



Boundary lines indicative only

Information memorandum

Mangawhai Central
5 and 7 Eagle Ray Road

Prepared by Macklys Real Estate Ltd
October 2025



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The opportunity

Bayleys in the North is pleased to offer 5 and 7 Eagle Ray Road, Mangawhai Central for sale by negotiation.

Harness the potential of strategic investment in one of the most rapidly expanding coastal communities with the properties at 5 and 7 Eagle Ray Road. These exceptional commercial sites, covering over 2,433 square meters, present a rare opportunity to position your business at the core of Mangawhai Central's vibrant growth.

5 Eagle Ray Road spans 1,025 square meters and is ideally situated to capitalise on the bustling local environment. Surrounded by established brands such as New World Supermarket, Mobil, and Bunnings Warehouse, your venture will benefit from high visibility and easy customer access.

7 Eagle Ray Road, a 1,408-square-meter flat corner site, stands as the gateway to Mangawhai Central's dynamic expansion. Approved resource and building consents for a commercial building will be included with the sale.

Key opportunities include adaptable designs with drafted plans for 5 Eagle Ray Road that offer flexible options for 1-3 tenancies, with floor areas ranging from 700 to 1,050 square meters across two levels. There is also expansion potential by combining with the neighbouring property at 5 Northbase Drive to create a substantial 3,841-square-meter commercial landscape ideal for large-scale projects.

Position your business for success within a community brimming with opportunities. Whether your focus is on retail, hospitality, or a mixed-use development, these plots provide unmatched visibility in a thriving area.

For different perspectives, some investors emphasize the importance of community involvement in such growing areas, while others focus on the scalability of business operations.

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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BROKER

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5 Eagle Ray Road

[bayleys.co.nz/1271269](https://www.bayleys.co.nz/1271269)

7 Eagle Ray Road

[bayleys.co.nz/1271282](https://www.bayleys.co.nz/1271282)

Executive summary

Unlock the potential of your business with 5 & 7 Eagle Ray Road in the thriving Mangawhai Central. These prime commercial-zoned plots, totalling over 2,433sqm, offer a golden opportunity to place your venture at the heart of rapid coastal growth. With 5 Eagle Ray Road's strategic position amidst bustling activity and 7 Eagle Ray Road's prime corner location, your business will enjoy unparalleled visibility and high traffic flow. The flexible development plans cater to diverse business needs, and there's potential for expansion with neighbouring properties. Whether you envision a retail hub, a hospitality hotspot, or a mixed-use marvel, these sites provide the perfect foundation

Property Details

	Property address 5 Eagle Ray Road		Property address 7 Eagle Ray Road
	Legal description & record of title Lot 11 DP 579625 CT 1120003		Legal description & record of title Lot 12 DP 579625 CT 1120004
	Land area 1,025sqm		Land 1,408sqm
	Zoning Commercial		Zoning Commercial
	Planning Concept Plans		Planning Building and Resource Consent

The sale process

	Method of sale For sale by Negotiation
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Key highlights

- Central location in fast growing Mangawhai Central
- Close proximity to established national brand businesses – New World, Bunnings and Mobil
- Opportunity to secure one or both commercial sites totalling 2,433sqm



Investment highlights

- | | |
|---|--|
| <p>01 Fast growing region
Mangawhai Central is a fast growing region north of Auckland encompassing residential and commercial growth and development.</p> | <p>04 Added value
5 Eagle Ray is being sold with completed concept plans for an industrial building offering multiple layout options.</p> |
| <p>02 Location
Prime location among well established businesses including New World, Bunnings and Mobil.</p> | <p>05 Added value
7 Eagle Ray is being sold with approved resource and building consents in place.</p> |
| <p>03 Flexible offering
Opportunity to secure the land size to suit your needs with 3 neighbouring properties available.</p> | <p>06 Additional offering
5 Northbase Drive is listed for sale offering an additional 1,075sqm of commercially zoned bare land.</p> |

The location



Location features

1. 5 Eagle Ray Rd
2. 7 Eagle Ray Rd
3. 5 Northbase Rd
4. New World Supermarket
5. Bunnings
6. Mobil

Mangawhai Central

Mangawhai Central is a large-scale, fully integrated development on the North East Coast of New Zealand in a rapidly growing seaside town.

Measured as a total of 130 hectares the development is planned to meet the needs of this high growth area with main-street retail, supermarket, hardware retail, boutique retail and food and beverage, residential, retirement, and more.

Mangawhai Central will cater for residents and visitors alike with a broad range of retail shops and services, including hardware & DIY homeware store, a supermarket and service station. In addition, the development will boast a number of green spaces and environmental features.



Accessibility

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



Transport

Enjoy convenient access to Auckland's CBD in under 90 minutes



Amenities

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



Prime frontage

The flat easy nature of the land is intended to provide easy building platforms to help reduce construction costs and time.



Legal description and zoning

Property address	5 Eagle Ray Road, Mangawhai	
Record of title	1120003	
Legal description	Lot 11 DP 579625	
Tenure	Freehold	
Rating valuation	Land value	\$390,000
	Improvements	\$20,000
	Capital value	\$410,000
Local authority	Kaipara District Council	
Zoning	EESPZ – Estuary Estates (Mangawhai Central) special purpose zone	
Sub Zones	• Business 1 Sub-Zone; • Residential Sub-Zones 3A to 3D; • Service 7 Sub-Zone; and • Natural Environment 8 Sub-Zone	

Service 7 Sub-Zone

The purpose of the Service Sub-Zone is to provide for local service activities and yard-based retail, which are not appropriate elsewhere in the Estuary Estates Structure Plan area. The location of the Sub-Zone has been selected to minimise potential reverse sensitivity issues and also to provide good accessibility without needing to access the area through residential or commercial areas.

The Service Sub-Zone anticipates a buffer between the anticipated uses and adjoining residential land to avoid reverse sensitivity and/or visual detracting issues arising.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

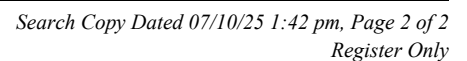
Identifier **1120003**
Land Registration District **North Auckland**
Date Issued 18 July 2023

Prior References
990199

Estate Fee Simple
Area 1025 square metres more or less
Legal Description Lot 11 Deposited Plan 579625
Registered Owners
Marotere Limited

Interests

5752463.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.10.2003 at 9:00 am
5752463.7 Encumbrance to Northpower Limited - 6.10.2003 at 9:00 am
Land Covenant (in gross) in favour of Modern Merchants Limited created by Covenant Instrument 12251235.1 - 29.11.2021 at 8:08 am
12539177.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.7.2023 at 5:32 pm
Subject to a right (in gross) to drain water over part marked AF on DP 579625 in favour of Kaipara District Council created by Easement Instrument 12539177.7 - 18.7.2023 at 5:32 pm
The easements created by Easement Instrument 12539177.7 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Covenant Instrument 12539177.10 - 18.7.2023 at 5:32 pm
Land Covenant (in gross) in favour of Mangawhai Central Limited created by Covenant Instrument 12539177.14 - 18.7.2023 at 5:32 pm
Land Covenant (in gross) in favour of Mangawhai Central Limited created by Covenant Instrument 12539177.17 - 18.7.2023 at 5:32 pm





Legal description and zoning

Property address	7 Eagle Ray Road, Mangawhai	
Record of title	1120003	
Legal description	Lot 12 DP 579625	
Tenure	Freehold	
Rating valuation	Land value	\$500,000
	Improvements	\$20,000
	Capital value	\$520,000
Local authority	Kaipara District Council	
Zoning	EESPZ – Estuary Estates (Mangawhai Central) special purpose zone	
Sub Zones	• Business 1 Sub-Zone; • Residential Sub-Zones 3A to 3D; • Service 7 Sub-Zone; and • Natural Environment 8 Sub-Zone	

Service 7 Sub-Zone

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Registrar-General
of Land

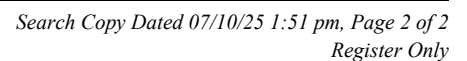
Identifier **1120004**
Land Registration District **North Auckland**
Date Issued 18 July 2023

Prior References
990199

Estate Fee Simple
Area 1408 square metres more or less
Legal Description Lot 12 Deposited Plan 579625
Registered Owners
St Lambert Limited

Interests

5752463.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.10.2003 at 9:00 am
5752463.7 Encumbrance to Northpower Limited - 6.10.2003 at 9:00 am
Land Covenant (in gross) in favour of Modern Merchants Limited created by Covenant Instrument 12251235.1 - 29.11.2021 at 8:08 am
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The sale process

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

Appendices

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.



Commercial 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.



MaxCap
Group

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

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.

Key services

Bayleys in the North offers comprehensive property management services that can be tailored to meet the unique needs of commercial property owners.

With a nationwide network and strong local presence, we have a hands-on approach, focusing on maximising property value, operational efficiency, and tenant satisfaction. Although Bayleys are well-known in the corporate markets, our Northland team has a strong local focus aiming to offer a personalised service within each location for tenants and landlords, allowing clients to focus on their own business.



Property management

- Tenant relations and communication: Maintaining regular contact with tenants to address concerns and provide support for operational or emergency issues.
- Lease management: Accurate maintenance of tenancy schedules, transition to our management system, and implementation of lease provisions.
- Rent reviews and renewals: Proactive action for market and fixed rent reviews and coordination of renewals to maximise property performance.



Facilities management

- Routine and ad-hoc repairs and maintenance: Enhancing property longevity.
- Collaborating with preferred consultants to meet compliance regulations and minimise risks to businesses and landlords.
- Service contract management: Review and re-tendering of service provider contracts to aid in optimal service delivery and cost efficiency.



Financial management

- Preparation of annual budgets, tracking income, and managing tenant OPEX contributions, with full transparency through monthly financial and arrears reports.
- Rent collection, invoice payments, and reconciliation of outgoings at year-end.



Technology and innovation

- Tenant to mobile app for issue reporting and tracking, ensuring seamless communication.
- Advanced management software provides real-time access to financial performance, tenancy schedules, and more, offering complete transparency to property owners.



Special projects

- Capital expenditure, tenant make good or other projects can be handled by the Bayleys team or network.



Why us?

Bayleys in the North, led by property managers Craig Newth in Northland and Graeme Perigo in Rodney, delivers a comprehensive suite of commercial property management services across our 12 offices covering Silverdale to the far north. Craig Newth brings over 20 years of extensive experience in commercial property as a former owner of an Auckland property management firm. Managing a circa \$200,000,000 portfolio of property for private investors with a diverse mix of tenants from government, corporate, to small businesses. Whether you require full management services or a customised approach, our team would love to hear from you. Please contact Craig and Graeme or our Bayleys team.



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Mackys Real Estate Limited advises that the financial information in this report, relating to income, outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the investments and the returns derived there from after obtaining expert professional advice.

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Any interest in this property should be registered with the vendors agency. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are urged to seek legal advice and to make their own enquiries and satisfy themselves in all respects.

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