ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · MANGAWHAI



Village Section ready *for your vision!*

68 Weka Street, Mangawhai

$450,000

VIEW ONLINE →

660m²	Residential	Lot 8	2 water tanks	Freehold
LAND	ZONING	LOT	SERVICES	TITLE

01 · THE PROPERTY

68 Weka Street, Mangawhai

Village Section ready for your vision!

Substantial infrastructure is already in the ground on this prime 660 sqm section: retaining walls, driven foundation piles, two 22,500-litre water tanks, and a formed build platform are physically on-site.

The property is sold on an "as-is, where-is" basis. While these works were commenced under a Building Consent, the existing physical infrastructure has not yet received council inspections or engineering sign-offs. This presents a unique project for a savvy buyer, builder, or developer with the expertise to secure the required retrospective certifications or adapt the site for a bespoke design.

The on-site tanks feature a 41mm orifice for stormwater detention, and wastewater is prepped for the community scheme via a specified E-One Ecoflow pump.

You are an easy walk to Mangawhai Beach School, preschools, the golf course, beaches, and local cafés. The eastern boundary fronts a scenic stormwater basin, meaning no immediate neighbour on that side for extra privacy and a peaceful outlook.

Bring your expertise to finish what was started—the vendor wants it sold!

Contact us for the property files to learn more.



02 · GALLERY

The Section















Outlook & Neighbourhood











04 · KEY FACTS

At a Glance

Price	$450,000
Land area	660m² (Record of Title 991406)
Legal description	Lot 8 DP 560995, Record of Title 991406 (North Auckland)
Zoning	Residential Zone, Kaipara District Plan
On site now	Retaining walls, two 22,500-litre water tanks and a formed build platform (listing)
Resource consent	RM220116 land use consent for a new dwelling, granted 6 July 2022; lapses five years after grant (July 2027)
Building consent	BC220470.A1 (4-bedroom dwelling with attic), issued 1 November 2022; current status to be confirmed with Kaipara District Council
Rating valuation	Valuation 0122195710: land $455,000, improvements $0, CV $455,000 (as at 1 Sept 2023)
Rates 2026/27	$4,323.43 a year (four instalments of about $1,080.86)
Hazards (PIM)	Tsunami evacuation zone; high wind zone; exposure zone D (sea spray)
Sale basis	“As is” (listing)

From the Property Documents

TITLE & LAND

Title	Record of Title 991406, issued 10 Aug 2021; fee simple; 660m²; Lot 8 DP 560995
Owners	Sean Vincent Fullan and Kate Emily Fullan
Interests	Drainage easements (incl. a Kaipara District Council right in gross to drain water over area BE); consent notice 12089402.6; land covenant 12089402.10; Westpac mortgage
Rates	CV $455,000 (land only); 2026/27 rates $4,323.43

CONSENTS & BUILDING

Resource consent	RM220116, granted 6 July 2022 (lapses after five years)
Building consent	BC220470.A1, issued 1 Nov 2022; pre-construction inspection passed 18 May 2023
Engineering	Stormwater detention, B2 durability, bracing, H1 energy and design producer statements
Geotechnical	Deane Consultancy, 23 Nov 2021

Several files on the listing page are duplicates of each other; each is listed in the index so every original is one tap away.

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.10 · **Resource Consent RM220116** p.11 · **Building Consent BC220470.A1** p.12 · **Plans** p.13 · **Engineering & Producer Statements** p.14 · **Geotechnical Report** p.15 · **Other Documents** p.16 · **Rates & Valuation** p.17 · **Buyer Guides** p.18 · **Fact Check** p.19

A

Record of Title (2 pp)

Title 991406: Lot 8 DP 560995, 660m², with easements, consent notice and land covenant.

Summary in this booklet → **View original document ↗**

B

Resource Consent (7 pp)

Published as "Resource Consent", but this file is a Westmoreland Homes building estimate (25 Feb 2022), not a consent.

Summary in this booklet → **View original document ↗**

C

Truss & Rafter Layout (7 pp)

Truss and rafter consent layout for the proposed dwelling.

Summary in this booklet → **View original document ↗**

D

Authority for Works (1 p)

Owners' authority for Westmoreland Homes to act as agent for consents (28 Feb 2022).

Summary in this booklet → **View original document ↗**

E

Producer Statement (Design) (6 pp)

Form 2A memorandum from a licensed building practitioner: certificate of design work.

Summary in this booklet → **View original document ↗**

F

H1 Energy Compliance (6 pp)

H1 compliance calculation (NZS 4218 method), Making Plans job 21035.

Summary in this booklet → **View original document ↗**

G

Producer Statement (1 p)

A one-page scanned producer statement for 68 Weka Street.

Summary in this booklet → **View original document ↗**

H

Engineer's Report 2 (1 p)

Grayson Design & Developments (Kevin Burrows CPEng), B2 durability letter, 4 May 2022.

Summary in this booklet → **View original document ↗**

I

Building Specification (99 pp)

Making Plans specification of work and materials (99 pages).

Summary in this booklet → **View original document ↗**

J

Land Use Consent & Decision (20 pp)

RM220116 decision: land use consent for a new dwelling, granted 6 July 2022.

Summary in this booklet → **View original document ↗**

K

Council Correspondence (3 pp)

Council inspection record, 18 May 2023: pre-construction inspection passed.

Summary in this booklet → **View original document ↗**

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.

(continued)

L **Geotechnical Report** (9 pp)
Deane Consultancy geotechnical report for Lot 8 DP 560995, 23 Nov 2021 (scanned).
Summary in this booklet → View original document ↗

M **Building Consent (Form 5)** (23 pp)
BC220470.A1 building consent and PIM, issued 1 November 2022.
Summary in this booklet → View original document ↗

N **Building Plans** (30 pp)
Full building plan set (30 sheets).
Summary in this booklet → View original document ↗

O **Bracing Calculations** (3 pp)
Bracing calculations for the roof space and floor.
Summary in this booklet → View original document ↗

P **Property Document** (15 pp)
Scanned plans, including the subdivision plan of Lot 76 DP 518700 (15 pages).
Summary in this booklet → View original document ↗

Q **Proposed Dwelling 68 Weka Street** (7 pp)
Resource consent plan set, 7 sheets (the same file as the stamped plans).
Summary in this booklet → View original document ↗

R **Council Assessement 68 Weka Street** (15 pp)
Council section 95 notification assessment for RM220116.
Summary in this booklet → View original document ↗

S **CPPC Planning 68 Weka Street** (27 pp)
CPPC Planning resource consent application and assessment of effects (May 2022).
Summary in this booklet → View original document ↗

T **Stormwater 68 Weka Street** (1 p)
Kevin Burrows Engineers stormwater detention tank design.
Summary in this booklet → View original document ↗

U **Design Plans 68 Weka Street** (30 pp)
Full building plan set (the same file as Building Plans).
Summary in this booklet → View original document ↗

V **68W Council files 220116 ROT 20220518 (1)** (5 pp)
Title copy lodged with the consent application (same title, 991406).
Summary in this booklet → View original document ↗

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.

(continued)

W **68W Council files 220116 Stormwater Calculations 20220518 (1)** (1 p)
The same stormwater detention design, as lodged with council.
Summary in this booklet → View original document ↗

X **68W Council files Appendix 4 Construction Management Plan (1)** (10 pp)
Earthworks construction management plan.
Summary in this booklet → View original document ↗

Y **68W Council Files 220116 AEE 20220518 (1)** (27 pp)
The same application and assessment of effects as the CPPC Planning file.
Summary in this booklet → View original document ↗

Z **68W council files 220116 Architectural Plans 20220518 (1)** (7 pp)
Resource consent plan set as lodged (the same as the stamped plans).
Summary in this booklet → View original document ↗

AA **68 Weka Council Files 220116 Notification Report Final (1)** (15 pp)
The same section 95 notification report as the Council Assessment file.
Summary in this booklet → View original document ↗

AB **68W Council files RM220116 Decision Report Final (1)** (20 pp)
The same RM220116 decision as Land Use Consent & Decision.
Summary in this booklet → View original document ↗

AC **68W Council Files RM220116 Stamped Plans (2)** (7 pp)
Council-stamped RM220116 plans, 7 sheets.
Summary in this booklet → View original document ↗

AD **68 Weka Street Rates** (3 pp)
Kaipara District Council rating information, 2026/27.
Summary in this booklet → View original document ↗

AE **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 ↗

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

Record of Title

Identifier	991406 · North Auckland · issued 10 August 2021 (prior reference 813015)
Estate	Fee simple · 660 square metres more or less
Legal description	Lot 8 Deposited Plan 560995
Registered owners	Sean Vincent Fullan and Kate Emily Fullan
Easements	Appurtenant right to drain water (9047826.1); subject to a Kaipara District Council right in gross to drain water over part marked BE (10436311.9); appurtenant right to drain water and sewage (10777034.5)
Consent notice	12089402.6 (s221 RMA), 10 August 2021
Land covenant	Covenant Instrument 12089402.10, 10 August 2021
Mortgage	12230202.2 to Westpac New Zealand Limited

View original: Record of Title ↗ · View original: 68W Council files 220116 ROT 20220518 (1) ↗

Search copy dated 13 March 2025. The consent notice and land covenant are not published; ask for copies.

Resource Consent RM220116

Kaipara District Council decision on an application by Westmoreland Homes Limited, dated 6 July 2022.

Activity	Land use consent for a new dwelling at 68 Weka Street (Residential Zone, Mangawhai Harbour overlay)
Rules breached	13.10.1a earthworks (107m³ over 403m²); 13.10.7 setbacks (1.5m to the western boundary); 13.10.8 separation from Bennett's; 13.10.11 private open space; 13.10.12 permeable surfaces
Plans	Making Plans Ltd ref 21035 (April 2022); CPPC Planning application, 16 May 2022
Lapse	Five years after the grant date unless given effect to (s125)
Legal description	The decision gives "LOT 76 DP 518700, RT 991406"; the title is Lot 8 DP 560995

View original: Land Use Consent & Decision ↗ · View original: Council Assessement 68 Weka Street ↗

View original: CPPC Planning 68 Weka Street ↗ · View original: 68W Council files Appendix 4 Construction Management Plan (1) ↗

Also published as duplicates: AB, AA, Y. The decision and its conditions govern.

Building Consent BC220470.A1

Consent	Form 5 building consent BC220470.A1, issued 1 November 2022 (Kaipara District Council)
Work	4-bedroom new dwelling with attic; council wastewater. Amendment 1: safety glass, bathroom and ensuite layout, skylight, retaining wall
Land	Lot 8 DP 560995, 68 Weka Street
PIM	Tsunami evacuation zone; site wind zone high; exposure zone D (sea spray); development contributions do not apply
Lapse	Lapses if work has not started within 12 months of issue; code compliance must be applied for within 24 months
Inspection	Pre-construction meeting and inspection passed, 18 May 2023; next inspection wastepipes; construction monitoring records still outstanding

View original: Building Consent (Form 5) ↗ · View original: Council Correspondence ↗

Whether this consent is still current, and whether it can be transferred, must be confirmed with Kaipara District Council.

Plans

Building plans	Making Plans Ltd full set, 30 sheets (also published as Design Plans)
Consent plans	Site area 660m²; 7 sheets, stamped under RM220116 (also published as Proposed Dwelling and Architectural Plans)
Services shown	Two 22,500-litre tanks and an E-One pump for the community wastewater scheme
Trusses	Truss and rafter consent layout, 7 pages

View original: Building Plans ↗ · View original: Proposed Dwelling 68 Weka Street ↗

View original: 68W Council Files RM220116 Stamped Plans (2) ↗ · View original: Truss & Rafter Layout ↗

Duplicates: U, Z.

Engineering & Producer Statements

Stormwater	Kevin Burrows Engineers detention tank design for the 660m² site, with a 41mm orifice (also lodged with council)
Durability	Grayson Design & Developments B2 durability letter, 4 May 2022
Design	Form 2A certificate of design work from a licensed building practitioner
Energy	H1 compliance by the NZS 4218 calculation method
Bracing	Bracing calculations, June 2022
Producer statement	One-page scanned statement

View original: Stormwater 68 Weka Street ↗ · View original: Engineer's Report 2 ↗ · View original: Producer Statement (Design) ↗

View original: H1 Energy Compliance ↗ · View original: Bracing Calculations ↗ · View original: Producer Statement ↗

Duplicate: W.

Geotechnical Report

Author	Deane Consultancy Ltd, reference 21/446/WE
Date	23 November 2021
For	Residence for S & K Fullham (sic), Weka St, Mangawhai, Lot 8 DP 560995
Pages	9 (scanned)

View original: Geotechnical Report ↗

Read the full report for ground conditions and foundation advice.

Other Documents

Building estimate	Published as “Resource Consent”. Westmoreland Homes estimate, 25 Feb 2022: 192.16m² plan; wind zone very high; sea spray zone D; soil class M
Specification	Making Plans specification of work and materials (99 pages)
Authority for works	Signed by the owners for Westmoreland Homes, 28 Feb 2022
Property document	Scanned plans, including “Proposed subdivision of Lot 76 DP 518700”

View original: Resource Consent ↗ · View original: Building Specification ↗

View original: Authority for Works ↗ · View original: Property Document ↗

PROPERTY DOCUMENTS · AD

Rates & Valuation

Valuation number	0122195710
Legal / title	Lot 8 DP 560995 · 991406 · 0.0660ha
Rating valuation	As at 1 September 2023: land $455,000; improvements $0; capital value $455,000
Rates 2026/27	$4,323.43 (previous year $4,192.82), four instalments of about $1,080.86
Includes	Mangawhai stormwater, Mangawhai Harbour restoration, wastewater capable of connecting, parks and libraries

View original: 68 Weka Street Rates ↗

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

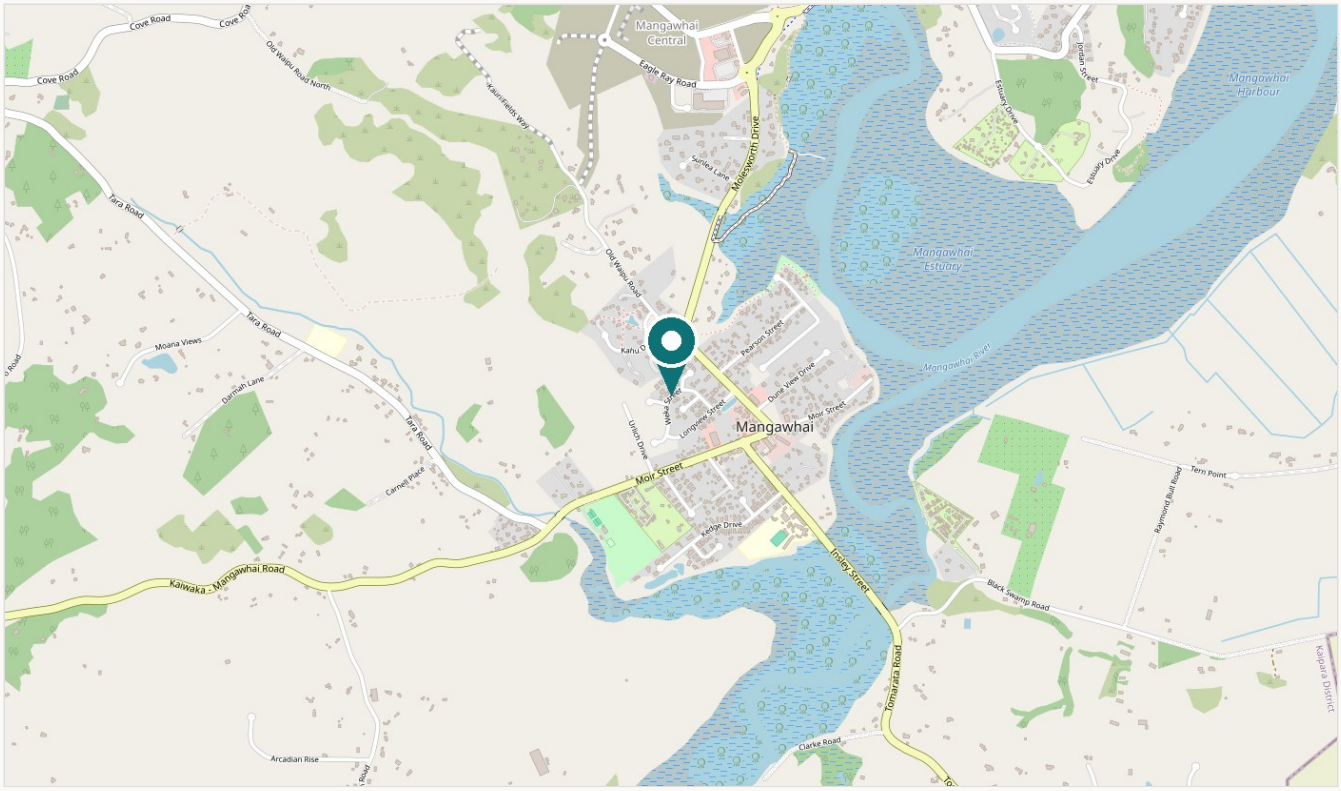
Key facts from the documents checked against the listing on Megan's website on 30 October 2026. ✓ means the documents and the listing agree; ⚑ marks a difference, addition or gap to confirm with the vendor or your solicitor.

Land area	✓ 660m² (Record of Title 991406) Matches the listing (660m²) · **source: Record of Title ↗**
Water tanks	✓ Plans and stormwater design show two 22,500-litre tanks Matches the listing · **source: Stormwater 68 Weka Street ↗**
Orifice	✓ Stormwater detention with a 41mm orifice Matches the listing · **source: Stormwater 68 Weka Street ↗**
Wastewater pump	✓ E-One pump shown on the plans Matches the listing (E-One Ecoflow) · **source: Proposed Dwelling 68 Weka Street ↗**
Resource consent	✓ RM220116 granted 6 July 2022; lapses five years after grant Matches "lapses July 2027" · **source: Land Use Consent & Decision ↗**
Legal description	⚑ Decision says Lot 76 DP 518700, RT 991406; title says Lot 8 DP 560995 Lot 76 DP 518700 appears to be the parent lot; confirm with your solicitor · **source: Land Use Consent & Decision ↗**
Building consent	⚑ BC220470.A1 issued 1 November 2022; CCC application due within 24 months Listing: status to be confirmed with council · **source: Building Consent (Form 5) ↗**
PIM hazards	✓ Tsunami evacuation zone, high wind zone, exposure zone D Matches the listing · **source: Building Consent (Form 5) ↗**
Wind zone	⚑ The 2022 building estimate says "very high"; the PIM says high Confirm the wind zone with your designer · **source: Resource Consent ↗**
KDC drainage right	✓ Right in gross to drain water over area BE (10436311.9) Matches the listing · **source: Record of Title ↗**
"Resource Consent" file	⚑ The file labelled Resource Consent is a building estimate The consent itself is the decision file · **source: Resource Consent ↗**
Rating valuation	✓ CV $455,000 (land only, 1 Sept 2023) Not stated in the listing · **source: 68 Weka Street Rates ↗**

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 & Mangawhai



Map © OpenStreetMap contributors; location approximate. Tap the map to open 68 Weka Street, 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 and the weekend markets. Weka Street is in an established residential neighbourhood near Mangawhai Beach School, with preschools and the golf course nearby. 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



$499,000
29 Mokohinau Drive, 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.