



Information memorandum

SANDSPIT
1334 Sandspit Road

Prepared by Mackys Real Estate Ltd
October 2025

Sandspit Holiday
Park

BAYLEYS





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The opportunity

Mackys Real Estate Ltd is pleased to offer 1334 Sandspit Road for sale by way of Tender closing 4pm, Thursday 4th December 2025 (unless sold prior)

This premium destination has captivated regular visitors with its sandy waterfront and mature bush backdrop since the 1930's.

Sandspit Holiday Park is a long held waterfront property located on the north-facing beachfront of Sandspit, the gateway to Kawau Bay. The property offers a diverse range of accommodations including cabins, campsites, semi-permanent holiday caravans, and privately owned baches, each contributing to a stable revenue stream.

An opportunity lies in securing this expansive residential-zoned property for future development while benefiting from the immediate income stream. The zoning invites you to create a family legacy property that can be cherished for generations with park like grounds and elevated platforms. Alternatively, further the current owner's exploration into commercial expansion, such as boat dry-stack storage, valet services, maintenance, and potentially constructing apartments or townhouses on the waterfront, capitalising on the close proximity to Sandspit Wharf and Marina.

Two generations have proudly developed this premium waterfront property into a successful holiday park. The opportunity awaits for you to take the helm and create the next family legacy.

Please do not hesitate to contact a member of the project team in regard to any aspect of the content included in this document or to arrange a viewing of the property.

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Executive summary

A long-established holiday park on the Sandspit waterfront with a north facing outlook and annual revenue of \$1,001,172pa.

Operating as a much loved and visited holiday park and campground since the 1930's by two generations of the same family, now offered to the market with scope to further the current operation or capitalise on the residential zoning in a premium waterfront position.

The property



Property address

1334 Sandspit Road, Sandspit



Gross Revenue

\$1,001,172.00 (2025 draft accounts)



Legal description & record of title

Part Allotment 23 Parish of Mahurangi
NA878/220



Freehold going concern

Sandspit Holiday Park



Floor area

1,570sqm



Occupancy

Mixed schedule including:
Privately owned cabins (12 month land lease)
Casual holiday makers
Boat parking



Land area

Estimated 4.14 hectares



Car parking

Extensive boat and car parking



Zoning

Large Lot Residential

The sale process



Method of sale

For Sale by Tender
(unless sold prior)



Closing date

4pm, Thursday 4th December 2025

Key highlights

- North facing waterfront setting on Sandspit beach
- Mix of flat lawns, mature bush and elevated platforms
- Long established holiday park with Gross Revenue of \$1,001,172 pa
- Residential zoning that could allow for development or the creation of a substantial coastal property
- Opportunity to further explore a mix of commercial and residential development



Investment highlights

- | | |
|---|--|
| <p>01 Established business
In operation since the 1930's, The Sandspit Holiday Park currently returns circa \$1,001,172.00 pa.</p> <p>02 Waterfront
A long waterfront boundary onto Sandspit Beach with the marina and wharf across the road.</p> <p>03 Outlook
North facing outlook into the Sandspit Harbour up to Mount Tamahunga</p> | <p>04 Zoning
Residential zoning invites the creation of a premium waterfront lifestyle property with beach access, mature bush and elevated platforms with stunning views .</p> <p>05 Location
Under an hour from Auckland City, Sandspit is centrally located between Matakana, Snells Beach and Warkworth</p> <p>06 Development opportunities
Continue the current owners exploration into a mix of commercial marine based development alongside coastal holiday homes</p> |
|---|--|

Property features and assets



Key	Detail
1	Office/convenience store
2	On-site managers accommodation
3	Facility block – kitchen and bathrooms/showers
4	BBQ rotunda and picnic benches
5	Leased long term boat parking
6	Privately owned cabins – 12 month land leases in place
7	Potential building platforms and current septic fields
8	Privately owned caravan sites with 12 month land leases in place



The property

Sandspit Holiday Park is an esteemed coastal destination, renowned for its captivating sandy waterfront and mature bush backdrop, attracting visitors since the 1930s. Positioned on the north-facing beachfront of Sandspit, this property serves as a strategic gateway to Kawau Bay, combining natural allure with investment potential.

INVESTMENT HIGHLIGHTS

Diverse Accommodation Portfolio: The park offers a comprehensive range of accommodations, including cabins, campsites, semi-permanent holiday caravans, and privately owned baches. These varied options maintain a reliable revenue stream, providing a solid financial foundation.

Growth and Development Potential: This residential-zoned property offers a unique opportunity for strategic development. Investors have the option to create a family legacy estate with park-like grounds and elevated platforms, or to explore commercial expansions such as boat dry-stack storage, valet services, maintenance facilities, and waterfront residential developments.

Legacy and Strategic Positioning: Having evolved over two generations into a successful holiday park, the property is well-positioned for future growth. Its proximity to Sandspit Wharf and Marina enhances the potential for commercial activities, balancing tradition with modernity.

Property assets	
Shop/office	Reception area for key drop off/pick up, coffee and convenience store, onsite management office
Facility block	Women's and men's showers and toilets. Communal kitchen and dining area for up to 26 guests with covered veranda.
Laundry	Laundry block with washing machines and dryers
Accommodation	52 semi permanent holiday caravans 17 privately owned baches 20 cabins available for nightly rental 48 casual campsites
Water and Septic	Water supply via 70 foot bore supplying 2 large water tanks Recently upgraded and new underground dripper field installed.
Amenities	Rotunda with multiple communal BBQ's and picnic tables plus playground and watercraft equipment.



— Auckland Council land — Holiday Park Boundary
boundary lines indicative only

Sandspit Holiday Park

DETAIL	DATE	COMMENT
Annual Income	2025 - \$1,001,172 2024 - \$903,884	Provided by the vendors from 2025 draft accounts.
Income from assets	Nightly rental Annual charge 1 st July Annual charge 1 st October Annual charge 1 st October	20 cabins for nightly rental 17 privately owned baches with 12 month land lease 52 privately owned caravans with 12 month land lease Boat parking - \$1,000 per year for residents \$2,500 per year for Kawau Island residents
Staff	6 staff on a full and part time basis	Full time manger overseeing daily operations (includes accommodation) Park time staff for front of house support 3 X cleaners on a permanent and part time basis Dedicated groundskeeper permanent part time
Council land lease		Lease in place between Sandspit Holiday Park and Auckland Council for the use of the council land as part of the operating holiday park.



Jetty and swimming pontoon

Future development

DETAIL		DESCRIPTION
Zone	Large lot residential	The property invites the creation of a large legacy property with a beach front boundary, elevated platforms and flat usable land at the entrance to Kawau Bay – a waterfront playground. Refer to the Auckland Council definition and regulations for detail: https://unitaryplan.aucklandcouncil.govt.nz
Infrastructure	Septic system	Onsite wastewater treatment system in place. System was recently upgraded to increase capacity and was relocated midway up the hillside to remove it from the flat campground area.
	Water supply	Water is supplied by a 70-foot bore supplying two large water tanks midway up the hill. Water is filtered and pump has had regular maintenance and repair.
Building areas	Large flat waterfront and elevated platforms	The property offers a wide scope of development options with the large flat campground and waterfront area ideal for redevelopment . An elevated area behind the campground provides options for development with elevated north facing views.
Long term development		The vendors have collated thoughts on potential commercial development including dry stack boat storage with boat valet and servicing to compliment the neighbouring wharf and marina. Potential development of waterfront with townhouses/apartments with the long term idea of creating a private gated community. <i>NB. The vendor has not sought legal or council advice on the viability of these plans.</i>



Managers accommodation



Managers accommodation



Managers accommodation

The location



Location features

1. Brick Bay
2. Sandspit Marina
3. Sandspit Wharf
4. Tawharanui Peninsula
5. Snells Beach

Sandspit, located near Warkworth, is a picturesque coastal area known for its serene environment and vibrant boating community.

This small seaside settlement is situated at the edge of a large estuary fed by the Matakana River, making it a gateway to Kawau Bay and the wider Hauraki Gulf. The area is popular for its stunning waterfront, outdoor recreational activities, and a thriving boating culture



Accessibility

Centrally located between Warkworth, Snells Beach and Matakana, Sandspit is under an hour from Auckland central.



Sandspit Marina

The Sandspit Marina offers approximately 131-134 berths, catering to vessels ranging from 12-18 metres.



Amenities

Sandspit is a key boating destination with the Sandspit Marina and Wharf providing easy boat launching into Kawau bay and ferries to Kawau Island.



Prime frontage

North facing, The Sandspit Holiday Park is positioned on the sandy beach with walking tracks connecting the area to Brick Bay and Snells Beach



Legal description and zoning

Record of title	NA48C/38		
Legal description	PART ALLOTMENT 23 PARISH OF MAHURANGI		
Tenure	Freehold		
Rating valuation (1st May 2024)	Land value	\$6,000,000	
	Improvements	\$1,750,000	
	Capital value	\$7,750,000	
Local authority	Auckland		
Zoning	Residential Large Lot Zone		

Zoning

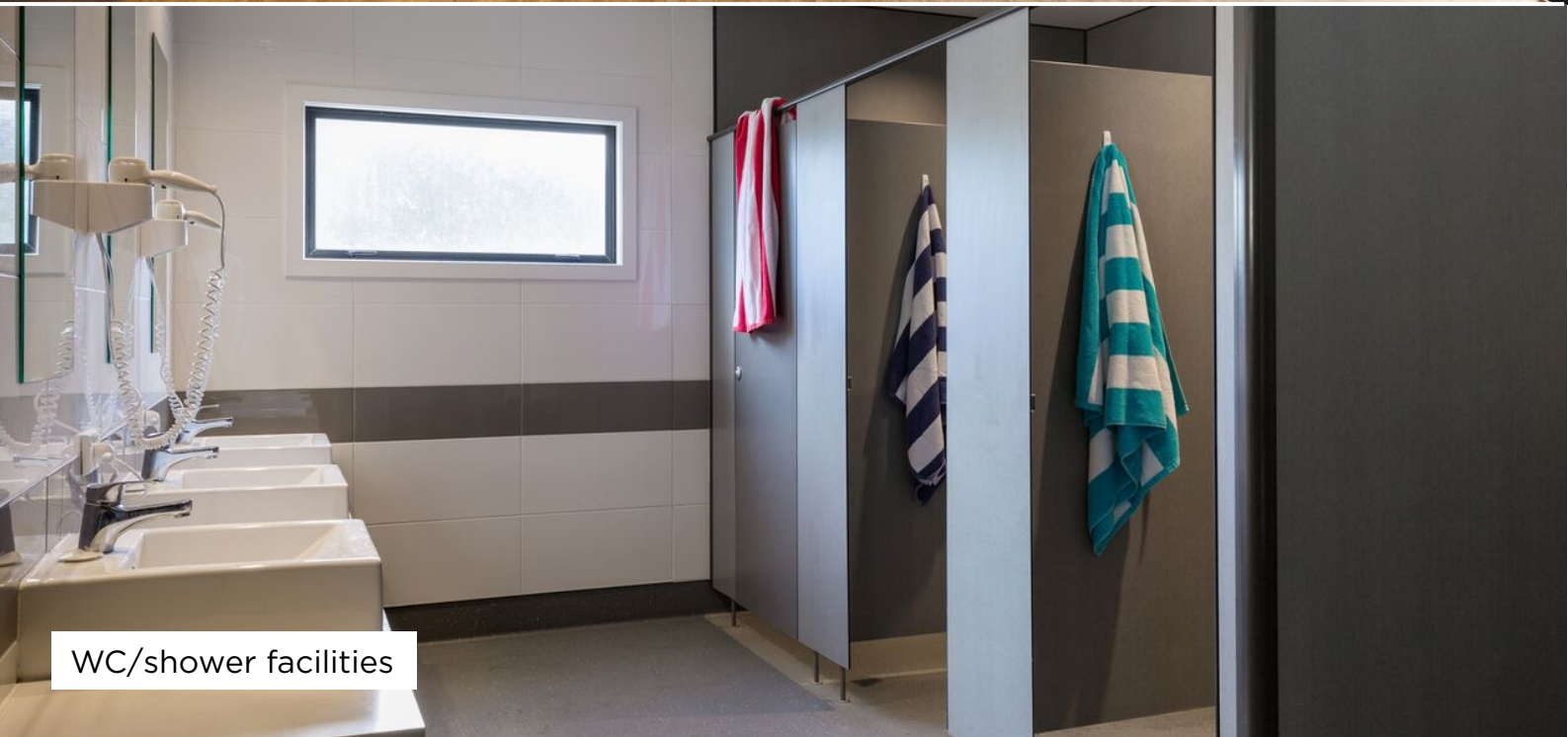
Allows for lower-density housing on large properties on the urban fringe, focusing on maintaining the existing spacious landscape character, natural features, and managing potential environmental effects. Key requirements include larger minimum site sizes, restrictions on building coverage, limited impervious surfaces, and a maximum building height of 8 metres.



Campground office and convenience store



Communal kitchen/dining



WC/shower facilities



Covered dining area off kitchen



Communal BBQ rotunda and dining



Holiday park laundry



Waterfront cabin



Waterfront cabin



Waterfront cabin

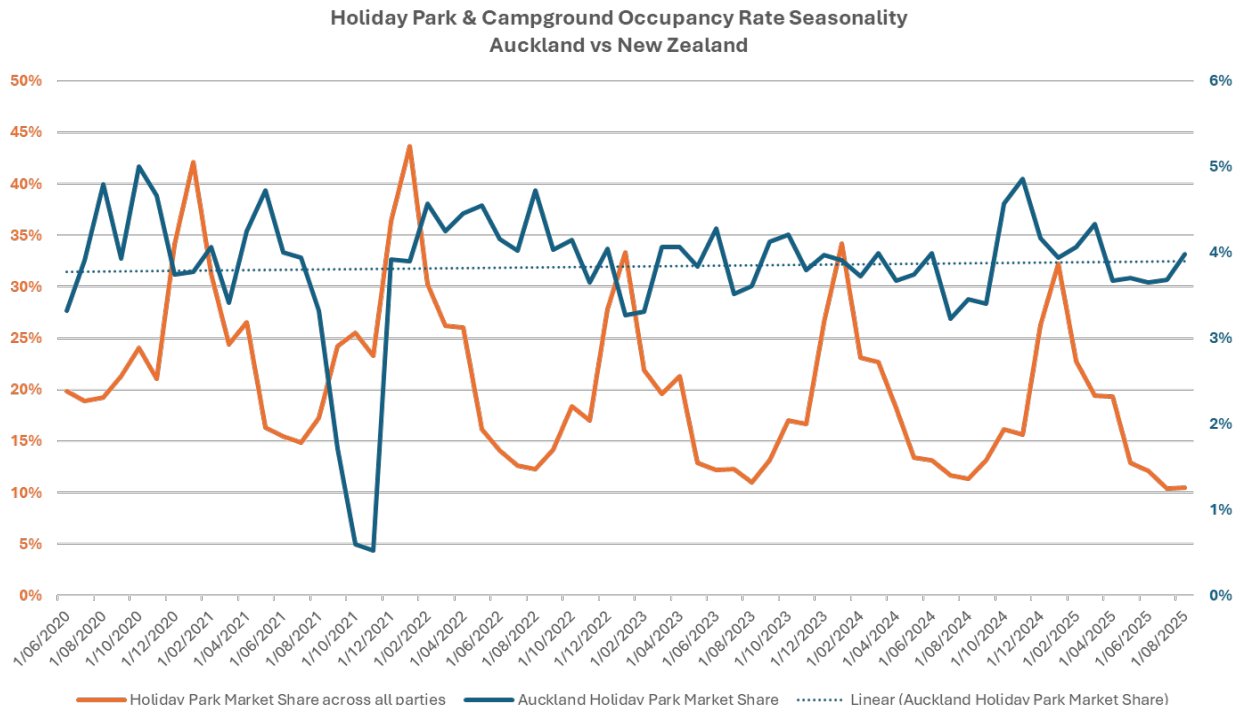
Industry Overview

New Zealand's tourism sector has entered a strong recovery phase, with 2025 marking the most robust rebound since borders reopened. Visitor arrivals and guest nights continue to rise, driven by both international tourism and resilient domestic travel. As of January 2025, New Zealand's holiday park sector recorded 9.5 million guest nights—7.2 million domestic and 2.3 million international—representing nearly 25% of all commercial guest nights nationwide. Occupancy rates have remained consistently strong from 2020 to 2025, reflecting stable demand and efficient capacity use. With a broad regional distribution, holiday parks form a vital component of New Zealand's accommodation market.

The Auckland region plays a pivotal role in this performance. As New Zealand's largest inbound gateway, Auckland drives consistent leisure and short-stay visitation, particularly from domestic travellers seeking affordable, nature-based getaways within a few hours of the city. This proximity underpins occupancy and repeat visitation for coastal destinations like Sandspit. With cost-conscious travellers prioritising accessible, family-friendly options, the holiday park sector is benefiting from stable year-round use and renewed international bookings.

Looking ahead over the next two years, New Zealand's tourism outlook remains positive. Continued growth in arrivals, combined with strong domestic participation and increasing demand for outdoor, self-contained accommodation, positions the holiday park sector as one of the most resilient and high-performing within the accommodation market.

For investors, Sandspit Holiday Park offers immediate income from an established business and clear future upside. With resource consents already in place for 15 additional units, there is scope to expand capacity and enhance yield. Its freehold coastal location near Auckland provides both operational stability and long-term capital appreciation potential within a strengthening regional tourism economy.



Source: <https://teic.mbie.govt.nz/>

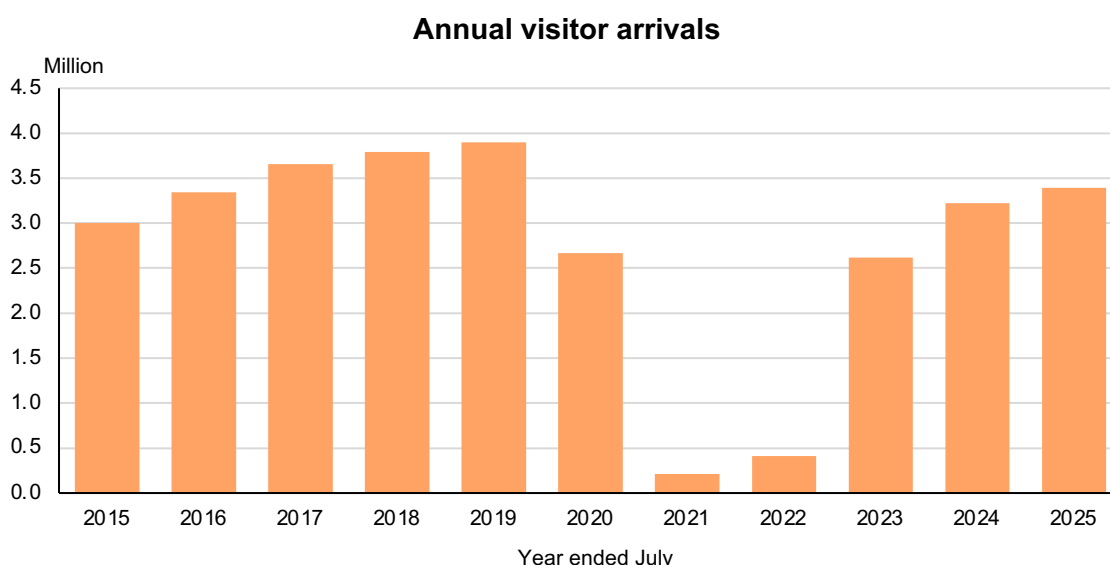
New Zealand Tourism Sector

New Zealand's tourism and hospitality market is entering a new phase of growth and renewed confidence after several years of uncertainty. While operators have faced challenges with fluctuating demand and rising costs since the pandemic, sentiment across the sector is now strengthening. Hotel performance data shows steady improvement in occupancy and revenue, signalling that the recovery is well underway and market fundamentals are returning to form.

Tourism New Zealand's 2024-2028 strategy anticipates that about NZ\$3.5 billion of this extra spend will be generated in off-peak months, signalling a deliberate push to spread demand across the calendar and reduce reliance on the traditional summer high season. Recovery is supported by increasing international air capacity, strong marketing in key markets such as Australia, China and the United States, and government initiatives like the Tourism Growth Roadmap and Tourism Boost funding, which aim to lift infrastructure capacity and sustainability standards.

The outlook is highly positive. Major events such as SailGP's return in January and the opening of the One New Zealand Stadium in Christchurch in 2026 will attract strong domestic and international visitation. The government's \$70 million, two-year tourism stimulus package will further energise the sector, supporting the return of world-class events and global artists.

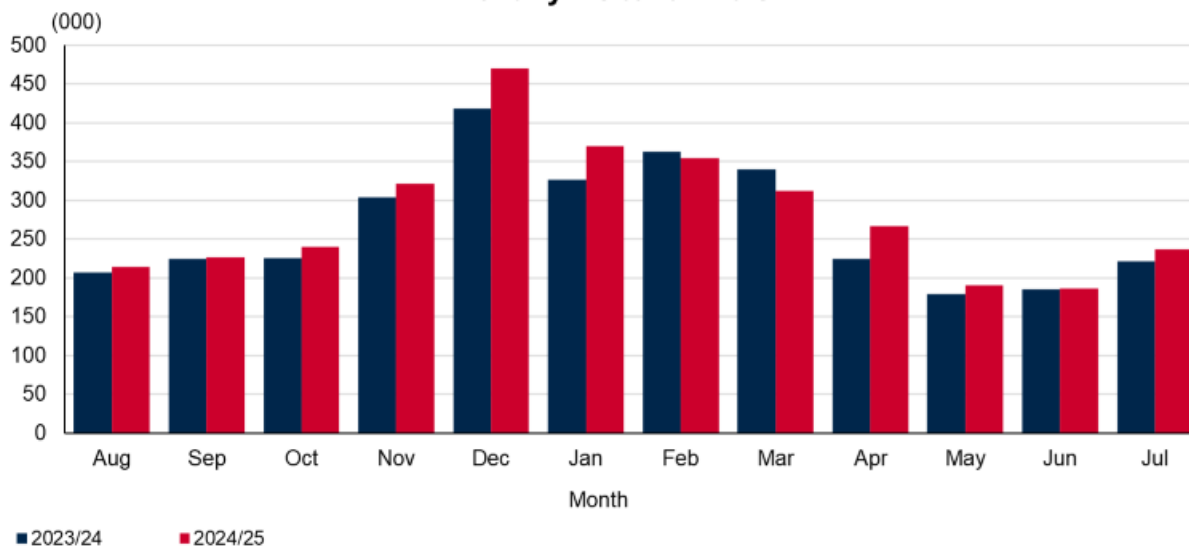
A significant milestone will be the opening of the New Zealand International Convention Centre, forecast to attract 33,000 conference visitors annually and contribute around \$90 million in new economic spending each year. With renewed confidence, improving performance metrics, and growing international interest, New Zealand's hospitality and tourism market is well positioned for sustained expansion—presenting a timely and compelling opportunity for investors seeking stable, long-term returns in a sector poised for continued growth



Source: Stats NZ

What's happening in the tourism sector

Monthly visitor arrivals



Source: Stats NZ

Region of residence							
			Year ended July			Change	2024-25
	2021	2022	2023	2024	2025	Number	Percent
Oceania	174,590	300,924	1,377,362	1,483,785	1,623,891	140,106	9.4
Asia	10,525	33,839	392,827	711,897	740,821	28,924	4.1
Europe	13,095	34,047	359,945	406,446	443,128	36,682	9.0
Americas	8,474	28,980	375,407	464,585	481,183	16,598	3.6
Africa and the Middle East	2,804	5,319	45,116	49,420	44,431	-4,989	-10.1
Not stated	3,625	10,807	66,373	105,225	56,580	-48,645	-46.2



The sale process

1334 Sandspit Road, Sandspit is being offered for sale by way of Tender (unless sold prior) closing on Thursday, 4th December 2025 at Bayleys Warkworth, 41 Queen Street, Warkworth.

To assist purchasers with their assessment of the offering an online due diligence data room is available.
propertyfiles.co.nz/1271287

If you have any questions regarding the content included in this document or to arrange a viewing of the property, please do not hesitate to contact us:

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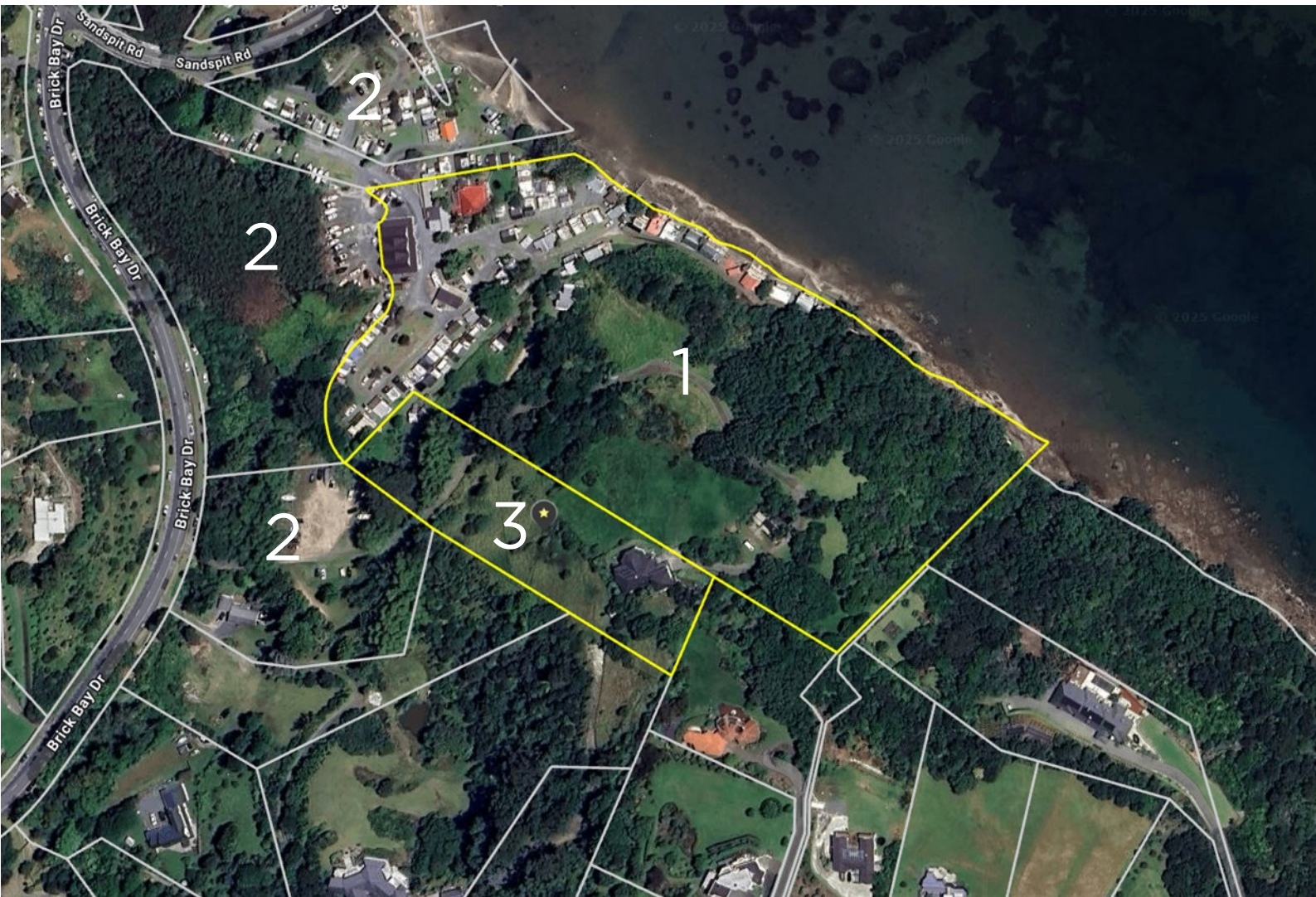
eddie.rizarri@bayleys.co.nz

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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property.

Appendices

Satellite boundary view



Key	Property
1	Sandspit Holiday Park freehold title for sale
2	Auckland Council land leased by Sandspit Holiday Park
3	Not part of the property for sale



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA878/220**
Land Registration District **North Auckland**
Date Issued 17 June 1947

Prior References
NA771/267

Estate Fee Simple
Area 4.1480 hectares more or less
Legal Description Part Allotment 23 Parish of Mahurangi
Registered Owners
Brian Philip Morrison, Vanessa Anne Morrison and McPherson and Coombe Trustees Limited

Interests

12058 Order in Council imposing Building Line Restriction - 30.4.1947 at 10.00 am

Subject to rights of way over parts marked F & N, rights to convey electricity over parts marked I, M & N, rights to convey telecommunications & computer media over parts marked M & N and drainage over parts marked F, G & H on DP 390452 created by Easement Instrument 7658082.4 - 14.12.2007 at 9:00 am

Appurtenant hereto are rights of way, rights to convey electricity and drainage created by Easement Instrument 7658082.4 - 14.12.2007 at 9:00 am

Some of the easements created by Easement Instrument 7658082.4 are subject to Section 243 (a) Resource Management Act 1991

9430110.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation as a natural hazard - - 17.6.2013 at 7:00 am

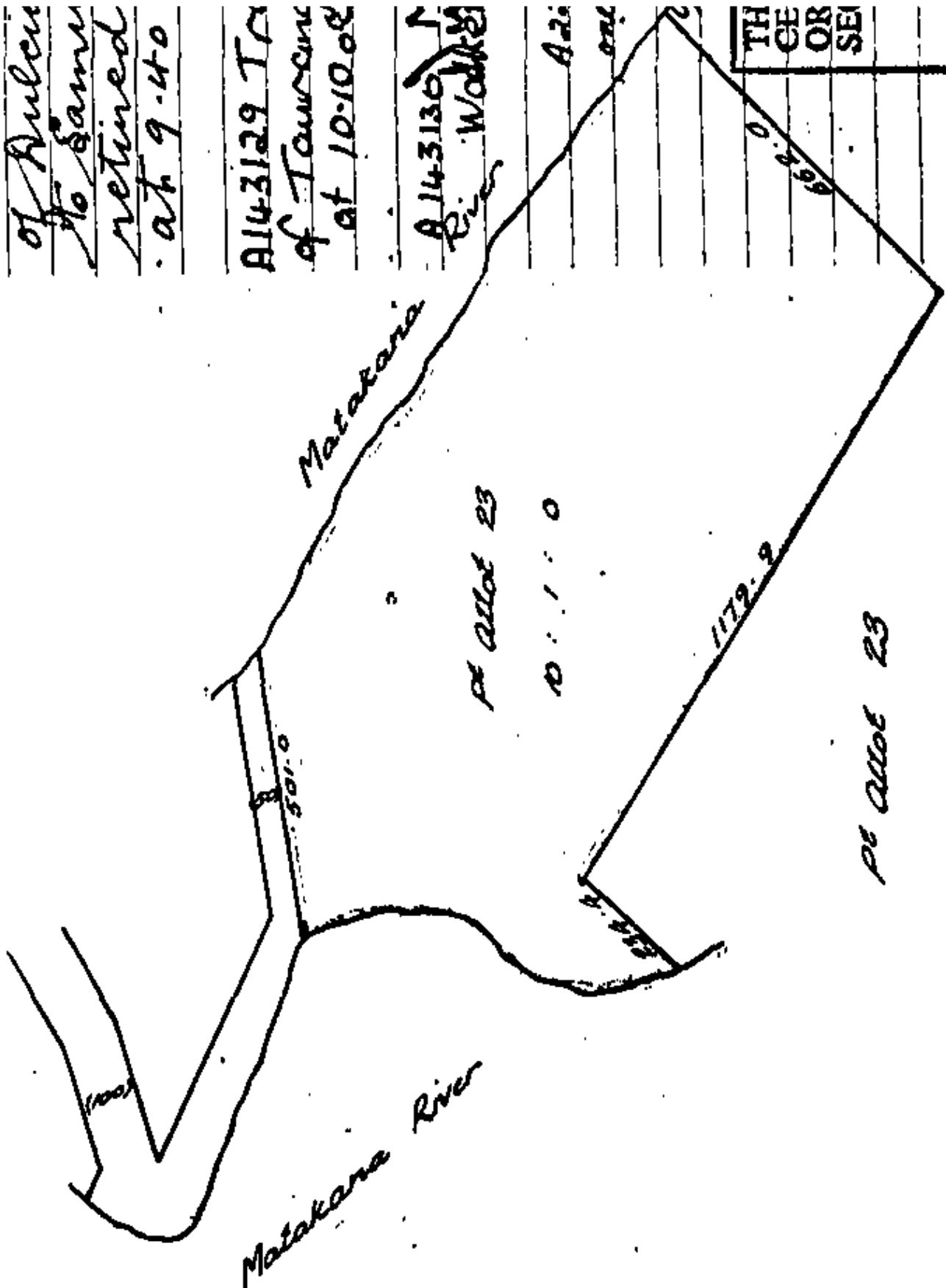
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Our full-service offerings



Bayleys Valuations

- Provides valuation services across all property sectors for mortgages, financial reporting, and strategic decisions.
- Key services: current market valuations, rental and insurance valuations, and portfolio strategies.
- Renowned for professionalism and market expertise.



Bayleys Building Consultancy

- Offers expert building surveying services to optimise property performance.
- Key services: technical due diligence, premises condition reports, development monitoring, and contract administration.
- Focuses on tailored, innovative solutions for property optimisation.



Bayleys Residential Projects

- Specialises in comprehensive support for residential developments, including market research, pricing strategies, and master plan assessments.
- Expertise in off-plan and new developments to ensure competitiveness in changing markets.
- Provides tailored solutions to optimise returns and minimise risks.



Bayleys Property Services

- Expert management solutions across property sectors, enhancing tenant satisfaction and asset performance.
- Key services: property management, facilities and risk management, financial management, and corporate occupier services.
- Emphasises seamless management for landlords and tenants.



BUPE

- Focuses on commercial property management in retail, office, and industrial sectors.
- Key services: financial management, rent and OPEX collection, maintenance, and leasing.
- Over 30 years of market-leading expertise in tailored asset management.



MaxCap Group

- Leading commercial property finance specialist, offering funding for investments and developments.
- Joint venture with Bayleys and Forsyth Barr, leveraging global and local expertise.
- Services: investment property finance, project underwriting, and capital raising.



Vega

- A commercial brokerage specialising in tailored financial solutions for property funding and business acquisition.
- Partnered with Bayleys to provide seamless financing options through a diverse lender network.
- Services range from small-scale loans to complex development financing exceeding \$100M.

Get in touch with your agent, who will ensure you're referred to the most suitable expert for your specific needs.

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