ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · RUAKĀKĀ




# Pay just 50% now - *Interest FREE!*

5 Anbrue Lane, Ruakaka

**$450,000**

VIEW ONLINE →

| 1,092m² | Lot 9 | Freehold | 50 / 50 |
|---|---|---|---|
| LAND | LOT | TITLE | PAYMENT |

01 · THE PROPERTY

# 5 Anbrue Lane (Lot 9)

Pay just 50% now - Interest FREE!

5 Anbrue Lane (Lot 9) | 1,092m²

Secure a premium slice of Ruakaka real estate with unbeatable financial flexibility! The owners of Anbrue Lane are offering a rare chance to lock in your future: Pay just 50% now, interest free to secure this expansive site, and the remaining 50% in 2 years to start your build! (Ts & Cs apply).

Services

Power, 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 take your time and wait two years!

Architectural Integrity & Flexibility

At nearly 1,100m², this section is perfectly suited for a high-end, two-tone modern residence that captures the essence of coastal living. Our design guidelines protect your investment, ensuring your home sits beautifully among peers with features like vertical weatherboards and charcoal accents. A minimum finished floor level of 6.9 m OTP applies; the lower (western) part of the lot has peat requiring undercut or piled foundations — see the attached geotechnical report. Cuts over 1.0 m require a CPEng-designed retaining wall, and fills are limited to 1.5 m. The title is subject to consent notice 12526669.2 and land covenant 12526669.6; see the title documents in the property files.

Contact us to schedule your section viewing today!!!

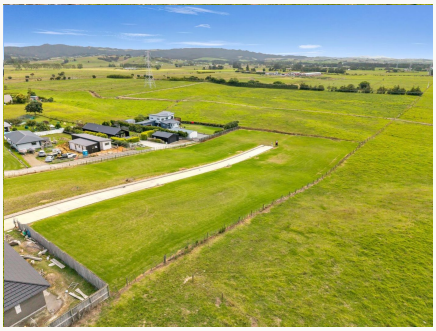
Please note vendors are GST registered, Sale price is inclusive of GST.



02 · GALLERY

# The Section















03 · GALLERY

# Around the Lot







04 · 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** | 1,092m² (Record of Title 1004672) |
| **Legal description** | Lot 9 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** | 1004672, issued 21 October 2022 (prior reference NA91A/268) |
| **Land** | Lot 9 DP 563648, 1,092m², fee simple |
| **Lane** | 1/8 share of Lot 11 DP 563648 (1,311m²) |
| **Lot-specific interest** | Shared lane easements only (see Easements) |

## 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.8 · Consent Notice 12526669.2 p.9 · Land Covenants 12526669.6 p.10 · Design Guide p.11 · Geotechnical Reports p.12 · Easements p.13 · Disclosures p.14 · Buyer Guides p.15 · Fact Check p.16

A

## Record of Title (2 pp)

Title 1004672: Lot 9 DP 563648, 1,092m², 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

## 7 & 5 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** | 1004672 · North Auckland · issued 21 October 2022 |
| **Estate** | Fee simple · 1,092 square metres more or less · Lot 9 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 9 |
| **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** | No lot-specific easement area listed beyond the lane |
| **Land covenant** | 12526669.6, affecting Lot 9 |

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 9

| | |
|---|---|
| **Earthworks** | The former knoll was levelled and spread over Lot 9; fill on Lots 1–2 and 6–10 is not suitable for foundations |
| **Peat** | Peat and sandy peat in the lower parts of Lots 6–9 must be removed to sandstone (0.5–1.5m deep) or piled |
| **Groundwater** | Found within saturated peat in the lower-lying Lots 6–9 |
| **Floor level** | Minimum finished floor level 6.9m One Tree Point datum 1964 on Lots 6–9 |
| **Cuts and fills** | Cuts over 1.0m on Lots 4–5 and 9 need a CPEng-designed wall; fills on these lots limited to 1.5m |
| **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** | Only the shared lane areas (E and H on DP 563648) are listed on this title |

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: 7 & 5 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

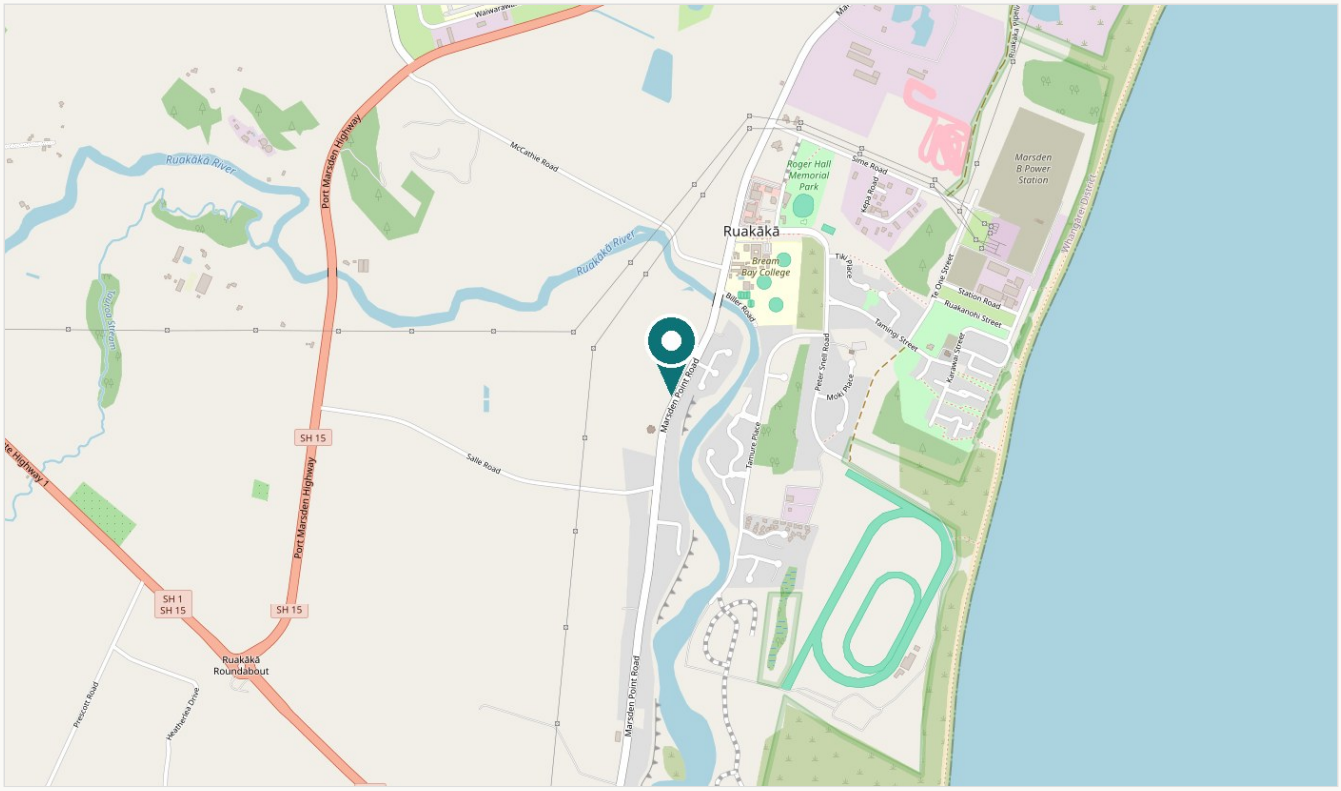
Key facts from the documents checked against the listing on Megan's website on 30 October 2026. ✓ means the documents and the listing agree; ⚑ marks a difference, addition or gap to confirm with the vendor or your solicitor.

| | |
|---|---|
| **Land area** | ✓ 1,092m² (Record of Title 1004672)<br>Matches the listing (Lot 9, 1,092m²) · **source: Record of Title ↗** |
| **Consent notice** | ✓ 12526669.2 registered on the title<br>Matches the listing · **source: Record of Title ↗** |
| **Land covenant** | ✓ 12526669.6 registered on the title<br>Matches the listing · **source: Record of Title ↗** |
| **Pressure sewer** | ✓ E1 grinder pump at the buyer's cost<br>Matches the listing · **source: Anbrue Lane Resource Consent ↗** |
| **"Resource Consent" file** | ⚑ The file is the consent notice, not the subdivision consent<br>Ask for the SD2100047 decision if needed · **source: Anbrue Lane Resource Consent ↗** |
| **Payment terms** | ⚑ 50% now, 50% in two years, interest free<br>No terms are in the documents; get the Ts & Cs from the vendor · source: listing page |
| **Services** | ⚑ Reticulated to the lane (listing)<br>No services plan is published; confirm connections with WDC and Northpower · source: listing page |
| **Floor level** | ✓ Minimum 6.9m OTP on Lots 6–9<br>Matches the listing · **source: Geo Report ↗** |
| **Peat** | ✓ Peat in the lower parts of Lot 9: undercut or pile<br>Matches the listing · **source: Geo Report ↗** |
| **Cuts and fills** | ✓ Cuts over 1.0m need a CPEng wall; fills limited to 1.5m<br>Matches the listing · **source: Geo Report ↗** |

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.

06 · LOCATION

# Location & Ruakākā




Map © OpenStreetMap contributors; location approximate. Tap the map to open 5 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 →**



07 · MORE HOMES

# 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.

# 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.