ARIZTO

MEGAN HETGES · REAL ESTATE

FOR SALE · HAKARU



New Roof, Near-New Shed *with Sleepout*

752 Settlement Road, Hakaru

Enquiries Over $899,000

VIEW ONLINE →

5	2	100m²	3,911m²
BEDROOMS	BATHROOMS	FLOOR	LAND

01 · THE PROPERTY

752 Settlement Road, Hakaru

New Roof, Near-New Shed with Sleepout

Offering the perfect blend of country freedom and smart versatility, this Hakaru property is tailor-made for lifestylers and savvy buyers alike. Set on a 3,911 sqm site, it brings together comfortable living and substantial garaging in a peaceful country setting.

A key feature is its versatility. The 100 sqm shed, custom built on-site in 2023, is set up so effectively that the current owner lives there while utilising the main house as a short-term rental. Alongside twin roller doors and high exposed timber trusses, it includes a consented bathroom with a glass shower, plus a bedroom with sliding doors opening to the lawn.

The primary residence was relocated to the property in 2021, with a full Code Compliance Certificate, featuring a new Colorsteel roof replaced late last year. Inside, the living spaces have a relaxed, lived-in feel. The lounge is brightened by broad windows and opens to a timber deck, while a heat pump ensures year-round comfort. Next door, the kitchen and dining area features varnished timber flooring, natural light, and a straightforward layout.

Four spacious bedrooms provide neutral interiors and rural outlooks. A clean family bathroom features a shower, bath, and vanity, complemented by a separate toilet and dedicated laundry room, making it highly practical for you or your tenants.

Hakaru keeps you connected without giving up the country feel. Hakaru Pony Club is on Settlement Road, Kaiwaka School is around 7 km away and both Kaiwaka and Mangawhai are within easy reach for groceries, cafés and services. Mangawhai Village, New World and the coastline are also an easy drive when the weekend mood strikes. If more room and a slower rhythm have been on your list, get in touch with Megan Hetges and come see how this one fits.



02 · GALLERY

Living & Kitchen















Bedrooms & Bathroom















Bedrooms, Laundry & Exterior















Boundary lines on aerial photos are indicative only.

05 · GALLERY

Shed, Sleepout & Land















06 · LAYOUT

Floor Plan



Floor plan as published on Megan's listing page; drawings are approximate and for illustration only. Measurements should be verified by the buyer.

07 · KEY FACTS

At a Glance

Price	Enquiries Over $899,000
Land	3,911m² (Record of Title 988296, Lot 3 DP 560279)
Floor area	100m² (listing; the description gives 100 sqm for the shed)
Main house	Relocated to the property in 2021 with Code Compliance Certificate; new Colorsteel roof (listing); four bedrooms, family bathroom, separate toilet, laundry; heat pump
Shed / sleepout	Built on site in 2023 (listing); twin roller doors, bathroom and a bedroom
Rating values (KDC, 1 Sept 2023)	Land $425,000 · Improvements $335,000 · Capital value $760,000
Rental appraisal	$640 to $670 per week (Arizto, 30 August 2026) — based on 4 bedrooms, 1 bathroom
Disclosure	Unconsented kitchenette with connected plumbing in the shed/ sleepout (precontract disclosure)

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 & Flood Note p.10 · Council Building Files p.11 · Rates & Rental Appraisal p.12 · Disclosure p.13 · Buyer Guides p.14 · Fact Check p.15

A **Rental Appraisal** (2 pp)
Arizto rental appraisal dated 30 August 2026.
Summary in this booklet (p.12) → View original document ↗

B **Certificate Of Title** (2 pp)
Record of Title 988296: Lot 3 DP 560279, 3,911 m², fee simple.
Summary in this booklet (p.10) → View original document ↗

C **Precontract Disclosure Statement** (1 p)
Arizto property disclosure form for purchasers.
Summary in this booklet (p.13) → View original document ↗

D **House File 1 752 Settlement Road** (463 pp)
Council building file for the relocated dwelling.
Summary in this booklet (p.11) → View original document ↗

E **House File 2 752 Settlement road** (2 pp)
Code compliance certificate for the dwelling (BC210456), dated 11 March 2022.
Summary in this booklet (p.11) → View original document ↗

F **Shed Council File 752 Settlement Road** (891 pp)
Council building consent file for the separate garage/sleepout (2023).
Summary in this booklet (p.11) → View original document ↗

G **752 Settlement instrument** (3 pp)
Consent Notice 12086992.2 (s221 RMA), registered 23 April 2021.
Summary in this booklet (p.10) → View original document ↗

H **752 Settlement Road 01220-04103 Rates** (4 pp)
Kaipara District Council rating information, 2026/2027 rating year.
Summary in this booklet (p.12) → View original document ↗

I **Flood Zone Clarification for 752 Settlement Road** (1 p)
Note on the consent notice flood reference and the NRC flood hazard maps.
Summary in this booklet (p.10) → View original document ↗

J **House Build Plans** (4 pp)
Plans for the dwelling (drawings).
View original document ↗

K **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.14) → View original document ↗

L **Buyers Guide** (6 pp)
The Real Estate Authority's guide to the buying journey (not specific to this property).
Summary in this booklet (p.14) → View original document ↗

Title & Flood Note

RECORD OF TITLE 988296

Estate	Fee simple
Land	3,911 m² more or less · Lot 3 Deposited Plan 560279
Issued	23 April 2021 (prior reference NA42B/368)
Interests	Subject to Section 59 Land Act 1948; Consent Notice 12086992.2 pursuant to s221 Resource Management Act 1991
Search copy	Guaranteed Search Copy dated 18 August 2026

View original: Certificate Of Title ↗ · View original: 752 Settlement instrument ↗

FLOOD ZONE CLARIFICATION (LISTING DOCUMENT)

“You may notice a Consent Notice on the property title mentioning a "100-year flood event." This is a standard council requirement because the lower boundary of the 3,911 sqm site extends into the nearby stream's natural gully.” The note states that the house and barn sit on the elevated portion of the site, outside the 10, 50 and 100-year flood hazard zones on the Northland Regional Council Natural Hazards map, which buyers can check at localmaps.nrc.govt.nz.

View original: Flood Zone Clarification for 752 Settlement Road ↗

Council Building Files

DWELLING — CODE COMPLIANCE CERTIFICATE

Consent	BC210456 — second-hand relocatable 4-bedroom dwelling, foundations and drainage only
CCC	Code compliance certificate (Form 7, s95 Building Act 2004) dated 11 March 2022
Use	Detached dwelling; year first constructed 1981

View original: House File 2 752 Settlement road ↗ · View original: House File 1 752 Settlement Road ↗

SHED — GARAGE / SLEEPOUT CONSENT FILE

Project	Proposed separate garage/sleepout (Habitat Design Ltd plans); lawfully established use: outbuilding
Consent file date	3 April 2023
Sleepout	Wastewater design covers the house plus a sleepout with toilet and shower
Note	Some reports in the file give the address as “Lot 3, 760 Settlement Road, Hakaru”

View original: Shed Council File 752 Settlement Road ↗

The house file (463 pages) and the shed file (891 pages) are large; please open the originals for full detail.

Rates & Rental Appraisal

KAIPARA DISTRICT COUNCIL RATING INFORMATION (2026/2027)

Valuation no.	0122004103
Property area	0.3911 ha
Rating valuation (as at 1 Sept 2023)	Land value $425,000 · Improvements $335,000 · Capital value $760,000
Nature of improvements	Double garage, dwelling, other improvements, sleepout

View original: 752 Settlement Road 01220-04103 Rates ↗

RENTAL APPRAISAL (30 AUGUST 2026)

Assessment	Approximately $640 to $670 per week
Basis	4 bedrooms, 1 bathroom, 1 living area, parking for 4, plus a detached barn

View original: Rental Appraisal ↗

Disclosure

PRECONTRACT DISCLOSURE STATEMENT

Unconsented work	The shed/sleepout contains an unconsented kitchenette with connected plumbing
Insurance	The vendor has advised the shed is currently fully insured
Purchaser	Strongly advised to seek independent legal, technical and insurance advice before entering into an agreement

View original: Precontract Disclosure Statement ↗

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

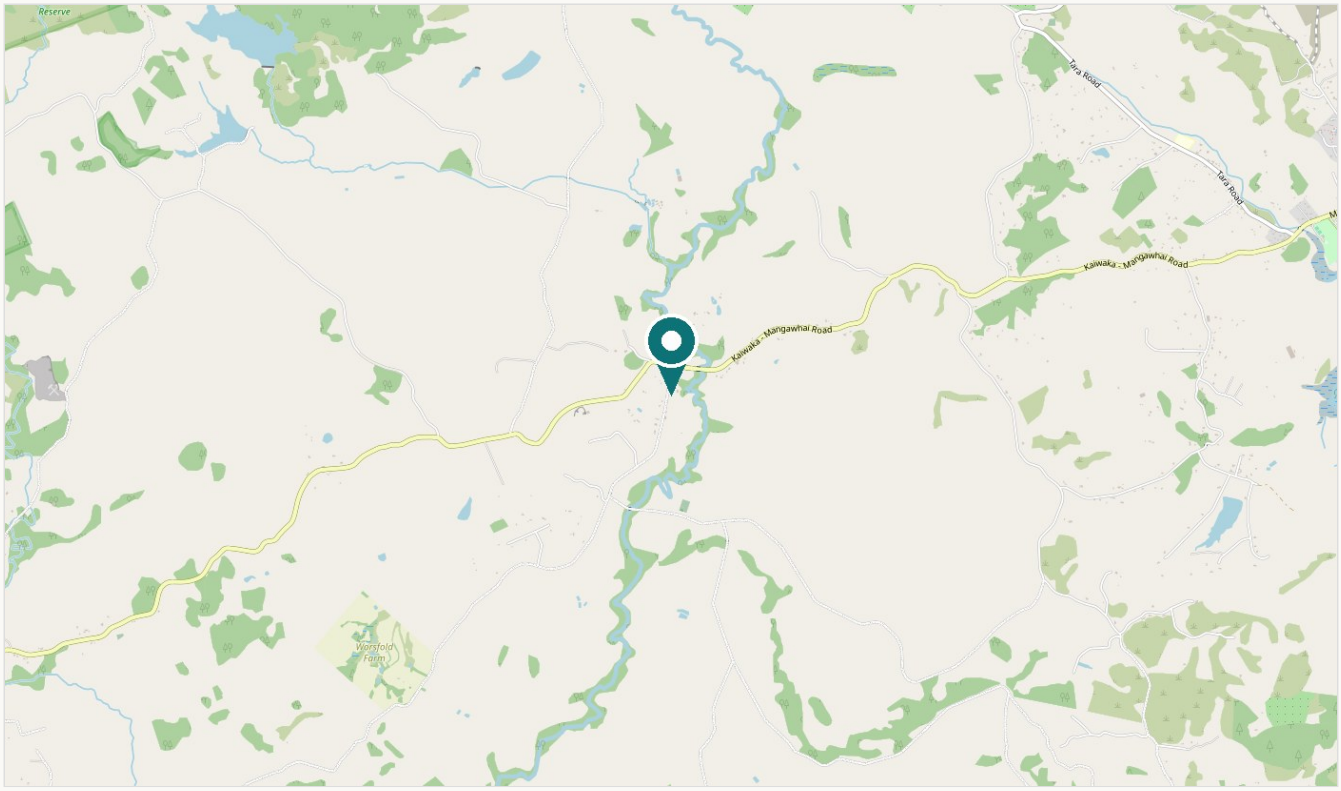
Key facts from the documents checked against the listing on Megan's website on 30 October 2026. ✓ means the documents and the listing agree; ⚑ marks a difference, addition or gap to confirm with the vendor or your solicitor.

Land area	✓ Record of Title: 3,911 m² Matches listing · **source: Certificate Of Title ↗**
House CCC	✓ CCC dated 11 March 2022 (BC210456) Matches listing (full CCC) · **source: House File 2 752 Settlement road ↗**
Bedrooms	⚑ Rental appraisal: 4 bedrooms, 1 bathroom (house only) Listing shows 5 bedrooms / 2 bathrooms, counting the sleepout · **source: Rental Appraisal ↗**
Floor area	⚑ Listing 100m² matches the shed size in the description House floor area not stated; buyer to verify · source: listing page
Shed use	⚑ Consent: outbuilding (garage/sleepout); disclosure: unconsented kitchenette Listing says the owner lives in the shed; seek advice · **source: Precontract Disclosure Statement ↗**
Shed CCC	⚑ No shed code compliance certificate seen in the file read Confirm with the council · **source: Shed Council File 752 Settlement Road ↗**
Address in reports	⚑ Some shed file reports say "760 Settlement Road" Same lot (Lot 3); clerical · **source: Shed Council File 752 Settlement Road ↗**
Flood	⚑ Consent notice refers to a 100-year flood event; buildings said to be outside mapped zones Check the NRC hazard map · **source: Flood Zone Clarification for 752 Settlement Road ↗**
Rating value	✓ Capital value $760,000 (1 Sept 2023) For reference · **source: 752 Settlement Road 01220-04103 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.

08 · LOCATION

Location & Hakaru



Map © OpenStreetMap contributors; location approximate. Tap the map to open 752 Settlement Road, Hakaru in Google Maps.

FROM THE LISTING

Hakaru keeps you connected without giving up the country feel. Hakaru Pony Club is on Settlement Road, Kaiwaka School is around 7 km away and both Kaiwaka and Mangawhai are within easy reach for groceries, cafés and services. Mangawhai Village, New World and the coastline are also an easy drive when the weekend mood strikes. If more room and a slower rhythm have been on your list, get in touch with Megan Hetges and come see how this one fits.

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