



Clayden's 245 Matakana Road, Warkworth



Information Memorandum

Prepared by:
Templeton Group
templetongroup.co.nz

Public Version
19 January 2026

Welcome to Clayden's

Clayden's is a bush-backed, master-planned neighbourhood in Warkworth, where nature, lifestyle and connection come together in one of Auckland's most loved regions.

Surrounded by native bush and close to some of New Zealand's most iconic beaches, Clayden's brings together generous, north-facing lots, level building sites, and a walkable, family-friendly layout. With Warkworth Village, Matakana, and Tāwharanui just minutes away and Auckland only a short drive this is where nature, convenience, and community meet.

Key Features:

Now Selling

- 151 Residential Lots

Development

- 13.1 Hectare Development

Price Range

- Starting from \$355,000
-



Contents

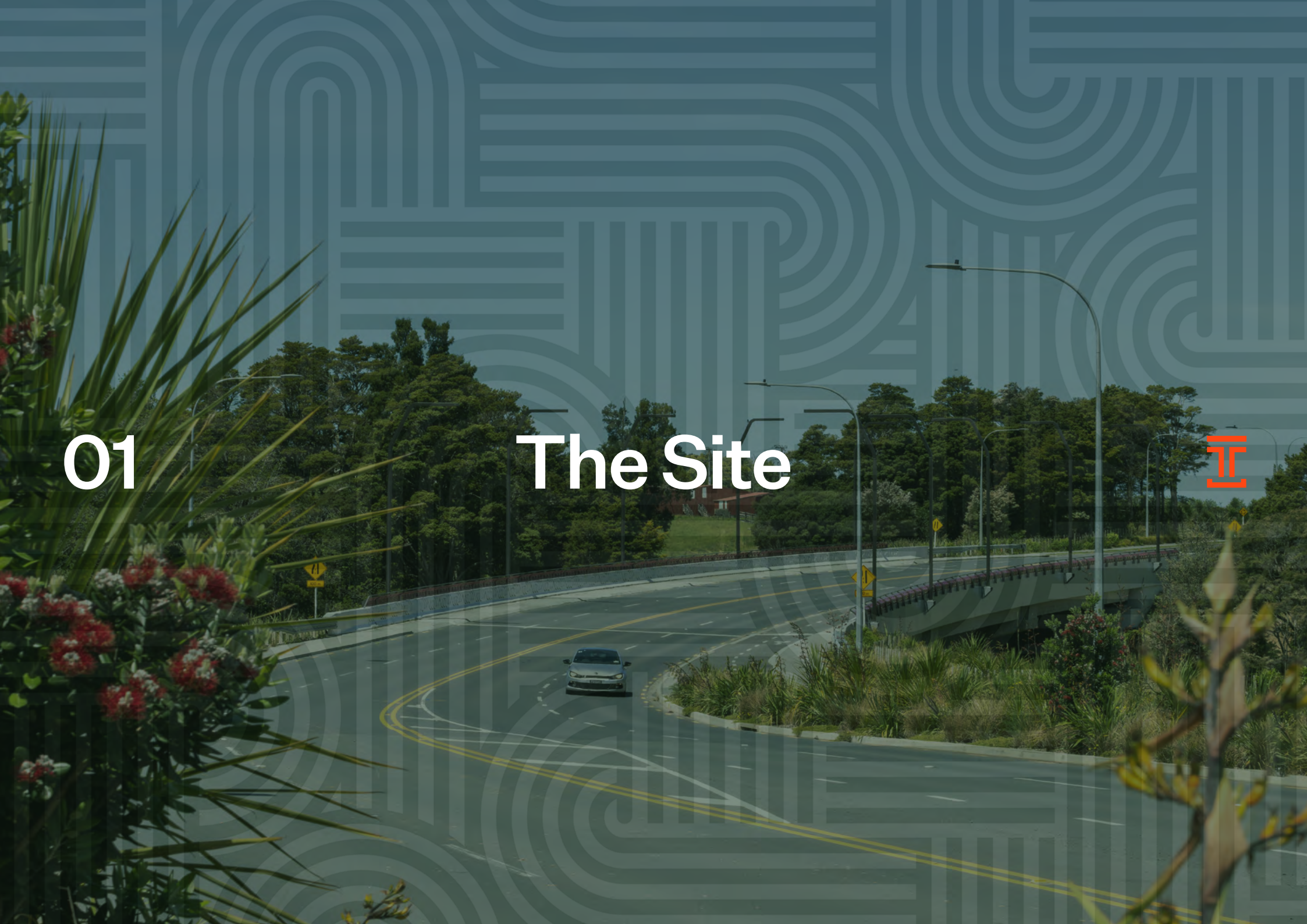
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Disclaimer:

The contents of this document do not form part of any contract. This document has been compiled using information provided by third parties, and Templeton accepts no responsibility for its accuracy or completeness. In all cases, interested parties should conduct their own verification of the information in this document, as well as their own investigation and analysis of the properties described in it. All parties are urged to take legal advice before entering into any contract or agreement regarding the property described herein.

01

The Site



1.1 — 245 Matakana Road



245 Matakana Road is a 13.13-hectare, master-planned residential subdivision, occupying a rare and highly strategic position in Warkworth. The site sits on the north-eastern boundary of live-zoned land under the current Auckland Unitary Plan with access to infrastructure.

The site is divided by the newly constructed Te Honohono Ki Tai Road and its adjoining roundabout creating two distinct land parcels, referred to as 'Clayden's North' and 'Clayden's South'. Clayden's North is bordered by Clayden's Road to the east and Te Honohono Ki Tai Road to the south and Clayden's South is bordered by Te Honohono Ki Tai Road on the North and Matakana Road to the East. Both blocks are essentially corner blocks with access from main arterial roads.

245 Matakana Road enjoys a prime location with convenient access to the new Pūhoi–Warkworth motorway, ensuring seamless connectivity. The site neighbours the Warkworth Ridge development and is only minutes from the Warkworth town centre, the new Pak'nSave supermarket, local shops, the showgrounds, and Warkworth golf course. The main arterial roads adjacent to this site also serve as a strategic gateway to the sought-after coastal destinations of Snells Beach, Matakana, and Omaha.

Its location, combined with strong underlying demand and limited future supply, makes it a highly attractive and enduring residential development opportunity in the region.



Key Features:

Local Services

- 1.7km from Warkworth Town Centre
- Supermarkets, schools, shops, and services only minutes away

Access

- Easy access to the new SH1 motorway extension, improving connectivity between Warkworth, Silverdale and Auckland CBD (45 minutes away)
- Full access via Clayden Rd for Clayden North, and via Matakana Rd for Clayden South. North and South both have left hand access onto Matakana Link Rd
- Long frontage along Clayden Road for added connectivity

Amenities

- Walking distance from Pak'nSave, scenic cycleways to Warkworth Village, Matakana, Omaha and the 18-hole Warkworth Golf Course

Unlocked Lifestyle

- Gateway to the region's coastal lifestyle – beaches, boutique Matakana Markets, Omaha, wineries and breweries

Infrastructure Investment

- Water and wastewater services are fully consented.
- Significant Council investment underway in local infrastructure, including wastewater upgrades via the new Warkworth Pump Station and Snells Beach Treatment Plant

Location

- Prime position on the northeastern edge of Warkworth
- Just 45 minutes from Auckland CBD (reduced via new motorway)
- Located beside the key Matakana Link Road roundabout
- Serves as a key access point to Snells Beach, Omaha, Matakana, and Tāwharanui

Views & Outlook

- Elevated sections provide potential for north and west-facing views
 - Rural and distant coastal outlooks add to residential appeal
-

1.2 — Key Legal Details



Record of Title

Legal Description	13.1303 hectares more or less, being Section 13, 16 Survey Office Plan 588806, as comprised in Record of Title 1133065.
Tenure	Freehold

Proposed New Titles

Currently, Claydens North and South are held under a single legal title comprising a total area of 13.13 hectares. We are in the process of subdividing the original title into four separate titles that reflect the four development areas identified across the site. The proposed titles will comprise:

Clayden's 'North'	5.0230ha
Bush Glade Superlot	1.9364ha
Clayden's 'South'	3.6231ha
Woodlands Superlot	1.4650ha
To Be Vested With Council	1.0828ha

Notifications/Designations

- Subject to a Notice of Requirements for the Matakana Link Road (notified 24/09/2019).
- Affected by Plan Change 78-Intensification (Proposed 18/08/2022).
- Located within the Warkworth Clayden Road precinct.
- Subject to Overlays including High-Use Stream Management Areas Overlay and High-Use Aquifer Management Areas Overlay [rp] - Mahurangi Waitemata.
- Includes Designations-1478, Matakana Link Road, by Auckland Transport.

Covenants and Easements

Easement Instrument 12718273.1 : Grants a right (in gross) in favour of Auckland Transport to drain water (stormwater) over part Section 13 SO 588806 (marked H) and over part Section 16 SO 588806 (marked G).

Covenant Instrument 12718273.2: Establishes a restrictive land covenant (in gross) also in favour of Auckland Transport over part Section 13 SO 588806 (marked I) and over part Section 16 SO 588806 (marked J) for the purpose of protecting planted areas.

Public Works Act Acquisitions

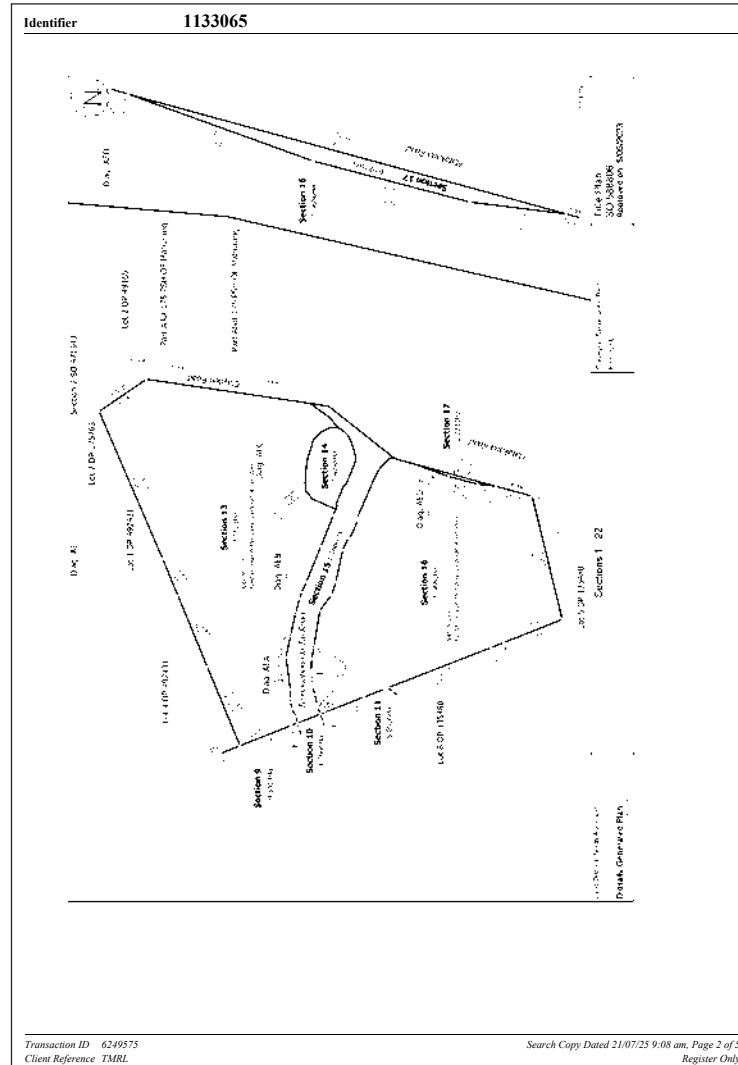
The Notice (11616815.1) and Compensation Certificate (11728194.1) recorded on the title reflect the acquisition of approximately 1.5948 hectares of land for roading and stormwater purposes (Section 14, 15 respectively SO 588806), the temporary occupation via lease by Auckland Transport for the purposes of constructing the road (now complete) and the ongoing requirement for an easement for stormwater drainage and planting protection covenant (both now registered, see above).


1.2 — Key Legal Details




Record of Title

20 November 2024 Seagars (Registered Valuers and Property Advisors) stated: “By way of background, we have previously valued the property as at 4 April 2024 (reference JE:04246105) a copy of which is in your possession. Within this report we concluded an “As is land Value” of \$29,600,000 plus GST (if any), together with an “as if consented” figure of \$31,900,000 including GST (if any) .





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD



Search Copy

Identifier 1133065
Land Registration District North Auckland
Date Issued 11 May 2023

Prior References
 NA57B/189

Estate Fee Simple
Area 13.1303 hectares more or less
Legal Description Section 13, 16 Survey Office Plan 588806
Registered Owners
 Templeton Matakana Road Limited

Interests
 11616815.1 Notice pursuant to Section 18 Public Works Act 1981 - 22.11.2019 at 11:42 am
 11728194.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by the Auckland Council - 1.4.2020 at 5:16 pm
 Subject to a right (in gross) to drain water (stormwater) over part Section 13 SO 588806 marked H and over part Section 16 SO 588806 marked G all on SO 588806 in favour of Auckland Transport created by Easement Instrument 12718273.1 - 18.5.2023 at 3:40 pm
 Land Covenant (in gross) over part Section 13 SO 588806 marked I and over part Section 16 SO 588806 marked J all on SO 588806 in favour of Auckland Transport created by Covenant Instrument 12718273.2 - 18.5.2023 at 3:40 pm
 13127966.3 Mortgage to Clearwater Atlas Limited - 22.11.2024 at 3:40 pm

Transaction ID 6249575 Client Reference TMRL Search Copy Dated 21/07/25 9:08 am, Page 1 of 5 Register Only

1.3 — Site Photographs



1.4 — Development Attributes



Key Development Attributes

Zoning	<ul style="list-style-type: none">• Residential Mixed Housing Urban (Auckland Unitary Plan – PC 78)• Current RC is permitted activity• Zoning allows for a relatively intense development with minimum net site area of 240 sqm
Watercourses & Flood Considerations	<ul style="list-style-type: none">• Streams are located on the western half Clayden’s North & South• Riparian rights, esplanade reserves and overland flow paths have been incorporated into RC Plans• Extensive ecological testing and consultation carried out during the consenting process to ensure compliance
Infrastructure Access	<ul style="list-style-type: none">• Infrastructure upgrades underway in surrounding areas by Auckland Council• Nearby Warkworth Ridge subdivision has delivered trunk services
Development Capacity	<ul style="list-style-type: none">• Four identified development zones across the property• Scheme plan shows a variety of residential lots minimising project risk• Estimated net developable area: approx. 10.37 ha
Topography	<ul style="list-style-type: none">• Design philosophy ensures natural landform is incorporated into the scheme plan without overly complicating physical works• Gentle contours across both Clayden’s North and South create varied streetscapes, distinctive elevations, and diversity of views
Bush and Natural Features	<ul style="list-style-type: none">• Mature native bush primarily along watercourses• Significant areas legally protected through conservation covenants• Enhances ecological value and offers green surroundings for the development

Consents

The site at 245 Matakana Road is zoned Residential – Mixed Housing Urban and sits within the Warkworth Clayden Road Precinct of the 2016 Auckland Unitary Plan – Operative in Part. Rezoning occurred via a notified plan change between 2018–2020 undertaken by Templeton Group, becoming operative in June 2021 and incorporated into the Unitary Plan. The zoning and precinct allow for intensive residential development around Matakana Link Road with a minimum net site area of 240 sqm.

Resource Consent for 152 lots has been approved in August 2025 across both Clayden’s North and Clayden’s South. This includes the two large superlots, roads and accessways, stormwater reserves (vested in Council), water and wastewater connections. The superlots contain protected streams, mature vegetation and replanting within riparian margins of the streams however both superlots can be further subdivided via a separate consent to enable selective development of vacant lots or housing.

A dwelling can be built on each lot as a right, provided it complies with standard council development controls (height, yards, coverage, and boundary rules).

Building consent for retaining walls has been lodged with approval expected by November 2025.

EPA has been lodged and we expect approval for this by end of January 2026.

The Resource Consent is being separated into two consents. One will cover ‘Clayden’s North & Bush Glade superlot,’ while the other will cover ‘Clayden’s South & Woodlands superlot.’

02

The Location



2.1 — Welcome to Warkworth



Growth, Lifestyle & Opportunity

Located just 45 minutes north of Auckland via the newly completed Puhoi to Warkworth motorway, Warkworth is fast becoming one of the most sought-after residential and lifestyle destinations in the region. Its unique mix of small-town charm, exceptional amenity, and access to natural beauty positions it as an ideal place to live, invest, and grow.

Warkworth serves as the southern gateway to the Matakana Coast and Wine Country, a region famed for its boutique vineyards, picturesque countryside, and pristine beaches. Residents enjoy a lifestyle that is both relaxed and connected, with weekend farmers markets, award-winning restaurants, artisanal producers, and outdoor adventure all on their doorstep. Popular coastal destinations like Omaha, Tāwharanui, and Goat Island are less than 20 minutes away, while forest trails, horse trekking, mountain biking, and golf courses add to the recreational diversity.

At the heart of this offering is the Warkworth township itself; a well-established service centre with a full suite of modern amenities. These include major supermarkets (Countdown, Pak'nSav and New World), medical centres, boutique retail, and a growing hospitality scene. Families are well catered for with quality schooling options such as Warkworth Primary and Mahurangi College, while the Rodney Surgical Centre supports the area's strong medical infrastructure.

Ongoing infrastructure investment continues to support Warkworth's transformation into a key satellite town for Auckland. The Puhoi to Warkworth motorway extension, completed in 2023 has significantly reduced travel time to the city and improved connectivity for residents and visitors alike. In parallel, Warkworth has now been integrated into the Auckland Transport network with new public bus services, supporting the area's long-term growth and liveability.

Importantly, this investment is being matched by population growth. Warkworth's population is projected to rise from its current base of approximately 10,000 residents to over 25,000 by 2030. This anticipated growth is driven by a combination of affordability, lifestyle appeal, and strategic development planning across the greater Mahurangi and Matakana region.

The new residential community at 245 Matakana Road sits at the forefront of this transformation. Positioned to offer both access and amenity, the development benefits from its proximity to key services, education, and transport, while also capitalising on the natural character and appeal of the wider area. For buyers seeking lifestyle, connection, and future value, this is a rare opportunity to secure a foothold in one of New Zealand's most exciting growth corridors.



03

Masterplan



3.1 — Masterplan



Design Philosophy

The vision for Clayden's is driven by a commitment to creating a design-led, high-quality suburban community that stands apart for its character and liveability.

Every element of the design works in harmony with the natural landscape—preserving bush lines, enhancing streams, and framing stormwater ponds—to deliver a green, spacious, and visually striking environment. Clayden's North and South together strike the perfect balance between development yield, environmental stewardship, and enduring market appeal.

Leveraging key insights from the neighbouring Warkworth Ridge development has informed the creation of lots with generous widths, favourable contours, and lot sizes that align with buyer demand. The result is a better product offering that accommodates a wide variety of home designs, offering flexibility to purchasers while avoiding overly restrictive parameters, complexity and cost.

This iteration of the master plan builds on the Resource Consent layout, introducing targeted modifications to the Clayden's South scheme plan for which council approval is being sought. The revisions include enlarging the superlot in Clayden's South to create strategic sales advantages, along with minor layout adjustments in the eastern portion of this site to deliver an improved product offering and enhanced market appeal.

Summary of Lots

Clayden's North	<ul style="list-style-type: none">• 89 Sections• 1 Superlot – named 'Bush Glade'
Clayden's South	<ul style="list-style-type: none">• 60 Sections• 1 Superlot – named 'Woodlands'
Total	<ul style="list-style-type: none">• 151 Lots



3.2 — Clayden’s North



Clayden’s North | 89 Lots

Located to the north of Te Honohono ki Tai Road, the entrance includes substantial landscaping and a central stormwater pond, framed by mature trees, providing a green and functional gateway into the community. Clayden’s North features a mix of elevated contours towards the top north-eastern boundary that gently cascade across the site towards the western boundary. The natural landform has been integrated into the scheme plan, balancing our lot design philosophy with the existing topography. This approach has created an elevated streetscape and a collection of sections that gently fall towards the west, offering varied and distinctive elevations that enhance both views and character.

Lots	No.	Avg Area (m ²)
Lots under 300m ²	22	250
Lots 300m ² - 400m ²	50	337
Lots 400m ² - 600m ²	12	477
Lots above 600m ²	5	824
Total	89	

Summary of Lots

Lots Under 300m² — 22 Lots

- 17 lots are located on Clayden Road
- 5 lots are located on a JOAL in front of the eastern stormwater pond
- All lots are flat in contour
- These lots have a design covenant requiring purchasers to build two story houses

Lots Between 300m² - 400m² — 50 Lots

- 2 lots have a design covenant for two story houses. These lots are in the same line as the lots under 300m² that require two level house designs hence that same principle is applied to these two lots
- 37 lots have a design covenant for single level houses
- 6 lots are contoured and require stepped house designs
- 5 lots have no specific house design covenants
- With the exception of the stepped lots, all other lots feature predominantly flat building platforms and are considered straightforward to build on

Lots between 400m² – 600m² — 12 Lots

- 1 lot has a design covenant for two story houses. As per the above, these lots are in the same line as the lots under 300m² that require two level house designs hence that same principle is applied to these two lots
- 6 lots have a design covenant for single level houses
- 4 lots are contoured and require stepped house designs
- 1 lot has no specific house design covenant

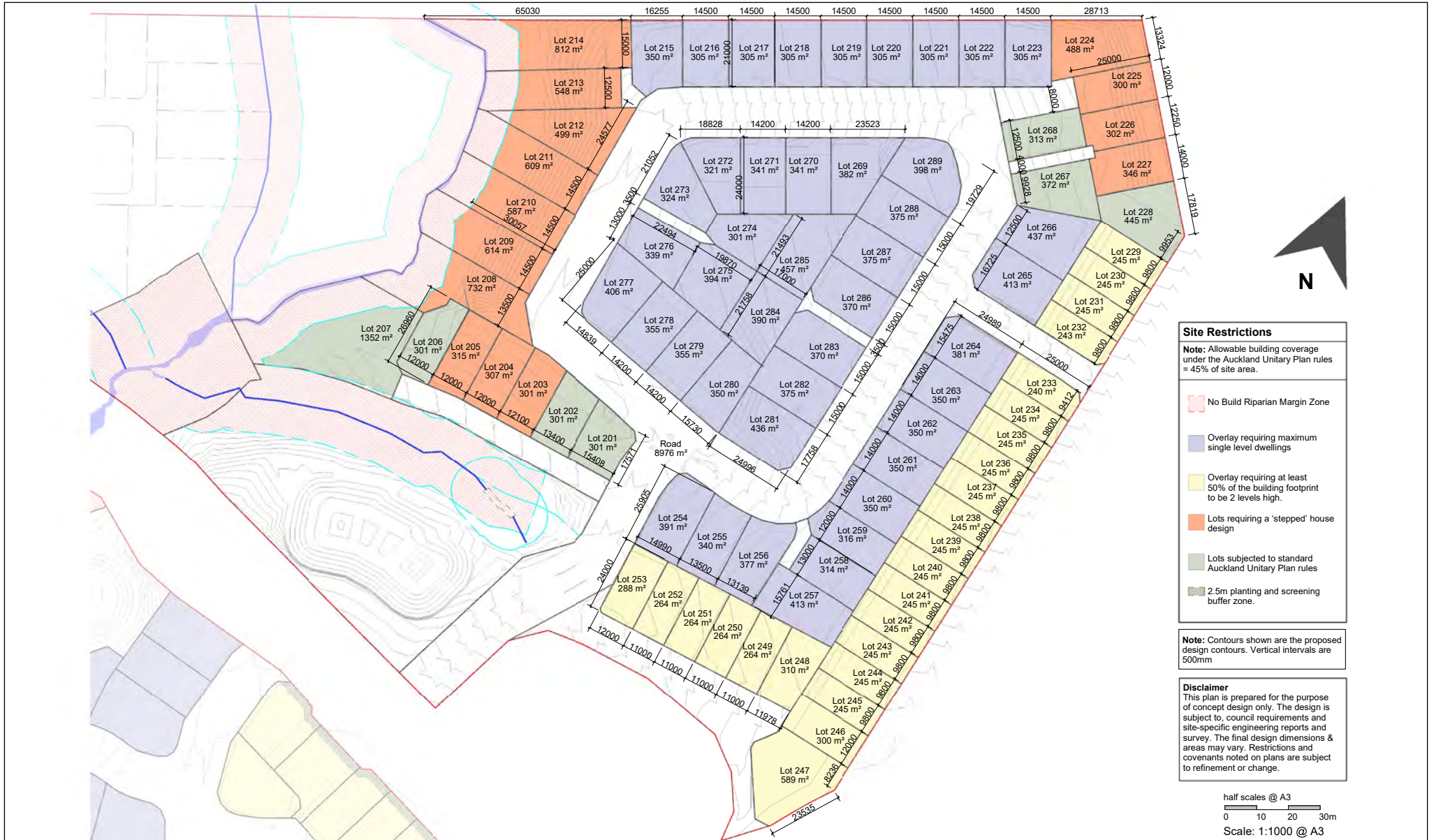
Lots above 600m² — 5 Lots

- 4 lots are contoured and require stepped house designs
- 1 lot has no specific house design covenant

3.3 — Clayden's North Scheme Plan



3.4 — Clayden's North Contour Plan



3.5 — Clayden’s South



Clayden’s South | 60 Lots

Located to the south of Te Honohono ki Tai Road, the site encompasses essentially flat contours on the eastern boundary and gentle contours on the north-western quarter of the site. The design incorporates landscaped bunds along the perimeter of lots adjoining the roundabout, enhancing privacy, mitigating noise, and creating an attractive green edge that compliments the overall master plan.

Enhancements to the central landscaped green “finger” in the eastern portion of the scheme plan improves section orientation while providing a visual focal point that elevates the streetscape and delivers enhanced landscaped amenity for surrounding lots.

Lots	No.	Avg Area (m ²)
Lots under 300m ²	3	289
Lots 300m ² - 400m ²	31	335
Lots 400m ² - 600m ²	23	464
Lots above 600m ²	3	908
Total	60	

Summary of Lots

Lots Under 300m² — 3 Lots

- All 3 lots have a design covenant for single level houses
- All lots are flat in contour

Lots Between 300m² to 400m² — 31 Lots

- 10 lots have a design covenant for single level houses
- 3 lots are contoured and require stepped house designs
- 18 lots have no specific house designs covenants
- With the exception of the stepped lots, all other lots feature predominantly flat building platforms

Lots between 400m² to 600m² — 23 Lots

- 3 lots have a design covenant for single level houses
- 2 lots are contoured and require stepped house designs
- 18 lot has no specific house design covenant

Lots above 600m² — 3 Lots

- 1 lot is contoured and requires a stepped house design
 - 2 lots have no specific house design covenants
-

3.6 — Clayden’s South Scheme Plan



04

Design Guidelines



4.1 — House Design Guidelines



Purpose

Our design guideline and approval process is designed to help purchasers to create a home that aligns with the vision and character of our community. Our goal is to ensure that each new home enhances the unique charm of Clayden's, preserving its rural appeal while maintaining high architectural and landscaping standards. To achieve this, Templeton Group have created a House Design Guideline document which is easily accessible and elementary to follow.

To maintain the area's distinct character, every design element, from the architecture to the landscaping, plays an essential role. These guidelines have been crafted to ensure that all homes are built to a high standard, with attractive street appeal and an emphasis on the rural landscape. Consistency in design is key, and each new home will follow these principles to create a cohesive and beautiful community.

Achieving a Quality Development

Templeton Group understand the importance of living in an area where all homes have been designed with the same principles and high-quality standard. For this reason, every new building within Clayden's will be designed with reference to the Clayden's Design Guideline document.

To ensure Clayden's maintains its high standards, we have established a review panel to assess the design of each home before any resource or building consents are approved by the council. The panel's role is to provide constructive feedback to designers and may request adjustments if a design does not meet the expected standards.

Visit www.claydens.co.nz to download the full design guideline document.



05

Branding



5.1 — Branding

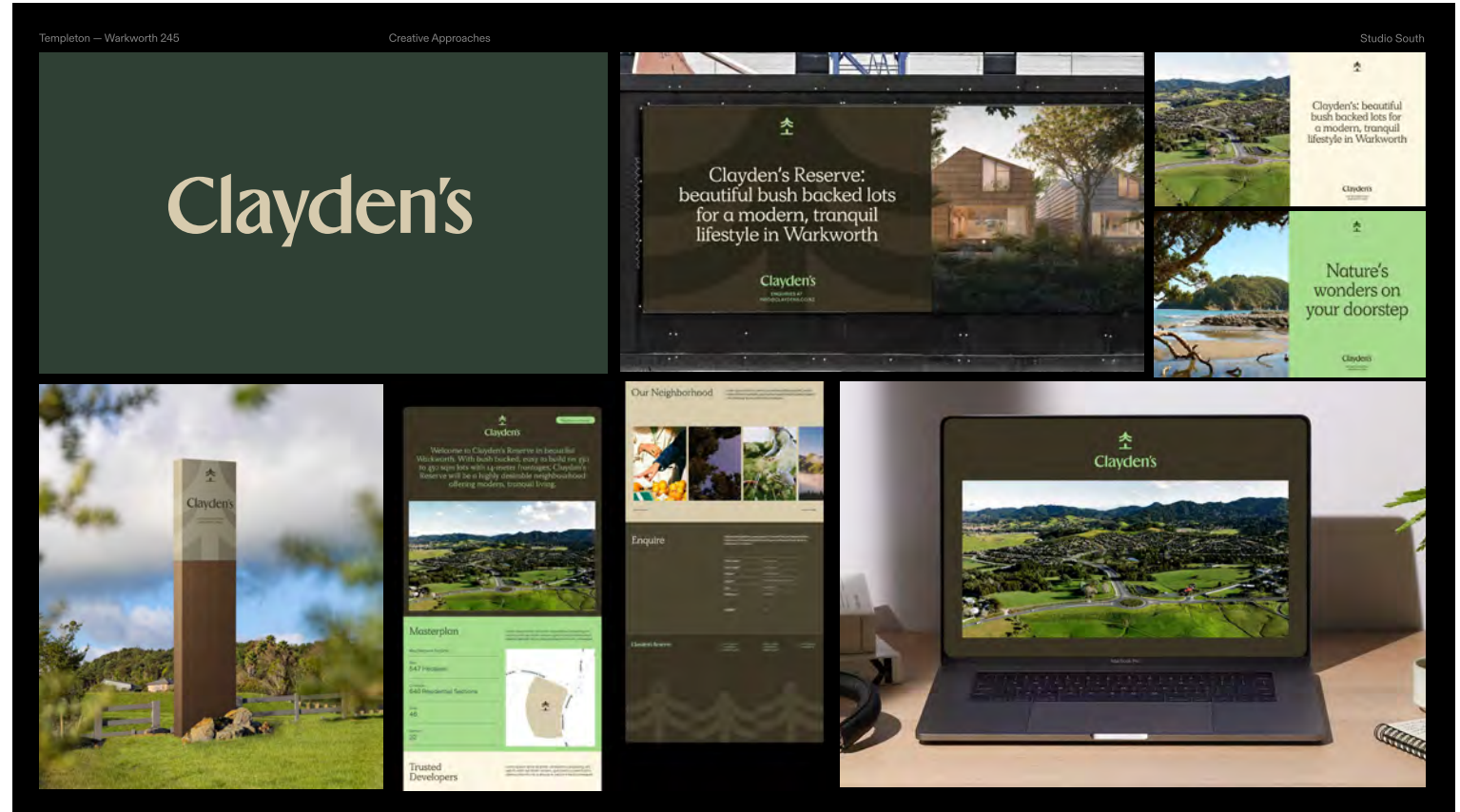


Clayden's

The brand development for 245 Matakana is well established with Clayden's being the name for the development, honouring the site's history as the former Clayden's Farm. The selling propositions for Clayden's is as follows:

Nestled against serene bushland, Clayden's offers 330m² to 450m² easy-to-build lots with generous 14-metre frontages. This brand-new Templeton Group 'Greenfields' community blends modern, tranquil living with flexibility and affordability, making it ideal for single or double-level homes in a highly desirable neighbourhood.

Templeton Group will implement a full integrated marketing campaign to drive awareness and sales.





06

The Developer



6.1 — The Developer



Templeton Group



Templeton Group is one of New Zealand’s most respected private property developers, renowned for its experienced and design-driven approach to land development and place-making. With a long track record of delivering high-quality residential, mixed-use, and master-planned communities, Templeton combines deep industry knowledge with a genuine commitment to crafting spaces where people want to live, work, and connect. Led by a seasoned team with extensive experience in property development, Templeton’s portfolio spans thoughtfully planned communities, bespoke homes, and award-winning projects that reflect a strong focus on liveability, aesthetic excellence, and enduring quality. Across every development, Templeton Group’s expertise in land use, careful planning, and attention to detail underpins its reputation as a trusted partner in creating vibrant and sustainable environments for families and individuals alike.

Project Team

Templeton Group

Development Manager – Darren Soo
Project Manager – William Wang
Technical Director – Cormac Tague
Marketing Director – Mark Kelly
Sales Director – David Parker

Consultants

Masterplan Design – A Studio
Civil Engineer – Maven Associates
Planner – Tattico
Geotechnical Engineer – Tonkin & Taylor
Landscape Architect – Boffa Miskell

Legal

HM Law

Track Record:



Warkworth Ridge



Green View, Long Bay

07

Pricelist



7.1 — Pricelist



Clayden's North (Refer page 15 for scheme plan)

Lot Number	Area (m ²)	Price incl. GST
201	301	\$475,000
202	301	\$475,000
203	301	\$445,000
204	307	\$445,000
205	315	\$445,000
206	301	\$445,000
207	1,352	\$935,000
208	732	\$545,000
209	614	\$545,000
210	587	\$525,000
211	609	\$545,000
212	499	\$415,000
213	548	\$425,000
214	812	\$395,000
215	350	\$535,000
216	305	\$475,000
217	305	\$475,000
218	305	\$475,000
219	305	\$475,000
220	305	\$475,000
221	305	\$475,000
222	305	\$475,000
223	305	\$475,000
224	488	\$675,000
225	300	\$475,000
226	302	\$475,000
227	346	\$535,000
228	445	\$635,000
229	245	\$395,000
230	245	\$395,000
231	245	\$395,000
232	243	\$395,000
233	240	\$395,000
234	245	\$395,000
235	245	\$395,000
236	245	\$395,000
237	245	\$395,000

Lot Number	Area (m ²)	Price incl. GST
238	245	\$395,000
239	245	\$395,000
240	245	\$395,000
241	245	\$395,000
242	245	\$395,000
243	245	\$395,000
244	245	\$395,000
245	245	\$395,000
246	300	\$425,000
247	589	\$815,000
248	310	\$435,000
249	264	\$415,000
250	264	\$415,000
251	264	\$415,000
252	264	\$415,000
253	288	\$455,000
254	391	\$575,000
255	340	\$515,000
256	377	\$545,000
257	413	\$615,000
258	314	\$470,000
259	316	\$470,000
260	350	\$525,000
261	350	\$525,000
262	350	\$525,000
263	350	\$525,000
264	381	\$555,000
265	413	\$625,000
266	437	\$660,000
267	372	\$475,000
268	313	\$475,000
269	382	\$575,000
270	341	\$525,000
271	341	\$525,000
272	321	\$515,000
273	324	\$515,000
274	301	\$475,000

7.1 — Pricelist



Clayden's North (Refer page 15 for scheme plan)

Lot Number	Area (m ²)	Price incl. GST
275	394	\$595,000
276	339	\$535,000
277	406	\$615,000
278	355	\$535,000
279	355	\$535,000
280	350	\$535,000
281	436	\$565,000
282	375	\$565,000
283	370	\$565,000
284	390	\$545,000
285	457	\$585,000
286	370	\$565,000
287	375	\$565,000
288	375	\$565,000
289	398	\$595,000

7.1 — Pricelist



Clayden's South (Refer page 18 for scheme plan)

Lot Number	Area (m ²)	Price incl. GST
701	411	\$635,000
702	422	\$645,000
703	394	\$595,000
704	332	\$515,000
705	336	\$515,000
706	336	\$515,000
707	359	\$535,000
708	445	\$635,000
709	338	\$515,000
710	519	\$765,000
711	404	\$625,000
712	339	\$515,000
713	301	\$465,000
714	301	\$465,000
715	300	\$475,000
716	311	\$475,000
717	313	\$475,000
718	426	\$655,000
719	345	\$525,000
720	300	\$465,000
721	378	\$545,000
722	300	\$465,000
723	337	\$525,000
724	453	\$695,000
725	453	\$695,000
726	360	\$495,000
727	535	\$760,000
728	619	\$870,000
729	497	\$680,000
730	488	\$730,000
129	482	\$665,000
130	438	\$635,000
131	448	\$635,000
132	459	\$645,000
133	469	\$655,000
134	478	\$665,000
135	491	\$675,000

Lot Number	Area (m ²)	Price incl. GST
136	1,251	\$895,000
137	853	\$695,000
138	356	\$485,000
139	369	\$495,000
140	536	\$695,000
141	354	\$495,000
142	469	\$655,000
143	438	\$635,000
144	482	\$675,000
145	378	\$575,000
146	422	\$575,000
147	320	\$495,000
148	303	\$515,000
149	323	\$515,000
150	333	\$515,000
151	330	\$515,000
152	330	\$515,000
153	330	\$515,000
154	351	\$535,000
155	320	\$495,000
156	292	\$495,000
157	293	\$495,000
158	281	\$485,000



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Find out more:
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Contact:
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