



Information Memorandum

Matakana
362 Matakana Valley Road

Prepared by Mackys Real Estate Ltd
AUGUST 2025

BAYLEYS

THE MILL
MATAKANA

Discover a rare commercial opportunity in Matakana; a split-risk, holding income diversified property with an approved Resource Consent for further development. The Mill is a highly regarded local landmark with significant add-value potential. Located minutes from North Auckland's vibrant artisanal village, this property offers exceptional growth prospects in a thriving market.



CONTENTS

The Opportunity	04
Executive Summary	06
Property Highlights	08
Legal Description and Zoning	10
Asset Overview	11-14
Photo Gallery	15-16
The Location	17
Matakana Tourism and Opportunity	18
The Sale Process	19
Appendices	20



THE OPPORTUNITY

Bayleys in the North is pleased to offer The Mill, at 362 Matakana Valley Road Matakana for sale by negotiation.

Presenting 362 Matakana Valley Road, The Mill, a landmark fee simple landholding measuring 2.6672 hectares (more or less) with established tenancies and an approved Resource Consent for future development.

Just under an hour from Auckland's CBD, the sale of the historic Matakana Mill offers a unique opportunity in a thriving market. For investors, developers and visionaries alike, this is more than just a chance to own a piece of local heritage; it's an investment in the area's transformation into one of New Zealand's premier artisanal and tourist destinations.

Lying just 45 minutes north of Auckland's CBD, within the suburb of greater Warkworth, Matakana Village is situated at the heart of a wider region experiencing significant growth.

The 2.6672 hectare (more or less) property includes established tenancies comprised of yards, manufacturing warehouses, offices and one residential tenancy. The property is zoned Rural Production with multiple entranceways on Matakana Valley Road and a commercial water supply consent.

There are additional vacant yards/buildings that could provide immediate further income, plus a Resource Consent in place to build 10 artisanal, manufacturing and retail units.

Benefitting from a picturesque rural setting minutes from Matakana Village and substantial development potential, the Mill is a key asset in Matakana's dynamic growth and transformation into a leading commercial and artisanal hub.

Matakana is home to boutique shopping, galleries, cafes, restaurants, wine bars and a cinema complex. The village is centrally located between Warkworth, Omaha/Point Wells and connects easily under an hour to fast growing Mangawhai in the north. An easy 45 minute drive north of Auckland, Matakana Village is a truly unique experience.

Please contact a member of the project team regarding any aspect of the content included in this document or to arrange a viewing of the property.

Chris Blair

Director

021 314 412 | chris.blair@bayleys.co.nz

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

Dahnie Burton

Broker

021 628 327 | dahnie.burton@bayleys.co.nz

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



Boundary lines indicative only

EXECUTIVE SUMMARY

THE PROPERTY



Property Address

362 Matakana Valley Road
Matakana



Record of Title

433045



Legal Description

PT Allot 51 PSH of Matakana SO 1044
Sec 1 SO 400726



Zoning

Rural Production Zone



Land Area

2.6672 hectares (more or less)



Floor Area

530sqm (more or less)
multiple buildings

KEY HIGHLIGHTS

- Land and buildings for sale as a fee simple title
- 530sqm (approx) of floor area consisting of multiple established tenancies.
- Prime road front Matakana location with multiple entranceways.
- Resource Consent in place for 10 artisanal manufacturing, retail units, practical completion required May 2029. Refer page 13 for further details.
- Resource Consent for water and land use (operational) expiring 31 May 2054. Refer page 14 for further details.
- Established tenancies returning \$300,988.23 plus GST if any. Refer page 10 for further details.
- The property enjoys registration as an operating sawmill and the benefits that this brings.
- 3 phase power supply

www.bayleys.co.nz/1271153

www.propertyfiles.co.nz/1271153

An aerial photograph of Matakana Village, showing a mix of industrial and residential areas. In the center, there's a large industrial yard with a prominent building with a rusty corrugated metal roof, surrounded by various materials and vehicles. To the left, there's a smaller area with a red-roofed building and a paved area. In the foreground, there are several smaller buildings, including one with a green roof and another with a white roof, along with a boat on a trailer. The village is bordered by lush green trees on the left and a winding road on the right. The background shows rolling green hills under a clear sky.

Matakana Village



PROPERTY HIGHLIGHTS

OFFERING

A historic Matakana property on 2.6672 hectares (more or less) just minutes from the village centre with a long road frontage position for great exposure. The property currently returns \$300,988.23 plus GST if any per annum with scope to generate immediate further income and a Resource Consent in place to construct 10 additional units .

LOCATION

The Mill is located at 362 Matakana Valley Road, a key roadway connecting Matakana, Pakiri and Whangaripo, Wellsford and on to fast growing Mangawhai Heads. The western boundary of the property follows Matakana Valley Road, with six road access points, and the eastern boundary follows the path of the Matakana River. The two neighbouring properties are a large lifestyle block and a working farm.

SURROUNDING AREA

Matakana Village is the thriving hub for the surrounding areas including Pakiri, Whangaripo, Omaha and Point Wells. The recently extended FourSquare and PO Box hub are the key service points for these areas. The area is well supported by a constant influx of both national, International visitors throughout the year and a growing permanent residential population.

PROXIMITY AND CONNECTION

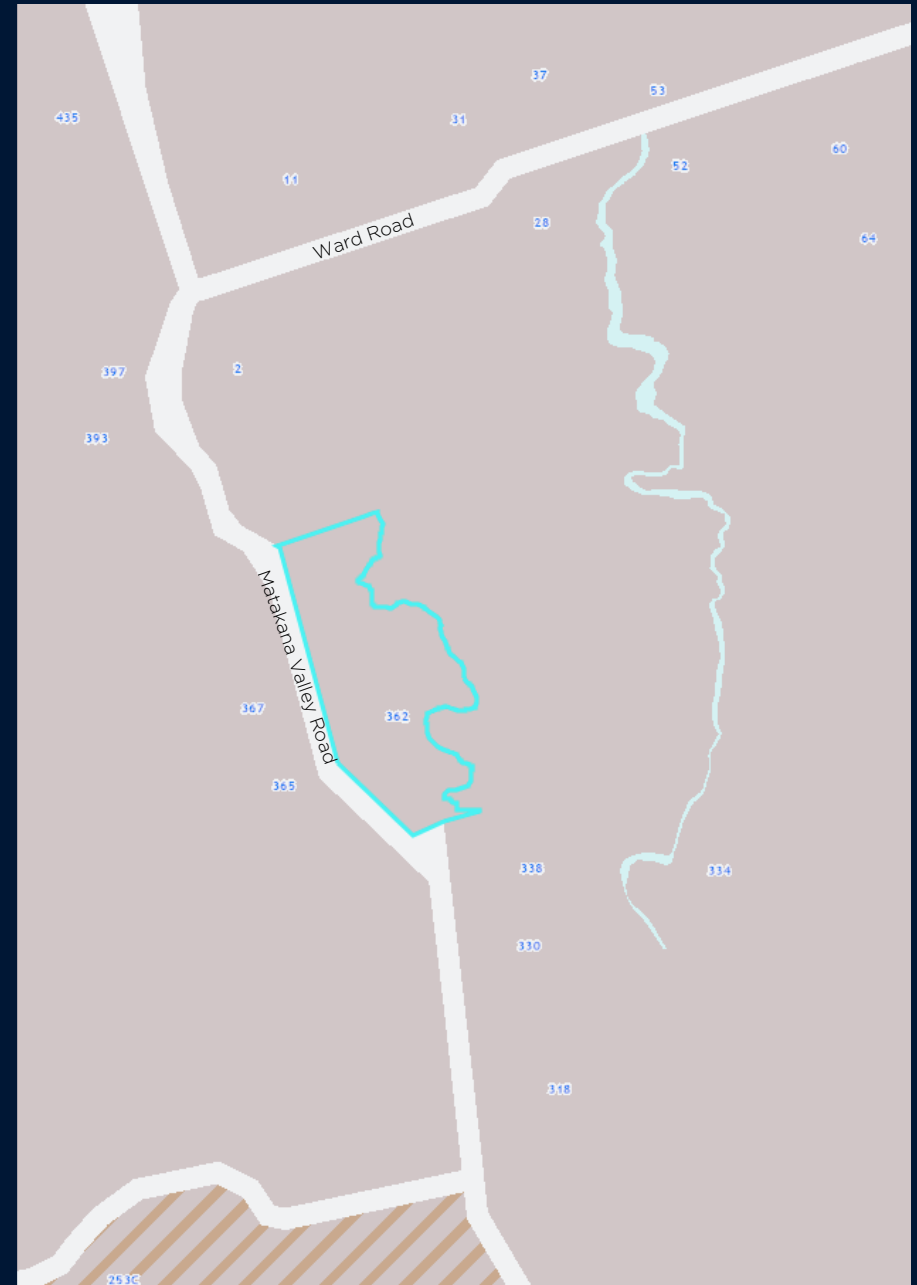
Matakana is centrally located between Warkworth, Leigh and Mangawhai Heads. Easy access to Auckland via the Matakana Link Road and State Highway 1 extension in Warkworth make this a convenient location just under 45 minutes from Auckland's CBD





LEGAL DESCRIPTION AND ZONING

Record of Title	433045
Legal description	Pt Allot 51 PSH of Matakana SO 1044 Sec 1 SO 400726
Tenure	Freehold
Rating Valuation	Land Value \$1,400,000 Improvement Value \$2,100,000 Capital Value \$3,500,000
Local Authority	Auckland Council
Land Area	2.6672 hectares (more or less)
Floor Area	530sqm (approximate only and excluding outbuildings)
Zoning	Rural Production Zone with existing use rights
Registration	The property is registered as an operating sawmill.



ASSET OVERVIEW - TENANCY LOCATIONS



YARD 1	TENANTED
YARD 2	TENANTED
YARD 3	TENANTED
YARD 3A	VACANT
YARD 4A	TENANTED
YARD 4B	VACANT
YARD 5	TENANTED
YARD 6	TENANTED
RESIDENTIAL	TENANTED
TOTARA	TENANTED
RPLMT SHED 1	TENANTED
STGE SHED, YARD 8 AND KILN	TENANTED
OFFICE	TENANTED
YARD 7A	FUTURE DEVELOPMENT SITE
YARD 7B	FUTURE DEVELOPMENT SITE

Boundary lines indicative only

ASSET OVERVIEW - TENANCIES

CURRENT TENANCIES	INCOME(PLUS GST IF ANY)
YARD 1	\$16,493.99
YARD 2	\$8,046.08
YARD3	\$32,000.00
YARD 4A	\$20,000.00
YARD 5	\$24,398.00
YARD 6	\$11,799.00
RESIDENTIAL	\$22,369.00 (GST exempt)
TOTARA	\$43,037.04
REPLACEMENT SHED 1	\$57,854.12
STORAGE SHED, YARD 8, KILN	\$65,000.00

The current tenancies return \$300,998.23 (plus GST if any) with varying lease terms and expiry dates.

The current tenancies are comprised of rural based storage yards, retail sales and manufacturing of timber products, rural landscaping business's and one residential tenancy (gross rental income).

The vacant tenancies have an estimated potential income of \$87,439.79 (plus GST if any) based on the current market rates achieved at the property.

Further detail on the current leases are accessible at www.propertyfiles.co.nz/1271153

VACANT TENANCIES	INCOME(PLUS GST IF ANY)
YARD 3A	\$7,439.79
YARD 4B	\$20,000.00
OFFICE	\$10,000.00
YARD 7 A	\$28,000.00
YARD 7B	\$22,000.00

ASSET OVERVIEW - RESOURCE CONSENT FOR DEVELOPMENT

CONSENT OVERVIEW

Land Use Consent (LUC60311264) for the “operation of a market and on-site handcraft manufacturing” with the construction of up to 10 new units.

Allowances - Vendors can manufacture handcrafts onsite alongside selling horticultural/agricultural products, food and beverages.

Handicrafts permitted:

Textiles - embroidery, quilting, tapestry, weaving;

Wood craft - wood-carving, wood-turning, furniture making;

Paper craft - paper modelling, collage, paper-cache;

Pottery and Glass - ceramics, mosaic art, glass blowing;

Metalwork - jewellery-making, engraving, enamelling, gilding and

Other - basket weaving, floral design, leatherwork, toy making

Operating Hours - 7am - 7pm Monday - Saturday

9am - 6pm Sunday

Carparking - 20 car parking spaces to be available

REQUIREMENTS AND TIMING

Resource Consent granted 2018.

Resource Consent extended with final expiry May 2029 (extension granted June 2025).

No business shall occupy more than two units within the market.

No more than two people shall be involved in the manufacture of handcrafts in any one unit.

20 carparking spaces shall be available and marked for exclusive use of the market activity.

Refer to the Resource Consent documents available at www.propertyfiles.co.nz/1271153

ASSET OVERVIEW - RESOURCE CONSENT TO TAKE AND AND SUPPLY WATER

CONSENT TO TAKE WATER

Resource Consent (BUN60370958/WAT60370959) allows the commercial extraction of groundwater while ensuring sustainable water management and compliance with environmental regulations.

Allocation - take up to 115m³ per day or 25,000m³ per year of groundwater from the Matakana Waitemata Aquifer.

Water must be used for commercial water supply to a water carrying business.

Electronic water meter required with weekly meter readings

Reports submitted every five years for;

- Monthly water usage summaries
- Explanation of any usage changes
- Water conservation measures

Review of the Consent conditions June 2024 and every five years thereafter.

Expiry - 31 May 2054 unless exercised or extended.

Refer to the Resource Consent documents available at propertyfiles.co.nz/1271153

CONSENT TO SUPPLY WATER

The Land Use Consent (BUN60370958/LUC60370990) allows for the operation of a water supply business with strict compliance on traffic, noise and environmental factors to ensure minimal disruption to the rural setting. The consent includes the installation of three water tanks as accessory buildings.

Operating hours - 7am -7pm Monday - Saturday
7am - 6pm Sunday
No operations on public holidays

Maximum ten deliveries per day (20 truck movements in total)

Signage is not approved and requires separate permission.





THE LOCATION

Embrace a vibrant, rural lifestyle in Matakana

Just 45 minutes north of Auckland lies picturesque Matakana, home to the famous Matakana Village and Farmers' Market. Settled in the 1840s, Matakana boasts a proud history and a strong sense of community.

Matakana serves as the gateway to the beautiful east coast beaches, fishing villages, and regional parks that surround the region. With miles of untouched coastline, boutique wineries, galleries, and arguably the most beautiful white sand beaches within easy reach of Auckland City, there's so much to discover on the Matakana Coast. Artisan food and wine, pristine beaches, and a thriving art scene offer something for everyone.

Complementing the Saturday Farmers Market and hospitality offerings, the bustling village provides locals and holiday makers with a selection of curated high end fashion, homeware and gift boutiques in a picturesque riverfront setting lined with cascading cherry blossoms.

Less than an hour from Auckland, yet a world away. Catch up with friends in one of the eateries, meet the artisans at the Matakana Village Farmers' Market, or watch an arthouse film in the magnificent cinema—every visit to Matakana creates memories to treasure.

Just 45 minutes from the Auckland Harbour Bridge, yet a world away—there's so much to love in Matakana Village.





Omaha Beach Golf Club



Omaha Beach

MATAKANA COAST TOURISM

Just an hour north of Auckland, the Matakana Coast region has become a destination of choice for weddings, sports and events, away from the hustle and bustle of the city.

With tourists predominantly coming from Auckland and offshore, The Matakana Village Pub is well positioned to capitalise on the year round influx of regular and one time visitors.

Outside of Matakana Village and Farmers Markets, local activities and attractions to the area include:

Several golf course (Omaha Beach Links Course and Warkworth Golf Club)

Beaches and national parks including Pakiri and Omaha ocean beaches, Tawharanui Regional Park beach and camping, Goat Island Marine Reserve, open water and Kawau bay fishing, surfing and other watersports.

During the spring and summer months, the area is a huge destination of choice for weddings and events including annual festivals and concerts and the Omaha Half Marathon.

THE SALE PROCESS

The Mill at Matakana, 362 Matakana Valley Road, Matakana, is being offered for sale by negotiation.

To assist purchasers with their assessment of the offering, an online due diligence data room is available:

www.propertyfiles.co.nz/1271153

www.bayleys.co.nz/1271153

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:

Chris Blair

Director
021 314 412 | chris.blair@bayleys.co.nz

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

Dahnie Burton

Broker
021 628 327 | dahnie.burton@bayleys.co.nz

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

APPENDICES

Available via www.propertyfiles.co.nz/1271153

Certificate of Title

Title Interests

Auckland Council LIM Report

Auckland Council Property Files

Sale and Purchase Agreement

Lease Agreements

Resource Consents



[bayleys.co.nz](https://www.bayleys.co.nz)