



MAUNU BOROUGH

SUE & DAMIEN
PROPERTY TEAM

OWN
REAL ESTATE



WELCOME

Welcome to Maunu Borough,

We'd like to warmly welcome you to Maunu Borough – an exciting new subdivision offering a fantastic opportunity to secure your place in this sought-after location.

Stage 1 is now selling, and we're excited to introduce these sections to the market.

The information pack, including all available property documents, can be downloaded from our website ownrealestate.co.nz.

If you're interested in Maunu Borough, please let us know so we can assist you with your next steps.

We look forward to showing you around.

Kind regards,

Sue & Damien

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MAUNU BOROUGH A PRESTIGIOUS NEW ADDRESS

Welcome to Maunu Borough, a premium large-lot subdivision in central Maunu, one of Whangārei's most established and sought-after neighbourhoods.

Here, generous sections, upwards of 1000sqm offer a rural feel with urban convenience. All public services are provided to the boundaries, including stormwater, wastewater, potable water, fire-fighting provision, power and fibre, helping make the building process easier and more cost-effective.

Positioned on Maunu's green fringe, the Borough offers the rare balance buyers are looking for: space, nature and everyday convenience just minutes from home. Fertile volcanic soils, stone walls, pristine native bush, green space and landscaped walkways give the neighbourhood its character, beauty and lasting sense of place.

Everything that makes Maunu so desirable is close at hand - respected schools, golf, tennis, parks, forest walks, local cafés and everyday services. Whangārei Hospital is just minutes away, and the CBD remains an easy drive from home. This carefully planned neighbourhood has been designed to feel established from the beginning, with space, privacy and connection shaping a genuine sense of community.

Each lot offers the scale to create a quality home, with room for outdoor living, gardens, a shed, a home office or extended family living, subject to the necessary consents. For those wanting more than a standard suburban section, Maunu Borough offers space without isolation, convenience without compromise, and the chance to build in one of the area's most compelling new addresses.





KEY PROPERTY DETAILS

POWER	To boundary
INTERNET	Fibre connection
SOIL	Volcanic
WATER	Town supply, connection on site
SEWAGE	Town connection • WDC require a pressurised sewer system. The installation of a macerating pump will be the responsibility of the purchaser and must be completed as part of the building consent process. For information on guidelines and details go to: www.wdc.govt.nz/Services/Water-services/Wastewater/Pressure-Sewer-Systems
STORMWATER	• Connections on each lot (green pegs indicate location) • While a stormwater connection is provided to each lot, purchasers should note that Whangarei District Council may require stormwater attenuation measures, including attenuation tanks, as part of the building consent process. • These must be no more than 1.5 metres above ground or integrated into fencing
TITLES	• Titles available for lots M2, M3, M4 • Titles to be issued for S lots and M19, M20 (within approximately 2 months)
COVENANTS	Available for download online • Lots M2, M3, M4 – see titles & covenants online • Lots S – See LT plans and draft covenants online

SITE SUITABILITY REPORT	Available for download online
DESIGN GUIDELINES	Available for download online
HOUSE AND LAND PACKAGES	Available for download online
ACCESS	• Shepherd Lane – Public road • Papatawa Lane – Private road • Private accessway – Private road (yet to be named) • Each owner will have a share in the private roads with easements. Legal requirements for maintenance are covered as per the Local Government Act
NO BUILD ZONE	No build area covenant – Lots M2 & M3 • Lots M2 and M3 are subject to a registered no build area covenant. This covenant applies to an area extending approximately 8 metres from the Papatawa Lane boundary.
VEHICLE CROSSINGS	All formed
WALKWAYS	1.5km of landscaped walkways through reserve for residents use
COMMUNITY AMENITIES	Shops, medical, parks, golf, tennis, Heritage park, Whangarei Hospital
SCHOOLS	• Maunu Primary • Pompallier Catholic College • Whangarei Girls High School • Whangarei Boys High School • Whangarei Intermediate School



MAUNU BOROUGH IS MORE THAN A PLACE TO LIVE – IT'S A PLACE TO BELONG...



VARIETY OF LOT SIZES

Ample space to build your dream home, with room for the boat or caravan - without endless lawns to mow. Set within a prestigious subdivision surrounded by quality homes, this is a lifestyle opportunity designed for modern living.



LANDSCAPED FOR PRIVACY

Mature planting, quality landscaping and thoughtfully designed surrounds create a private, peaceful setting within a premium lifestyle community of established quality homes.



PREMIUM LOCATION

Nestled in the heart of Maunu, with countryside calm and city convenience. Enjoy easy access to the Maunu Golf Club, local tennis courts, popular cafés and excellent schooling, all just a short drive from Whangārei's CBD.



COMMUNITY FEEL

Walking paths through expansive covenanted bush and neighbouring farmland, shared green spaces, and thoughtful design foster a true sense of place. A neighbourhood where families, lifestyle buyers and retirees alike can genuinely feel at home.

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STAGE 1 RELEASE

SITE PLAN

PREMIUM LIFESTYLE SECTIONS

PRICED FROM \$430,000

LOT SIZES RANGING FROM 1032SQM TO 1947SQM



Lot	Price (incl GST)	
M1	\$575,000	SOLD
M2	\$530,000	
M3	\$575,000	
M4	\$550,000	
M10	\$530,000	SOLD
M19	\$530,000	
M20	\$530,000	
S1	\$2,105,000	SOLD
S2	\$570,000	
S3	\$550,000	
S4	\$500,000	
S5	\$550,000	
S6	\$550,000	
S7	\$590,000	
S8	\$550,000	
S9	\$550,000	
S10	\$500,000	
S11	\$650,000	
S12	\$700,000	
S13	\$430,000	

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PHOTO GALLERY



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PHOTO GALLERY



PHOTO GALLERY



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MAUNU BOROUGH STORY



DEEP ROOTS

Long before the streets were named, this land was a productive part of Northland's rural landscape. Families worked the fertile soils, built homes and established a close-knit community that shaped Maunu's identity for generations.

Over time, the area grew to include one of Northland's earliest rural settlements, with a church, cemetery and small community gathering places. While Whangārei expanded around it, Maunu retained its distinctive rural charm, strong sense of place and enduring connection to the land.



THE VISION

Maunu Borough was created to honour that legacy while shaping a neighbourhood for the future. From the beginning, the vision has been to respect the area's history and natural beauty while creating an exceptional place for people to call home.

Every element has been thoughtfully planned to complement the surrounding landscape, preserving Maunu's established character while connecting seamlessly with nearby reserves, walkways and open spaces.



BEHIND THE NAME

The name Maunu Borough reflects more than a location - it represents a community with history, identity and belonging.

Inspired by the established neighbourhood that surrounds it, the name acknowledges Maunu's past while creating a place where future generations can build lasting connections and feel at home from day one.



PRESERVING CHARACTER

The iconic stone walls remain a defining feature of Maunu Borough, preserving the heritage and craftsmanship that have shaped the landscape for decades.

Established native planting, pedestrian walkways and generous open spaces connect the neighbourhood to the surrounding reserve and farmland. Productive volcanic soils provide the foundation for flourishing gardens, while carefully considered design ensures every home sits comfortably within its natural setting.



LOOKING TO THE FUTURE

Maunu Borough is a distinctly New Zealand neighbourhood, where rural character and modern living come together with ease.

Generous sections, tree-lined streets, productive soils and enduring landscape features create a place designed to grow more beautiful over time. As gardens mature and families settle in, Maunu Borough will continue to evolve into a thriving community -one that honours its past while creating a lasting legacy for generations to come.

PROUDLY MARKETING BY...

SUE MAICH & DAMIEN DAVIS

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Strongly focused on being at the top of their game, Sue and Damien have been driven to elevate their success and launch OWN Real Estate - a venture embodying their vision for a more personalised, client-focused approach.

By stepping away from the constraints of a large corporate brand, Sue and Damien now embrace the independence of their OWN brand, allowing them to harness their principles of adding value to their clients transactions through the very best marketing, attention to detail and outstanding client service.

Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation.

With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

Their in-depth knowledge of the Whangarei market, paired with a collaborative team spirit, strong work ethic, and deep community ties, makes OWN Real Estate a trusted choice for buyers and sellers alike.

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EST 2025
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