 50% now, 50% in two years, interest free No terms are in the documents; get the Ts & Cs from the vendor · source: listing page
Services	⚑ Reticulated to the lane (listing) No services plan is published; confirm connections with WDC and Northpower · source: listing page
Northpower easement	✓ Right in gross over part of Lot 10 marked A (12526669.4) Matches "a Northpower easement in gross over part of the lot (area A)" · **source: Record of Title ↗**
Fill on the lot	✓ Fill placed on Lot 10 is not suitable for foundations; remove or use designed foundations Matches the listing · **source: Geo Report ↗**
Largest section	✓ Lot 10 1,093m² (title); Lot 9 is 1,092m² "Largest of the available sections": by 1m² · **source: Record of Title ↗**

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 & Ruakākā



Map © OpenStreetMap contributors; location approximate. Tap the map to open 3 Anbrue Lane, Ruakaka in Google Maps.

LIVING IN RUAKĀKĀ

Ruakākā sits on Bream Bay south of Whangārei, with a long surf beach, the Ruakākā estuary and the One Tree Point shops close by. Anbrue Lane is a new lane off Marsden Point Road (the former 237–239 Marsden Point Road). Whangārei is about 30 minutes' drive north. The map pin marks the Marsden Point Road entrance.

Open in Google Maps → **Ruakākā property for sale →**



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



$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.

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.