



Artist's impression

Embrace the  
coastal lifestyle.

**MANGAWHAI**  
CENTRAL

# MANGAWHAI CENTRAL

Centrally located and just 90 minutes north of Auckland, Mangawhai Central is an exciting new community offering your dream coastal lifestyle.

With tree-lined streets, parks, cycling and walking tracks and a pontoon providing access to the estuary and ocean beyond, Mangawhai Central will be a place that reflects the Kiwi way of living.

**SECTIONS AVAILABLE FROM \$399,000.\***



## Homes under construction.

There's a number of new homes underway in Mangawhai Central. At varying stages from framing to interior painting, we're excited to welcome new neighbours soon.



G.J. GARDNER HOMES



GOLDEN HOMES



PLATINUM HOMES

We proudly collaborate with New Zealand's leading home builders.

Talk to our team about choosing from a selection of beautifully designed home and land options available.

**G.J. Gardner.** HOMES

**STROUD**HOMES

**Alhomes** 

Or, if you prefer to select your own architect and builder, talk to us about available lots and the process of purchasing a section to build your dream home.



\*Section price subject to availability.

10 April 2026  
Artist's impression.

# Central to everything.

As the name suggests, Mangawhai Central lies at the heart of the coastal town, offering an impressive range of amenities, activities and essential services right on your doorstep.



Surf Beach

Mangawhai  
Golf Club

Boat Ramp

Mangawhai  
Activity Zone

Bupa Retirement  
Village  
(future site)

New World

Lil'Whai  
Explorers  
Daycare  
(future site)

Mobil

Bunnings

Tara Iti Golf  
Course

Village  
(5 mins)

# What's happening in Mangawhai Central?



## Welcoming Bupa to Mangawhai

A new Lifestyle Retirement Village is to be developed by Bupa at Mangawhai Central. This great addition supports our vision of a truly multi-generational community, allowing loved ones to live within walking distance to home.

*"Bupa's retirement village and care home will give people confidence that care, connection and support for aging well can be found close to home."*

Pedro Sanchez, Managing Director of Bupa New Zealand



## A growing hub

At Mangawhai Central, everything you need is within easy reach. The commercial precinct continues to strengthen, reinforcing Mangawhai Central as a key regional destination.

A modern New World supermarket, Bunnings, healthcare, café, bar and everyday services are all part of the connected commercial centre - helping to make daily life simpler and carefree.

## Lil'Whai Explorers Daycare coming to Mangawhai Central

No need to drive to daycare - there's a new option coming on site - Mangawhai Central welcomes Lil'Whai Explorers Daycare. The centre will feature thoughtfully designed indoor and outdoor environments that encourage creativity, nature-based play, and meaningful learning.

Lil'Whai Explorers Daycare are set to start construction in late 2026.



## Get active at Mangawhai Central

Progress is underway with the clearing of the future **Gumdiggers Track**, creating a scenic connection for residents and the wider Mangawhai community. This new recreational link is set to become a beautiful place to unwind in nature.



Construction has commenced on the **Mangawhai Central Pontoon** - further strengthening the connection to the water and celebrating the coastal lifestyle that makes Mangawhai so special. Whether it's paddleboarding, swimming, kayaking or fishing - it'll all be a short stroll from home.

# Why Mangawhai Central?



01.

## 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. Choose from generous sites ranging around 500m<sup>2</sup> to over 1,000m<sup>2</sup>. Serviced with wastewater, stormwater, power and fibre.



04.

## Enviably lifestyle

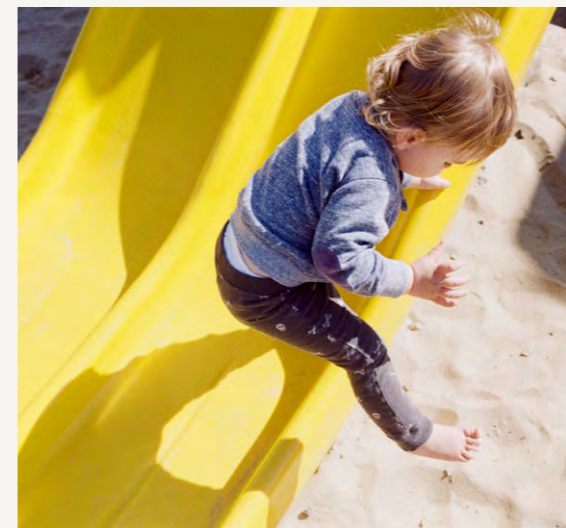
Enjoy a coveted coastal lifestyle with world-class beaches, fishing grounds, golf courses, and community events right on your doorstep.



02.

## 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.



05.

## A vibrant community

Join a growing, multi-generational neighbourhood with approximately 675 new residences plus a retirement village planned, fostering a welcoming, family-friendly environment.

03.

## The best of both worlds

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



06.

## Improved city connections

Enjoy convenient access to Auckland's CBD in about 90 minutes, and the centre of Whangarei within about an hour's drive. The new Ara Tūhono Pūhoi to Warkworth Motorway extension brings Auckland closer than ever, with faster, safer and more reliable journeys.



# Masterplan

SELLING NOW  
NEXT RELEASE  
COMMERCIAL

PARK

FUTURE STAGES

PARK

SELLING NOW

GUMDIGGERS TRACK

PARK

LINEAR PARK

PARK

PONTOON

WALKING TRACKS

ESTUARY

TO THE BEACH

COMMERCIAL HUB

LIL' WHAI EXPLORERS DAYCARE

TO THE VILLAGE

BUPA RETIREMENT VILLAGE

NORTHBASE

BUNNINGS WAREHOUSE

MOBIL

World-class coastline is just minutes away from these sections. From surf at Mangawhai Heads to kayaking the estuary or fishing the Hen & Chicken Islands.



## Something for everyone.



### Downsizers

Downsize to low-maintenance living with walkable amenities. Build your home moments from village cafés, services, the estuary and native bush walks.

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### Growing Families

Close to schools and nature, Mangawhai Central is ideal for families seeking convenience, space and a modern coastal lifestyle.

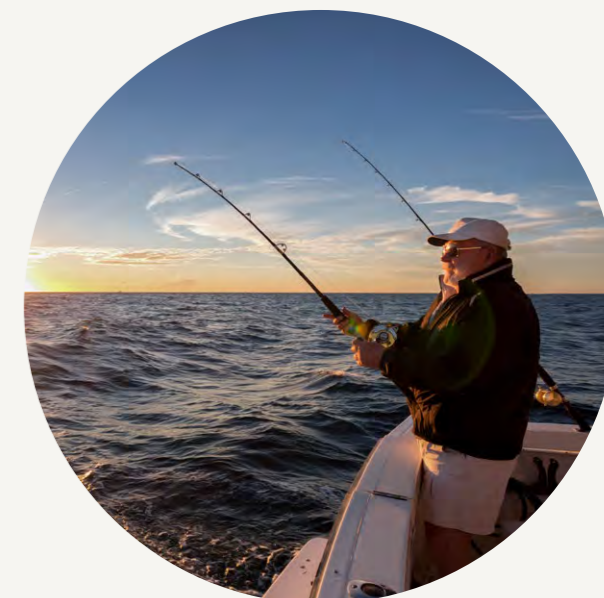
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### A Coastal Investment

Create your dream coastal retreat close to surf beaches, boating, fishing and golf. Enjoy weekends, family time and the best of Mangawhai living.

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Artist's impression.

## Building at Mangawhai Central.

Building your dream home at Mangawhai Central is easier than you think. You can choose to work with one of our trusted build collaborators, or design your new home with an architect of your choice.

### OUR BUILD COLLABORATORS

G.J. Gardner. HOMES



Alhomes

#### STEP 1. Choose a build collaborator or section

We've made it easy by collaborating with reliable, experienced builders. Take your time to explore the range of homes and select a builder who understands your needs, budget, and style preferences.

Alternatively, you can purchase a section and select your own architect and builder.

#### STEP 2. Prebuild process

Once you've selected your builder, they'll guide you through the design phase, making sure every detail aligns with your vision. In order to protect the vision of our high-quality development, we've developed Design Control Guidelines to assist you in the design phase. Together with your builder, you'll finalise plans, choose finishes, and establish a timeline that works for you.

#### STEP 3. The build

Your builder will manage the construction process, on terms agreed between you and your builder, to ensure everything is built to your specifications and that you're kept up to date with progress.

#### STEP 4. Final handover

When your home is ready, you and your chosen builder will arrange a final inspection and handover. This will be an opportunity for a detailed inspection to ensure everything is in perfect condition.



# Frequently asked questions

## Where is Mangawhai Central located?

You'll find us in the centre of Mangawhai, just off Molesworth Drive - easily accessible from both Mangawhai Heads and Mangawhai Village.

## 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.

## How big are the sections?

Sections range from around 500m<sup>2</sup> to over 1,000m<sup>2</sup> - with wastewater, stormwater, power and fibre connection available at the boundary (no reticulated gas). Lot owners are required to provide 50m<sup>3</sup> of water storage (anticipated to be 2 x 25,000L tanks) on each Lot for potable water.

## What amenities are included in the Mangawhai Central Masterplan?

The Masterplan includes public parks and the restoration of the Gumdiggers Track with a brand new pontoon, offering plenty of space for outdoor recreation and relaxation. The nearby Mangawhai Activity Zone, just 1.5 km away, offers a playground, skate park, sports fields, and picnic areas - keeping you close to community.

## 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, community rules and protecting your investment.

## 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, the property cannot be unit titled or subdivided under current planning rules. Non-standard designs would be considered on a case-by case basis by the Mangawhai Central Design Committee and (separately) by the local council and the statutory planning rules.

## 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 council 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.

## Who is responsible for building the individual lot driveways?

The lot owner will be responsible for the construction of their driveway, vehicle crossing and obtaining the relevant statutory consents and approvals. Provision has been made within the road design for a suitable vehicle crossing location for each lot. Driveways must adhere to the Design Control Guidelines.

## Can I park my boat, campervan, or trailer on site?

Boats, trailers, or a campervan must be parked in a driveway or specific campervan park approved by the design committee.

Disclaimer: This document is intended to provide helpful information about Mangawhai Central to potential purchasers and may be updated from time to time without notice. While we've taken care to ensure accuracy, it is not legal advice and no reliance may be placed on it for any purpose. We strongly encourage all purchasers to seek independent advice before entering into a Sale and Purchase Agreement, including to verify any of the matters discussed in this document.

## How long does it take to get to Auckland?

Mangawhai Central is less than 90 minutes from Auckland CBD and about an hour to Whangārei. The nearby Ara Tūhono Warkworth to Te Hana motorway extension will provide fast, safe, and reliable motorway-grade access, making commutes, day trips, and weekend getaways easier than ever. Ara Tūhono - Warkworth to Te Hana is currently in procurement. NZTA expects to commence detailed design and construction by the end of 2026. Read more at [www.nzta.govt.nz](http://www.nzta.govt.nz).

## Are there any schools nearby?

Yes, Mangawhai Central is well positioned near Mangawhai Beach School (2km) and Mangawhai Hills College (under 5km).

## 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.

## Want to know more?

Visit our website at [mangawhaicentral.nz](http://mangawhaicentral.nz) for more information and contact details.





Sales Suite located on Eagle Ray Road, Mangawhai (opposite Bunnings).

## ENQUIRE

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.

Talk to our team about securing your preferred section.

**Sarah Dyer**

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MACKYS REAL ESTATE LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

**Richard Bull**

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AUCKLAND CITY REALTY COMMERCIAL  
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All information is provided in good faith and is subject to change as the development progresses and relevant approvals are confirmed.

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