

A scenic view of a coastline framed by trees, with a large 'WW' logo and the text 'WAIPU WATERFRONT ESTATE' overlaid. The image shows a clear blue sky, a bright blue ocean with white waves, and a sandy beach. The foreground is dominated by lush green trees and a large, gnarled tree trunk on the right side. The 'WW' logo is a large, white, stylized monogram. Below it, the text 'WAIPU WATERFRONT ESTATE' is written in a white, serif font, enclosed in a thin white rectangular border.

WW
WAIPU WATERFRONT ESTATE

Welcome
Gateway to Adventure
Master Plan
Pricelist
Landscaping
Origin Story



38 Ferry Road, Waipu

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WAIPUWATERFRONTESTATE.COM

Welcome!

We invite you to come and experience **Waipu Waterfront Estate!**

A small community bordered by serene river frontage and only minutes away from Waipu Beach.

Nestled just minutes away from breathtaking white sandy beaches, this community offers the best of both worlds – the tranquillity and beauty of a waterfront setting, combined with the convenience of being close to all the amenities you need.

With friendly neighbours and a relaxed, welcoming atmosphere, it's a place where you can truly feel at home.

31 of the 53 sections have already sold subject to titles being issued (circa Dec 2023), and all services are provided: power, water, sewerage, and fibre.

Join us for a tour of the grounds and to see what makes Waipu Waterfront Estate so special.





Gateway to Adventure

Waipu Waterfront Estate is ideally located, with endless opportunities for adventure just moments away. Explore the coast or Waipu Caves, set sail or snorkel in the marine reserve, or venture into the charming township of Waipu for a taste of local cuisine and culture.

Embrace the relaxed coastal lifestyle that Waipu has to offer. The town boasts a vibrant community, rich in history, with a range of golf courses, cafes, shops, schools, and all desired amenities within walking distance (only 600 metres to the village!)

Waipu is located in the picturesque Northland region of New Zealand, known for its stunning landscapes, beautiful beaches, and lush greenery. Living in Waipu means being surrounded by breathtaking scenery and having easy access to outdoor activities like hiking, fishing, and swimming.



Your Destination

A limited number of sections for sale ensures privacy and an intimate sense of community. Each section is meticulously planned to maximise all day sun, and the surrounding natural vistas, with green spaces and native landscaping. Waipu village is just a short stroll away (600m), providing a vibrant community atmosphere and boasting a great selection of local art, crafts, markets, and cafes.



Road Frontage

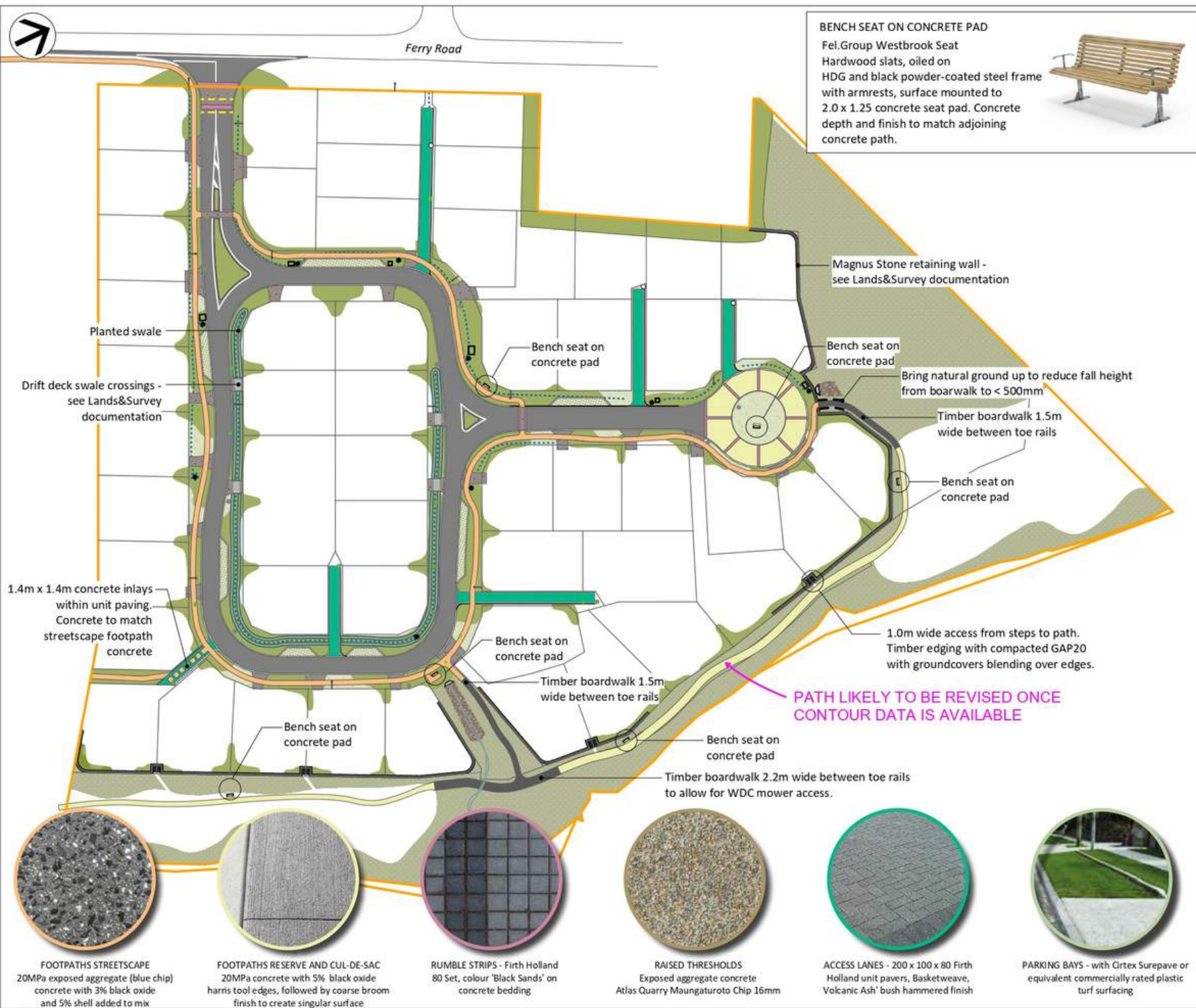


Swales & Berms



River Frontage





BENCH SEAT ON CONCRETE PAD
 Fel.Group Westbrook Seat
 Hardwood slats, oiled on HDG and black powder-coated steel frame with armrests, surface mounted to 2.0 x 1.25 concrete seat pad. Concrete depth and finish to match adjoining concrete path.



General Notes:
 Refer to Planting Notes for details on site preparation, planting technique, tree staking and maintenance.
 Install WDC approved root barrier in all instances of works near trees and for new tree planting near underground infrastructure, kerb lines, road foundations and other infrastructure vulnerable to root intrusion.
 Refer to buried services drawings prior to any excavations and planting work.

SURFACES KEY

	ROAD - Chipseal
	FOOTPATHS STREETSCAPE
	RAISED THRESHOLDS
	ACCESS LANES
	RUMBLE STRIPS
	FOOTPATH RESERVE
	PARKING BAYS
	MOWN GRASS
	STREETScape PLANTING
	STREE LIGHT as per Lands&Survey documentation

Note: Refer to Lands&Survey documentation for construction details.

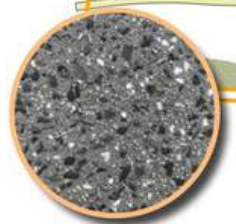
0 25 50 m
 Scale: 1:1000

Project Title
THREE RIVERS WAIPŪ
 Sheet Title

Surface material palette

Revision No. **A** Sheet No. **MP**

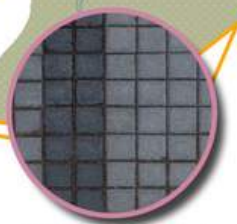
Drawn By **ER** Date **5/12/2022**



FOOTPATHS STREETScape
 20MPa exposed aggregate (blue chip) concrete with 3% black oxide and 5% shell added to mix



FOOTPATHS RESERVE AND CUL-DE-SAC
 20MPa concrete with 5% black oxide harris tool edges, followed by coarse broom finish to create singular surface



RUMBLE STRIPS - Firth Holland 80 Set, colour 'Black Sands' on concrete bedding



RAISED THRESHOLDS
 Exposed aggregate concrete Atlas Quarry Maungaturoto Chip 16mm



ACCESS LANES - 200 x 100 x 80 Firth Holland unit pavers, Basketweave, Volcanic Ash' bush hammered finish



PARKING BAYS - with Girtex Surepave or equivalent commercially rated plastic turf surfacing

PATH LIKELY TO BE REVISED ONCE CONTOUR DATA IS AVAILABLE

Bring natural ground up to reduce fall height from boardwalk to < 500mm

1.0m wide access from steps to path. Timber edging with compacted GAP20 with groundcovers blending over edges.

Timber boardwalk 2.2m wide between toe rails to allow for WDC mower access.

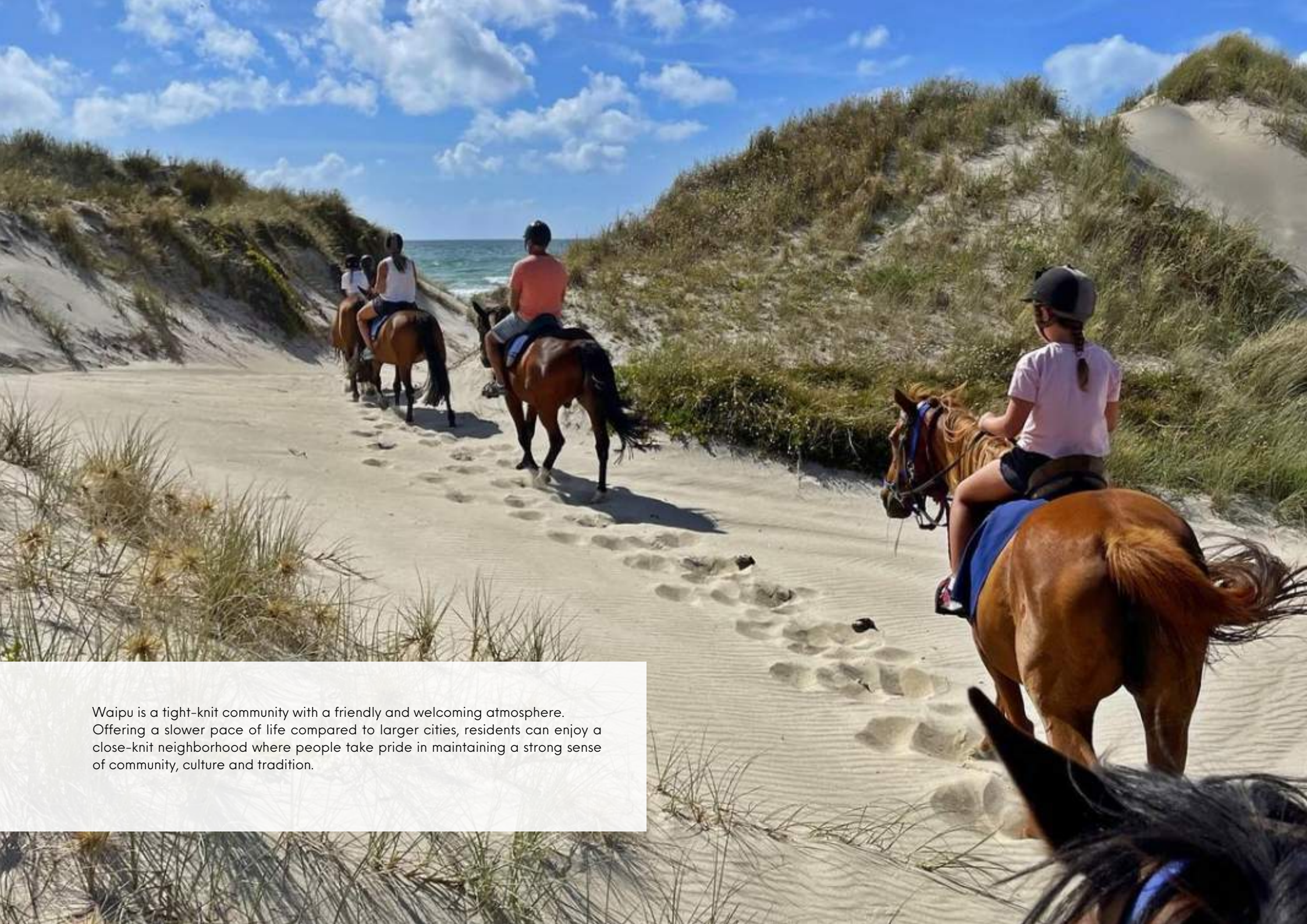
1.4m x 1.4m concrete inlays within unit paving. Concrete to match streetscape footpath concrete

Planted swale

Drift deck swale crossings - see Lands&Survey documentation

Ferry Road





Waipu is a tight-knit community with a friendly and welcoming atmosphere. Offering a slower pace of life compared to larger cities, residents can enjoy a close-knit neighborhood where people take pride in maintaining a strong sense of community, culture and tradition.

The Origin Story

The developer behind the Waipu Waterfront Estate is Bryan Storey. With a background in property development dating back to the early 1980s, Bryan has been involved in various residential, commercial, and land subdivision projects, both rural and urban.

Considerable effort has gone into the planning of the Waipu Waterfront Estate, with over \$600,000 invested in consultants' expertise, ensuring both aesthetic appeal and high-quality engineering to future-proof the development.

Lands & Survey Whangarei were engaged for their design, engineering, and planning knowledge, recognizing the importance of their experience in obtaining council approval for a subdivision of this magnitude. Dempsey Wood has managed all civil and earthworks. Quality consulting and engineering adds significant value and longevity to the project, ensuring it withstands the test of time and future-proofs your investment.

Waipu's growth and expansion played a significant role in attracting Bryan to the area. He was drawn to Waipu's vibrant cafe culture and the relaxed atmosphere that appeals to both retirees and young families. Additionally, the modern conveniences available in Waipu further added to its appeal.

Since the project's commencement in October 2022, the development has made steady progress. Stage One sold out quickly, and the marketing for stage two has recently begun. With the completion of the Waipu Waterfront Estate anticipated for December 2023, Bryan has high expectations for the uptake of the remaining sections. Settlement of sold sections will occur upon the issuance of titles, expected around December 2023.





While this project is nothing new for the developer, having completed various rural, lifestyle, and residential subdivisions across the country, the Waipu Waterfront Estate is another venture in a long line of successful developments. Bryan has a track record of both titling and refurbishing hundreds of residential units throughout Auckland and Wellington, assisting many first-home buyers, retirees, and investors, even during periods of high-interest rates of around 12-15%. "We've seen it all", says Bryan.



There are several golf courses in the surrounding area that offer a variety of experiences. Waipu Golf Club offers a scenic and challenging 18-hole course with stunning coastal views. Te Arai Golf Course is a renowned golfing destination known for its stunning coastal setting and is considered one of the top golf courses in the country, offering a challenging yet enjoyable experience for golfers of all skill levels.

Natural Beauty

Explore the Waipu Caves: These limestone caves are breathtaking and offer a unique experience. You can go on guided tours to see the glowworms and fascinating rock formations.

Visit Waipu Cove: This beautiful beach is perfect for swimming, sunbathing, and relaxing. You can also try surfing or paddleboarding if you're feeling adventurous.

Walk the Waipu Coastal Trail: This scenic trail takes you along the coast, offering stunning views of the ocean and surrounding landscapes.

Whether you prefer outdoor adventures, cultural experiences, or simply relaxing by the beach, Waipu has something to offer for everyone.





Waipu is situated near some fantastic beaches, such as Waipu Cove and Langs Beach. Living near the coast means residents can enjoy a beach lifestyle, with opportunities for swimming, surfing, and water activities.

Experience Waterfront Living

Come and experience waterfront living at Waipu Village, a charming coastal town admired for its beautiful landscapes, welcoming community, and rich Scottish heritage.

Whether you're seeking a tranquil escape or an ocean lover's paradise, Waipu Waterfront Estate offers flat and generous, sun-soaked sections ranging from 450 - 650m².

Waipu village is rich in Scottish heritage and boasts a great selection of local art, crafts, markets, and cafes. The Waipu Highland Games, the oldest running highland event in the southern hemisphere.



To learn more, contact Bryan Storey
Phone: **021 836 678** Email: info@waipuwaterfrontestate.com,
or visit their showroom in Waipu Village.

www.WaipuWaterfrontEstate.com

