



# MANGAWHAI CENTRAL

**This is your chance to create your dream home on a prime parcel of land within one of New Zealand's most popular beach communities.**



Artist's Impressions and details are indicative only.

## Why Mangawhai Central?

### Ideal building sites

The attractive gentle to flat contour of the land is intended to provide easy building platforms, to help reduce your construction costs and time.

### The best of both worlds

Mangawhai Central combines lush bush and countryside views with seamless connection to the local village, beach and everyday conveniences.



### Coastal lifestyle

Enjoy a coveted coastal lifestyle with world-class beaches, fishing grounds, golf courses, and community events right on your doorstep.

### A vibrant community

Join a growing, multi-generational neighbourhood with up to 800 new residences planned, fostering a welcoming, family-friendly environment.



### Improved city connections

Enjoy convenient access to Auckland's CBD in under 90 minutes, and the centre of Whangarei within about an hour's drive.

### Established amenities

Situated in the heart of town, Mangawhai Central offers easy access to a well-established network of local services – all within walking distance.





## Masterplan

Choose from generous sites ranging from 500m<sup>2</sup> to over 3,142m<sup>2</sup> – all fully serviced with wastewater, power and fibre available. Ready when you are.

## Frequently Asked Questions

### Have titles been issued?

Yes, First Release Stage 1 (also known as Stage 1D) titles are now available, so you can secure your land and start your journey to your dream home.

### What deposit is required to purchase a section?

10% of the total purchase price is required once an unconditional Sale and Purchase Agreement has been entered into by both parties.

### Are there Residents Association fees?

Yes, a Residents Association has been established for the entire Mangawhai Central residential community, with an annual fee of approximately \$250. This fee helps uphold the shared vision of a high-quality community by managing and maintaining any common infrastructure, design standards and community rules.

### Are there Design Control Guidelines?

Yes, the Mangawhai Central Design Guidelines are in place to ensure all residents of Mangawhai Central share the vision of a high-quality development and protect the unique environment Mangawhai Central has to offer. They require approval from the Mangawhai Central Design Committee before any building, landscaping, fencing, or external alterations can proceed.

### Can I build two units on one section?

No, however you can request to build a home with an attached rental/flat. The property cannot be unit titled or subdivided under current planning rules. An ancillary unit or sleepout would be considered on a case-by-case basis by the Mangawhai Central Design Committee and (separately) the local council.

## Build Partners

It starts with the right section. From there, design the home that matches the way you want to live. Work with one of our trusted build collaborators (below) for a ready-to-go home and land package - or simply choose a section and take it from there.



## G.J. Gardner. HOMES



## Can I build a two-storey home?

There is a height limit of 8m which is expected to accommodate two-storey homes, subject to compliance with Height in Relation to Boundary and other relevant Development Controls in Chapter 16 of the Estuary Estates Structure Plan Provisions.

## Is there a set timeframe within which I have to start to build my house?

Yes, the design guidelines state that construction must be complete within two years from the date of obtaining building consent. Landscaping must be completed no later than 12 months following the date of Practical Completion of the dwelling.

## Are there any restrictions as to the landscaping I can do around my home?

Yes, all homes at Mangawhai Central must adhere to the Design Control Guidelines that are in place, which stipulate both the amount and type of landscaping required.

## Do I have to use one of the preferred builders?

There is no requirement to build with one of our build collaborators, however if you don't have a builder lined up, one of our build collaborators would be more than happy to assist.

## Sales Enquiries

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**CENTRAL**

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