ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · MANGAWHAI



North Facing Pool, *Priced to Sell*

53 Robert Hastie Drive, Mangawhai, Kaipara District

$1,899,000

VIEW ONLINE →

4	2	277m²	5,903m²
BEDROOMS	BATHROOMS	FLOOR	LAND

01 · THE PROPERTY

53 Robert Hastie Drive, Mangawhai

North Facing Pool, Priced to Sell

Immerse yourself in uncompromised elegance at 53 Robert Hastie Drive. Crafted to an exceptional standard by Northland's Coastal Homes in 2022, this 277m² aerated concrete residence sits upon 5,903m² of gently contoured land within 'The Sanctuary'—Mangawhai's premier securely gated community.

A keyless entry reveals a thoughtful floorplan kept comfortable year-round by a ducted heating and cooling system. The heart of the home is a generous open-plan lounge with a cosy fireplace and kitchen featuring a butler's scullery. This flows seamlessly to dual outdoor spaces: a south-facing lakeside deck capturing morning summer sun and spectacular evening sunsets, and a sun-drenched north-facing pool deck. Here, enjoy the fully fenced, heated, 9×4m Freedom fiberglass saltwater pool (1.1m to 2m deep), complete with an outdoor shower to wash off the salt.

The master suite steps directly onto the lakeside deck, boasting a bespoke shoe closet, walk-in wardrobe, and a sleek dual-vanity ensuite. A separate guest wing hosts three additional bedrooms, an office nook, a stylish bathroom, and a dedicated laundry. A powder room, an automatic internal-access double garage, a workshop, and a discreet pool utility room add paramount convenience.

Overlooking curated gardens, your boundary extends into an unparalleled environment designed for absolute tranquility. Residents enjoy exclusive access to 77 hectares of covenanted forest trails, pristine streams, a tennis court, serene lakes, and an olive grove. With 24-hour gate security cameras, managed communal waste, and a dedicated design committee ensuring the estate remains a showcase of breathtaking homes, your investment is fiercely protected.

With motivated vendors, secure this peaceful retreat today. Auckland remains an achievable commute, while Mangawhai's surf beach, weekend markets, and championship golf courses are within easy reach.

Contact Megan for your private viewing today!



02 · GALLERY

Arrival, Setting & Views













Kitchen, Dining & Living









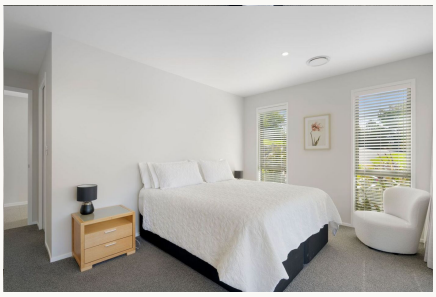






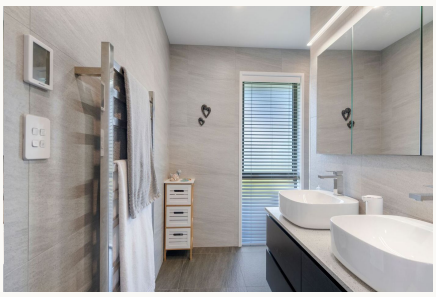
Bedrooms & Bathrooms















05 · GALLERY

Decks, Pool & Outdoor Living













Exterior, Office & Guest Wing









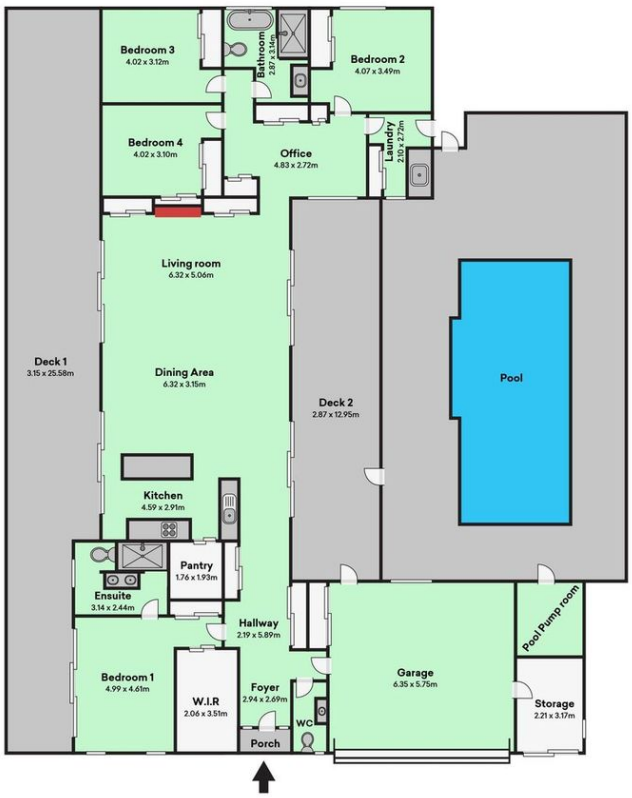






07 · LAYOUT

Floor Plan



ARIZTO 53 Robert Hastie Drive, Mangawhai

Disclaimer: drawings are approximate and for illustration purposes only. We take no responsibility for omissions and errors. All dimensions are measured internally, and floor areas reflect this. Measurements should be verified by the buyer.

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	$1,899,000
Bedrooms	4: master suite with walk-in wardrobe, shoe closet and dual-vanity ensuite; three more bedrooms in a separate guest wing
Bathrooms	2, plus a powder room (WC)
Car spaces	3 (listing); automatic internal-access double garage, workshop/ storage
Floor area	277m² (listing and council consent)
Land area	5,903m² (Record of Title), plus a 1/826 share of 96.8877ha of Sanctuary common land
Built	2022 by Northland's Coastal Homes; aerated concrete (AAC panel) cladding
Kitchen	Open-plan with butler's scullery
Comfort	Ducted heating and cooling; fireplace; keyless entry
Outdoors	South-facing lakeside deck; north-facing pool deck; fully fenced, heated 9 × 4m Freedom fibreglass saltwater pool; outdoor shower
Community	The Sanctuary gated estate: 77ha covenanted forest trails, streams, lakes, tennis court, olive grove; 24-hour gate cameras; communal rubbish
Rates 2025/26	$3,267.47 (Kaipara District Council)

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.11 · LIM & Council p.12 · Rates p.13 · The Sanctuary Residents Association p.14 · Rental Appraisal p.15 · Buyer Guides p.16 · Fact Check p.17

A **Record of Title** (3 pp)
Record of Title 973221 (Lot 81 DP 556753, 5,903 m², fee simple, plus a 1/826 share of the Sanctuary common land). Search copy dated 20 February 2026.
Summary in this booklet (p.11) → View original document ↗

B **LIM Report** (343 pp)
Kaipara District Council LIM L250256, issued 13 May 2025: zoning, consent notices, building consent, services, hazards and pool compliance.
Summary in this booklet (p.12) → View original document ↗

C **Council Property File** (2153 pp)
Council file for Building Consent BC210441 (new 4-bedroom dwelling, double garage and pool): plans, specifications, engineering, wastewater and CCC records.
Summary in this booklet (p.12) → View original document ↗

D **Rates Information** (3 pp)
Kaipara District Council rates for 2025/26: $3,267.47, with the 1 September 2023 rating valuation.
Summary in this booklet (p.13) → View original document ↗

E **Residents' Association Handbook** (10 pp)
The Sanctuary Residents Association member handbook: the estate, the SRA and levies, gates and security, design committee, common areas and services.
Summary in this booklet (p.14) → View original document ↗

F **Covenant Document** (2 pp)
Deed of Covenant form under which a purchaser agrees to become a member of The Sanctuary Residents Association and be bound by its Rules. Photographed copy, unsigned.
Summary in this booklet (p.14) → View original document ↗

G **Rental Appraisal** (2 pp)
Arizto rental appraisal dated 26 February 2026: approximately $720–$760 per week.
Summary in this booklet (p.15) → View original document ↗

H **Buyers Guide** (6 pp)
The Real Estate Authority's guide to the buying journey (not specific to this property).
Summary in this booklet (p.16) → View original document ↗

I **REA Sale and 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 (p.16) → View original document ↗

Title & Legal

RECORD OF TITLE

Identifier	973221
Land Registration District	North Auckland
Date issued	23 February 2021
Prior reference	781590
Estate	Fee Simple
Area	5,903 square metres more or less
Legal description	Lot 81 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)
Search copy	Guaranteed Search Copy dated 20/02/26 12:13 pm

REGISTERED INTERESTS (SUMMARY)

Easements	Water supply, rights of way, sewage drainage, stormwater, telecommunications (Telecom) and electricity (Northpower) easements over parts of the common land (974832.2, C414433.4, D549922.4, 8138731.3, .4, .6)
Conservation covenants	8138731.7, 8138731.8 and 12012486.5 (affects Lot 81), under s77 Reserves Act 1977
Consent notices	8509265.4 (varied by 12012486.1) and 12012486.3 (affects Lot 81), under s221 RMA 1991
Land covenants & encumbrances	8581297.2, 9542293.3; encumbrances 8581297.3 and 8581297.4 to The Sanctuary Residents Association; land covenant in gross 12028708.1 in favour of the Association (affects Lot 81)

View original: Record of Title ↗

Instruments are listed as registered on the title; their full wording is not among the published documents (the LIM summarises the consent notices). Buyers should have their solicitor review the title and all registered instruments.

LIM & Council

Kaipara District Council LIM L250256 (issued 13 May 2025) and the BC210441 council property file.

Zoning	Kaipara District Plan 2013: Rural – Mangawhai Harbour Overlay
Building consent	BC210441: new single-storey 4-bedroom dwelling with attached double garage and swimming pool; CCC issued 5/08/2022. Council file records a total area of 277.00 m²; builder Coastal Homes; EZpanel autoclaved aerated concrete (AAC) cladding; Freedom Pools fibreglass pool
Pool barrier	Swimming Pool SW0571: barriers comply 5/08/22, expires 5/08/2025 (per LIM)
Services	Council sewer and water not available; on-site wastewater (consent plans show a Duracrete CleanStream system); access is private and not maintained by council
Hazards	Erosion-prone land and Coastal Flood Hazard Zone noted within the shared lots; archaeological sites and Outstanding Natural Landscape ONL14 on shared lots
Subdivision	RM190258 (2020) created DP 556753, which includes Lot 81

CONSENT NOTICE RM190258 (LOTS 81–84, 91–94), KEY POINTS

- Engineer-designed earthworks, foundations, stormwater and wastewater; buildings only within the identified building areas
- A site-specific landscape plan, maintained in perpetuity; ongoing weed and pest control per the Ecological Enhancement Plan
- No stock; no cats, mustelids or rodents; dogs only if registered with council and contained at all times
- At least 10,000 litres of firefighting water supply kept available all year
- Buildings and landscaping to follow the Sanctuary building and design guidelines

View original: LIM Report ↗ · View original: Council Property File ↗

Summarised from the LIM and council file; the originals govern. The LIM is dated May 2025; ask your solicitor whether an updated LIM and current pool barrier inspection are needed.

Rates

KAIPARA DISTRICT COUNCIL, 2025/2026

Valuation number	0122008878
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	$1,535,000
Capital value	$2,130,000
Nature of improvements	Double garage, deck, dwelling, other improvements, pool

RATES FOR 2025/26

Uniform Annual General Charge	$725.00
General Rate (Residential & Small Lifestyle)	$1,336.61
Parks and Libraries	$384.34
NRC Targeted Council Services	$262.32
NRC Pest Management	$125.86
Mangawhai Harbour Restoration	$80.00
Museums	$14.00

View original: Rates Information ↗

Rating values are for rating purposes and are not a market valuation. The Sanctuary Residents Association levy is separate from council rates.

The Sanctuary Residents Association

From the handbook: The Sanctuary at Mangawhai is a rural lifestyle community of about 176ha with freehold titles and shared ownership of the common facilities. Every lot owner must join The Sanctuary Residents Association (SRA).

Common facilities	Lakes, roads, tennis courts, bush, wetlands, a children's play area, an olive grove and communal rubbish bins; two formed walkways through the 77ha bush lot
SRA role	Maintains common facilities, roads and gates, rubbish collection and predator control; collects an annual levy (annual charge plus a road sinking fund), with an extra wastewater charge for the 22 lake-edge lots on the communal system
Security	Gated north and south entrances with keypads, remotes and phone-to-gate entry; cameras at both gates 24 hours a day
Design committee	Building and landscape plans must meet the Sanctuary covenants and rules; caravans, containers and immobile vehicles are not permitted unless approved
Common areas	Clean shoes before bush tracks (kauri dieback); kayaking and rowing allowed on the lakes, motorised craft prohibited; no shooting or open fires without SRA permit
Conservation	Predator control since 2018 (kiwi now present); owners maintain covenanted bush on their lots and should trap rats and possums

View original: Residents' Association Handbook ↗

COVENANT DOCUMENT

A Deed of Covenant between the transferor, the purchaser and The Sanctuary Residents Association Incorporated. The purchaser agrees to become a member and to be bound by the Association's Rules from settlement. The copy supplied is a blank, unsigned form.

View original: Covenant Document ↗

Gate and access codes in the handbook are not reproduced. Ask Megan for the current SRA levy and Rules.

Rental Appraisal

ARIZTO RENTAL APPRAISAL, 26 FEBRUARY 2026

Details	4 bedrooms · 2 bathrooms · 1 living area · parking 3
As described	Living area with kitchen and dining; four bedrooms, the master with an ensuite; grass lawn area and deck space; a swimming pool; double garage and off-street parking
Assessed rent	Approximately $720.00 to $760.00 per week

View original: Rental Appraisal ↗

"This report is a market appraisal and does not purport to be a valuation, registered or otherwise." Rental values are relevant to the market at the time of the appraisal and may change.

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.
Methods of sale	Explains buying by advertised price, deadline sale, negotiation, tender and auction, and the multi-offer process.

View original: Buyers Guide ↗

SALE AND PURCHASE AGREEMENT GUIDE

From	The Real Estate Authority
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, sale of another home.
After signing	Conditions are worked through, the deposit is paid and a pre-settlement inspection is done before settlement.

View original: REA Sale and Purchase Agreement Guide ↗

These two guides are general and are not specific to this property. Summaries are of the guides' contents only; they are not legal advice.

PROPERTY DOCUMENTS · CHECK

Fact Check

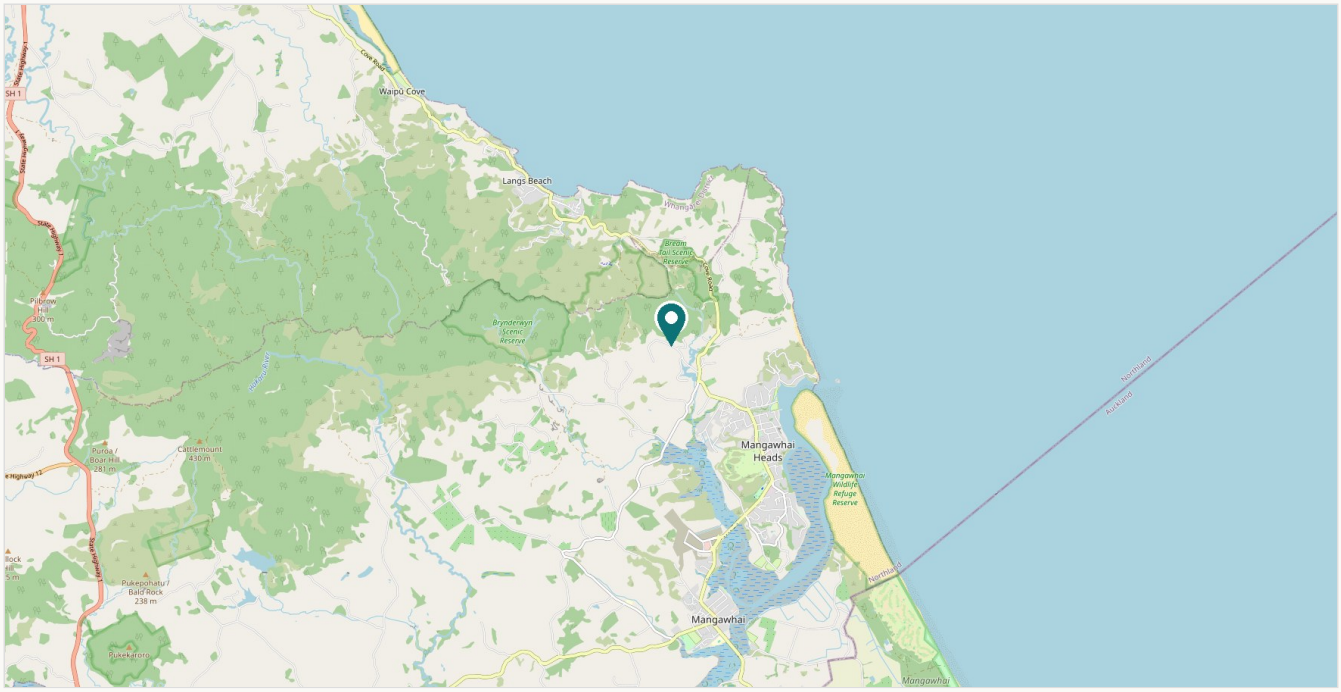
Key facts from the documents checked against the listing on Megan's website on 30 October 2026. ✓ means the documents and the listing agree; ⚑ marks a difference, addition or gap to confirm with the vendor or your solicitor.

Title & area	✓ Record of Title 973221 · Lot 81 DP 556753 · 5,903 m² · fee simple Matches listing (5,903m²) · **source: Record of Title ↗**
Floor area	✓ Council file: total 277.00 m² (BC210441) Matches listing (277m²) · **source: Council Property File ↗**
Year built & builder	✓ BC210441; CCC issued 5/08/2022; Coastal Homes; AAC panel cladding Matches listing (2022, Coastal Homes, aerated concrete) · **source: LIM Report ↗**
Bedrooms & bathrooms	✓ LIM/consent: 4-bedroom dwelling; appraisal 4 bed / 2 bath Matches listing (4 bed, 2 bath) · **source: Rental Appraisal ↗**
Car spaces	⚑ Consent: attached double garage; appraisal: parking 3 Listing states 3 car spaces; confirm how spaces are counted · **source: Rental Appraisal ↗**
Pool	⚑ LIM: pool barriers comply 5/08/22, certificate expires 5/08/2025 Listing: fully fenced heated pool; the barrier certificate shown has expired; ask for a current inspection · **source: LIM Report ↗**
Wastewater	⚑ No council sewer; consent plans show an on-site CleanStream system; SRA runs a communal system for 22 lake-edge lots Listing mentions "managed communal waste"; confirm which wastewater system and levy apply · **source: Residents' Association Handbook ↗**
Hazards	⚑ LIM: erosion-prone land and Coastal Flood Hazard Zone within the shared lots Not mentioned in the listing; review the LIM maps · **source: LIM Report ↗**
Pets & stock	⚑ Consent notice: no stock, cats, mustelids or rodents; dogs registered and contained Not mentioned in the listing; important for buyers with pets · **source: LIM Report ↗**
Estate facilities	✓ Handbook: 77ha bush lot with walkways, lakes, tennis court, olive grove, 24-hour gate cameras Matches listing · **source: Residents' Association Handbook ↗**
LIM date	⚑ LIM L250256 issued 13 May 2025 Over a year old; consider an updated LIM · **source: LIM 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.

09 · LOCATION

Location & Mangawhai



Map © OpenStreetMap contributors; location approximate. Tap the map to open 53 Robert Hastie Drive, Mangawhai in Google Maps.

FROM THE LISTING

With motivated vendors, secure this peaceful retreat today. Auckland remains an achievable commute, while Mangawhai's surf beach, weekend markets, and championship golf courses are within easy reach.

Open in Google Maps →



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



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. Aerial boundary lines are indicative only; photos may be digitally enhanced. Please verify all information with Megan directly.