Mint

Te Mata House

335 & 337 Te Mata Road, Havelock North

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335 & 337 Te Mata Road, Havelock North

Just moments from Havelock North village, Te Mata House holds a remarkable place in Hawke's Bay's history. Established by the Chambers family more than 170 years ago, Te Mata House is closely connected to the region's early settlement and the beginnings of its celebrated wine industry.

The appeal of Te Mata House is as much about the life to be lived here as the history it holds. Beautifully restored, the five-bedroom homestead combines its enduring character with the comfort of contemporary living. Generously proportioned rooms accommodate everything from everyday family life to intimate gatherings and memorable entertaining.

Set across approximately 2.21 hectares and two titles, magnificent Paul Bangay-designed gardens provide a beautiful setting for the homestead. A swimming pool and spa, tennis court, pool house, self-contained two-bedroom cottage and purpose-built equestrian facilities create a lifestyle of exceptional variety. An atmospheric underground bar provides an unexpected setting for entertaining.

Private and beautifully established, yet close to the restaurants, wineries and village life of Havelock North, Te Mata House offers a rare opportunity to become the next custodian of one of Hawke's Bay's most treasured historic homes.

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335 & 337 TE MATA ROAD

7 | 5 | 6 | 2 | 997.5m² | 2.2094 ha (more or less)

Homestead	5	4	4	2	2	674.3m²	1.4060 ha
Pool House				1		64m²	
Cottage	2	1	2			94.1m²	
Stables				1		106.8m²	8,034m²
Shedding						58.3m²	

Legal & Council

LOCATION	335 Te Mata Road, Havelock North
LEGAL DESCRIPTION	LOT 1 DP 317767-INT IN R/W
CERTIFICATE OF TITLE	69710
ESTATE	Freehold
LAND AREA	8,034m² (more or less)

COUNCIL & RATES

TERRITORIAL AUTHORITY	Hastings District Council
ZONE	Te Mata Special Character Area
RATING VALUATION	$2,560,000
IMPROVEMENTS VALUE	$260,000
LAND VALUE	$2,300,000
RATES	$6,649.30 HDC
	$1,476.26 HBRC





LOCATION	337 Te Mata Road, Havelock North
LEGAL DESCRIPTION	LOT 2 DP 317767
CERTIFICATE OF TITLE	69711
ESTATE	Freehold
LAND AREA	14,100m² (more or less)

COUNCIL & RATES

TERRITORIAL AUTHORITY	Hastings District Council
ZONE	Te Mata Special Character Area
RATING VALUATION	$10,000,000
IMPROVEMENT VALUE	$2,850,000
LAND VALUE	$7,150,000
RATES	$9,946.07 HDC
	$4,137.98 HBRC

Design & Build

337 TE MATA ROAD

Homestead
Origins: Dates back to 1854; major renovation 2016–2018
Floor area: 674.3m² approx
Designer: Leanne Larking - kitchen, bathrooms - renovation
Builder/Joinery: Brittin Builders and Park Hill Joinery - renovation
Garden Designer: Paul Bangay - 2016–2018
Foundation: Piles
Cladding: Timber weatherboard
Roof: Colorsteel
Window Joinery: Partial double glazing
Insulation: Loose-fill insulation throughout
Material Features: Alarti Marble - throughout
Recent Works: Refer to Appendix for a comprehensive schedule of renovations and improvements across both titles.

Cottage
Completed: 2018
Floor area: 94.1m² approx
Design: Kaituna - Robert Collins and Quattro Uno - Leanne Larking

Pool House, Pool & Spa
Completed: 2017
Floor area: 64m² approx
Included: Kitchen, gym, powder room, pool and spa facilities
Pool: 18×15m chlorinated swimming pool with electric solar cover
Spa Pool: Chlorinated, electrically heated, with cover

Additional
Tennis Court: 16x35m - Astro Turf
Carport: 37.7m²
School House: 10.4m² - renovated 2017
Tree house: built 2016
Shed: 24m² (Original)
Jump storage shed



335 TE MATA ROAD

Equestrian Facilities - suitable for four horses
Stables/ Tack Shed: 106.8m² - built 2017.
Two stables, tack room, kitchenette, utility shed, loft storage and horse wash bay

Arena: 60 × 20m lime sand
Float shed: 20.1m² - built 2022
Yards: 111.3m² - built 2019

Four paddocks and race
Three troughs

Additional
Compost shed: 14.2m² - built 2018



Design & Build

BUILDING CONSENTS - 337 Te Mata Road

ABA12324 Application Install Flue 1986
ABA13106 Application Erect Dog Grooming Room 1987
ABA9600454 Erect changing shed
ABA20000866 Bathroom & ablution additions to dwelling CCC 11/12/2003
ABA20011839 Additions and alterations to dwelling 15/12/2003
ABA20030196 Build new carport CCC 18/11/2003
ABA20052153 Alterations to outbuilding CCC 30/08/06

ABA20151246 Application to Install Two Anchor Piles CCC 13/10/2015
COA20150018 – Minor extension to kitchen area Certificate of Acceptance Certificate
ABA20160360 Application for Internal Alterations CCC 22/03/2018
ABA20161297 Application to Erect Pavilion & pool CCC 05/04/2018
ABA20170906 Application for New Dwelling CCC 18/04/2018
ABA20240214 Application for rebuild and additions to outbuilding - garage and storeroom CCC 29/07/2025

BUILDING CONSENTS - 335 Te Mata Road

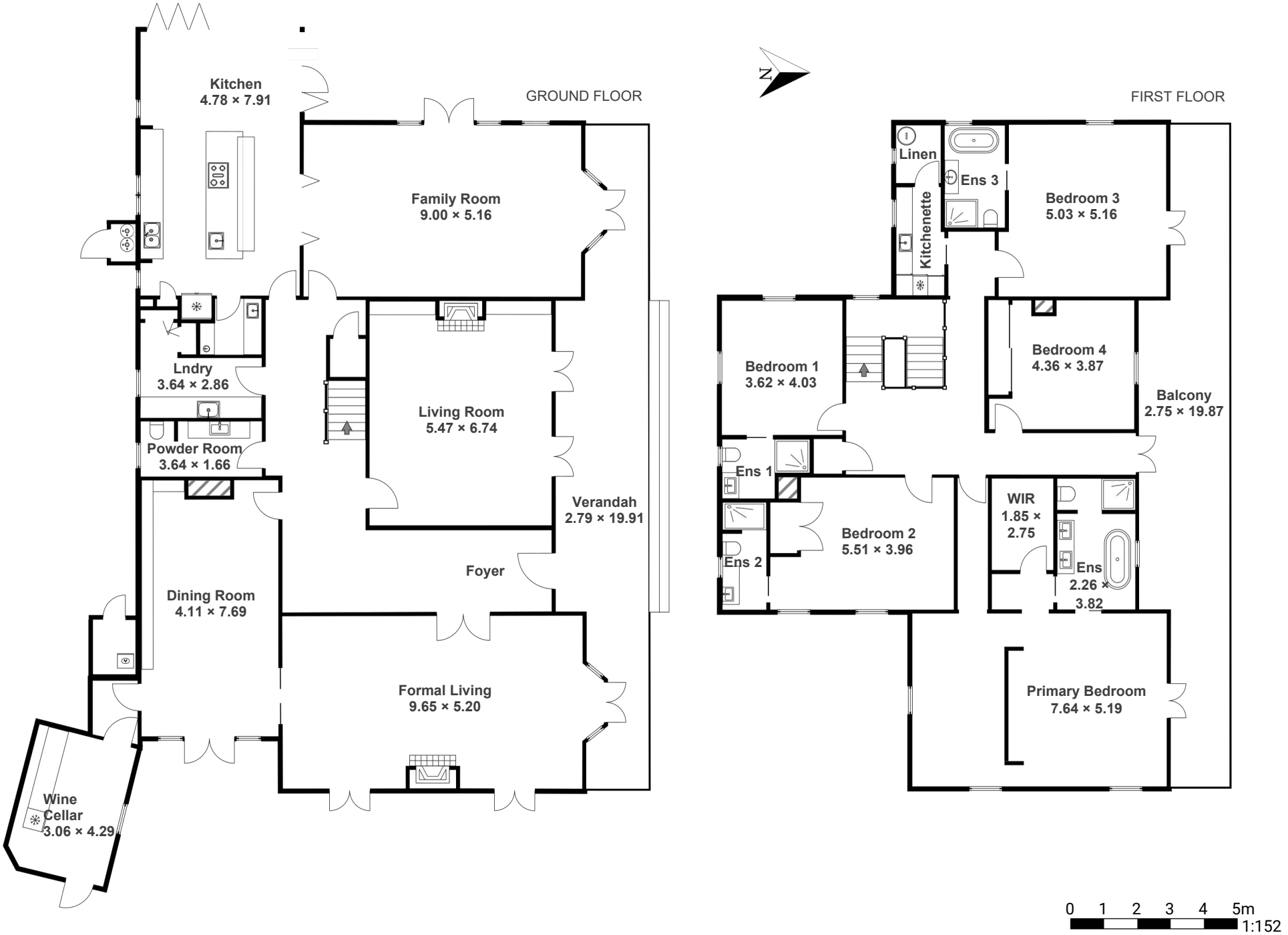
ABA20161295 Application for New Horse Stables CCC 17/04/2018

SCHOOL ZONES

Te Mata School - yrs 1 - 6
Havelock North Intermediate - yrs 7/8
Havelock North High School - yrs 9 - 13
Hereworth - yrs 1 - 8
Woodford House - yrs 7 - 13
Iona College - yrs 7 - 13
Lindisfarne College - yrs 7 - 13
St John's College - yrs 9 - 13
Taikura Rudolf Steiner School - yrs 1 - 13

REPORTS AVAILABLE

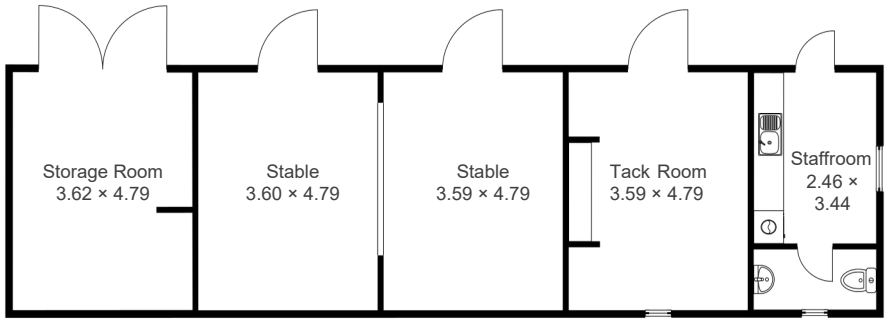
· Title
· Floor Plans
· LIM



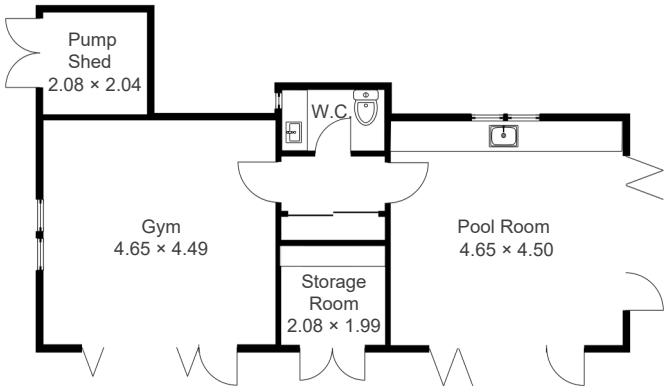
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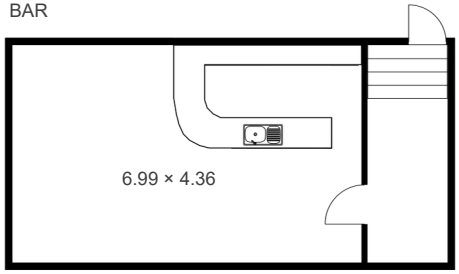
STABLES



POOL PAVILION

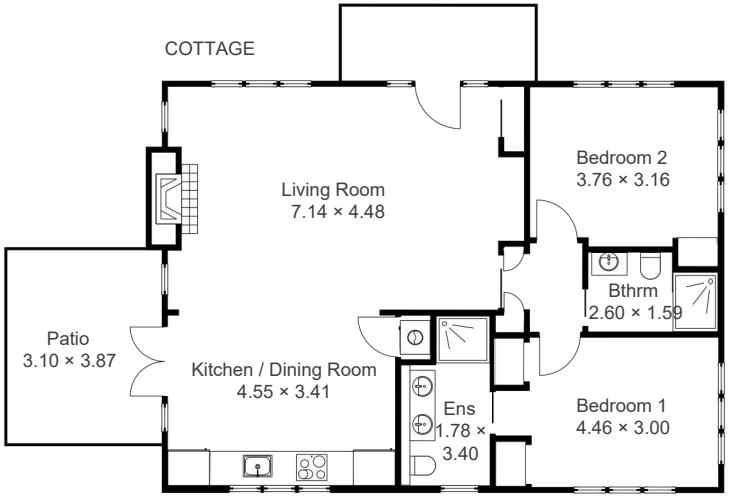


BAR



GARAGE

COTTAGE



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A Closer Look

WATER
Town supply

Homestead - Filter and water softener system
Cottage + Pool house + Stables/ Tack room - Under sink water filter

IRRIGATION
Think Water Hawkes Bay - across both titles

HOT WATER
Homestead - Hot water cylinder 280L + Rinnai Infinity System
Cottage - Rinnai Infinity System
Pool House - Rinnai Infinity System
Stables/ Tack Room - Thermnn continuous-flow hot water system + electric hot water cylinder

POWER
Mains power

SEPTIC
Septic tank. Mains connection available

INTERNET
Starlink

HEATING
Homestead - Diesel-fired radiator heating, ducted heating, HRV ventilation, wood burner, gas fire and underfloor heating.
Cottage - Gas fire, ducted heating and underfloor heating
Pool House - Heat pump

POOL & SPA
Swimming pool - Chlorinated with solar heating cover
Spa pool - Chlorinated, electric heating
Hot Tub - Chlorinated, electric heating

A Closer Look

Chattels/fixtures

HOMESTEAD

Throughout
Window treatments
Fixed floor coverings
Light fittings / feature pendants

GROUND FLOOR

Kitchen
Miele - built-in ovens - 2
Miele - fice-burner gas hob - 1
In-bench extractor - 1
Miele - dishwasher - 1
Liebherr - combined fridge / freezer / wine fridge - 1
Insinkerator - waste disposal - 1

Scullery
Zenith - hot water tap - 1
Fixed cabinetry / shelving

Family Room
Radiator - 1
LG - TV - 1
Sonos - sound bar - 1

Understair Cupboard
Internet hardware
Security camera hardware
Security cameras - 10 (located throughout the property)

Laundry
Miele - front-loader washing machine - 1
Miele - SteamFinish dryer - 1
Radiator - 1
Internal ironing board - 1

Powder Room
Mirror
Radiator - 1

Living Room
Radiator - 2
Warmington - wood burner (vendor advises never used)
LG - TV - 1
Sonos - sound bar - 1
Sonos - surround sound - 2 wired speakers

Foyer
Radiator - 2
Paradox alarm

Formal Living
Radiator - 2
Rinnai - gas fire - 1
Daikin - HRV

Dining Room
Daikin - HRV
Radiators - 2
Paradox alarm

Wine Cellar
Vintec – wine fridges - 2
Fixed shelving

Linkway
Radiator - 1
Haier - freezer - 1
Wooden Coat Rack - 2

Garage
Automatic garage door(s) - 2
Garage door remotes - 5

LEVEL 2

Landing
Radiator - 1
Toshiba - ducted heating
Daikin - HRV
Paradox Alarm System

Primary Bedroom
Radiator - 1
DaikIn - HRV

Primary Bedroom Ensuite
Heated towel rail - 3
Heated Mirror - 1
Underfloor heating
Extractor Fan - 1

Primary Bedroom - Sitting Room
Samsung - TV
Sonos - sound bar - 1
Daikin - HRV

Bedroom 1
Sonos speaker - 1
Radiator - 1
Wardrobe cabinet - 1
Bench seat - 1

Ensuite 1
Heated towel rails - 3
Mirror - 1
Underfloor heating
Extractor Fan - 1

A Closer Look

Chattels/fixtures

Bedroom Two
Radiator - 1
Sonos speaker - 1
Daikin - HRV

Ensuite Two
Heated towel rails - 3
Large mirror - 1
Underfloor heating
Extractor Fan - 1

Bedroom Three
Sonos speaker - 1
Radiator - 1
Daikin - HRV
Wardrobe - 1

Ensuite Three
Heated towel rails - 3
Mirror - 1
Underfloor heating
Extractor Fan - 1

Bedroom Four
Daikin - HRV

Kitchenette
Liebherr - fridge - 1
Zenith - hot water tap - 1
Small wine fridge - 1
Solarmaster - 280L combo hot water cylinder - 1

Balcony
Bower Wilkins speakers - 2

Exterior
Gas Fire - 1
Bower Wilkins - outdoor speakers - 2
Garden lights - thorughout
Exterior washing line - 1
Water feature with pump - 3
Hose reels - 3
Awnings - 2
Electric gate - 2
Electric gate remotes - 3
Invisible dog fence, transmitter and three collars

Diesel Shed
Diesel tanks - 500L - 2

Water Filtration Shed
Water Softener
Carbon Filter
UV Filter

Boiler Room
Firebird Boiler
Expansion vessel
Circulation Pumps

Wine Bar
Window treatments
Fixed floor coverings
Light fittings / feature pendants
Kelvinator - bar fridge - 1
Fixed cabinetry / bar
Sonos speaker - 1
Radiator - 1
Mirror - 2
All furniture, glassware and cutlery, excluding alcohol and artwork.

A Closer Look

Chattels/fixtures

COTTAGE

Throughout
Window treatments
Fixed floor coverings
Light fittings / feature pendants

Kitchen/ Living
Miele - single oven - 1
Miele - 3-hob induction cooktop - 1
Falmec - rangehood - 1
Miele - dishwasher - 1
Baumatic - built-in fridge/freezer - 1
Insinkerator - waste disposal - 1
Water filter - Under bench - singular - 1
Rinnai - gas fire
Toshiba - ducted heating
Sonos - sound bar - 1
Samsung - TV - 1
Hot tub - 1
Paradox alarm system

Bathroom
Heated towel rails - 3
Mirror - 1
Underfloor heating
Extractor Fan - 1

Ensuite
Heated towel rails - 3
Mirror - 1
Underfloor heating
Extractor Fan - 1

POOL HOUSE

Throughout
Window treatments
Fixed floor coverings
Light fittings / feature pendants

Pool Room
Miele - single oven - 1
Miele - dishwasher - 1
Fisher and Paykel - under-bench fridge - 1
Vintec - wine fridge - 1

Gym
Daikin - heat pump - 1
Samsung - TV - 1
Sonos sound bar - 1

W.C
Mirror - 1

Exterior
Gas fire - 1
Bower Wilkins outdoor speakers - 2
Outdoor shower hot/cold - 1
Awnings - 2
BeefEater - built-in BBQ - 1
Irrigated pot plants - 3
Rinnai - Infinity hot water system - 1
Oasis - air-conditioning units - 2
Daikin - inverter - 1
Solar pool cover - 1
Standard Spa pool cover - 1

Pump Shed
Robo Plus V2 - pool cleaner - 1
Pool & Spa pump - 2
Sand filter - 2

STABLES/ TACK ROOM / STAFFROOM/ STORAGE

Light fittings
Fixed shelving / racking
Saddle racks / tack hooks
Thermann - Infinity flow hot-water system - 1
Kelvinator - fridge - 1
Water troughs - 3
Fisher and Paykel - Washing machine - 1 (No vendor warranty)

SCHOOL HOUSE

As is



















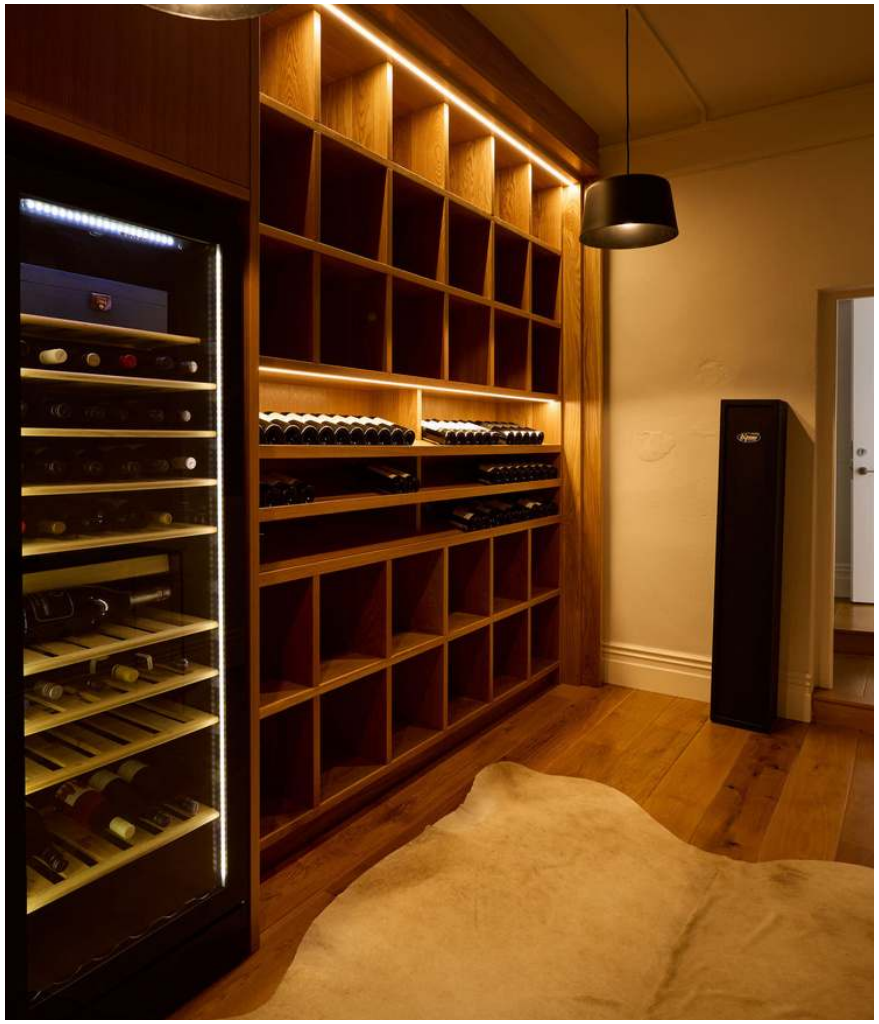




































































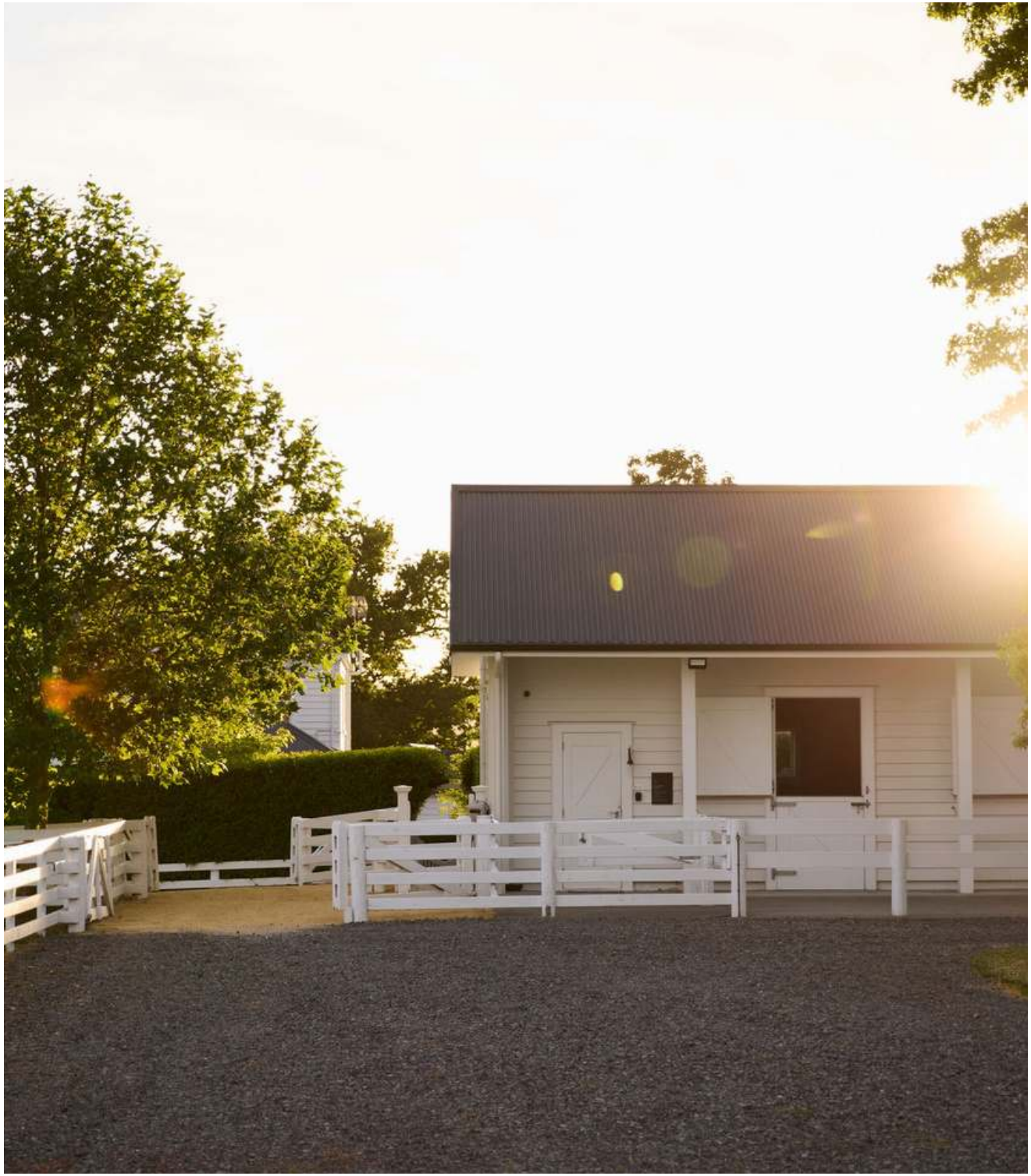



















TE MATA HOUSE
PRIVATE PROPERTY

A Place in History

The story of Te Mata House is closely woven into the history of Hawke's Bay itself.

The origins of Te Mata House date to 1854, when English settlers John and Margaret Chambers established their family home on what would become Te Mata Station, a pastoral holding extending across more than 7,000 hectares. Expanded throughout the 1870s, the homestead became an important part of the region's early settlement, serving not only as a family residence but also as a place of hospitality, worship and community life.

The estate would also play a defining role in the development of Hawke's Bay's wine industry. Following travels abroad, the Chambers' son, Bernard, recognised the potential of the surrounding north-facing slopes for viticulture. In 1892, he established vineyards on land adjoining the homestead, laying the foundations for what would become Te Mata Estate Winery.

Those original vineyard sites remain in production today, while the historic winery continues to operate immediately alongside the property - an enduring connection between Te Mata House and one of New Zealand's most recognised wine estates.

Although the Chambers family sold the property in 1919, the homestead has retained much of its nineteenth-century character, preserving an important chapter of Hawke's Bay's architectural and agricultural heritage.





A Legacy Preserved

More than 170 years after its beginnings, Te Mata House continues to evolve while honouring its remarkable past.

In 2016, the estate entered a new chapter when Jacqueline and her family undertook an extensive three-year restoration and development programme. The original homestead was carefully restored, with its historic character retained alongside the comforts and refinement of contemporary living.

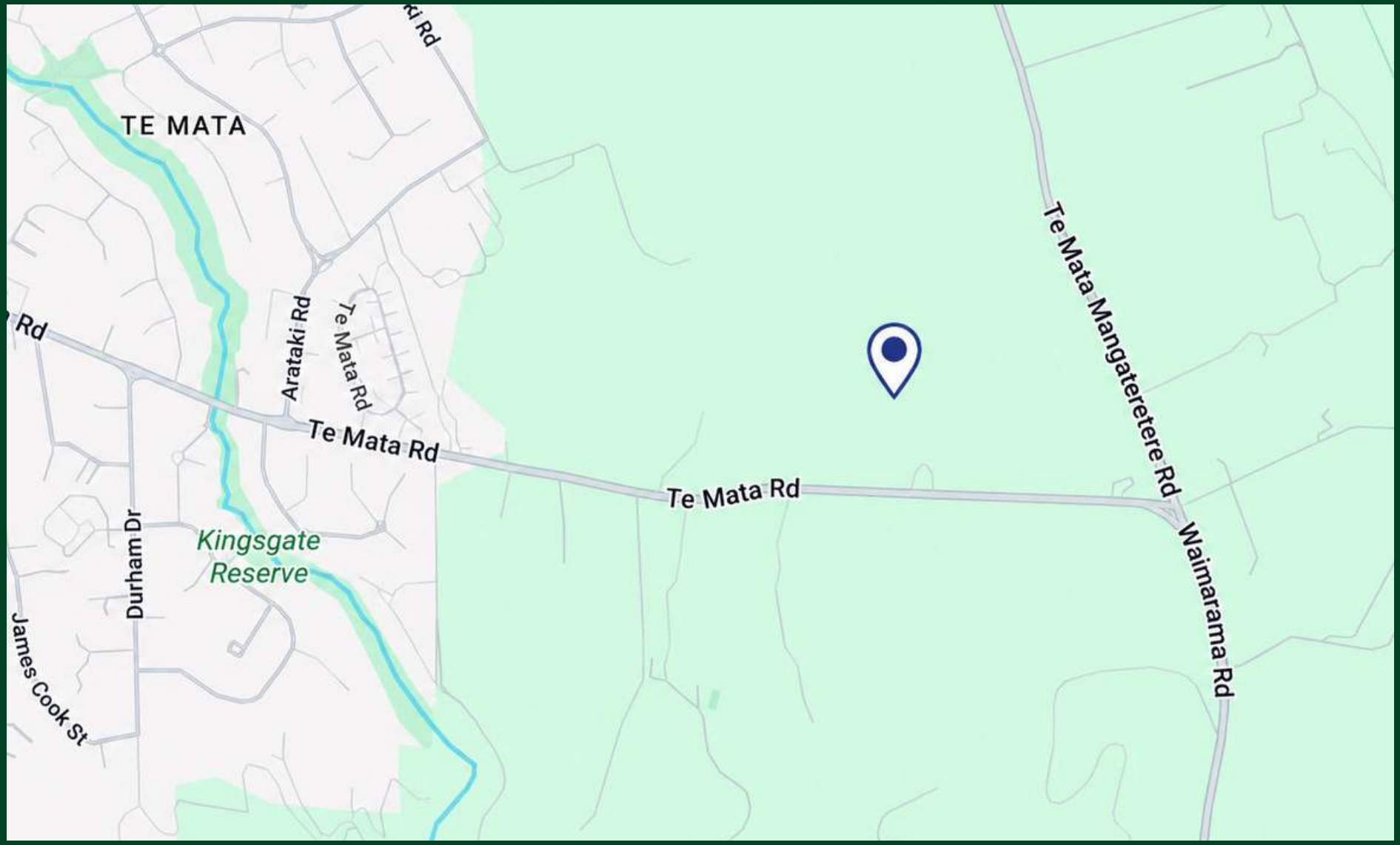
The project extended across the wider estate, with the addition of new equestrian stables, guest accommodation within The Cottage, a swimming pool and pool house. The historic Old Stables and adjoining Whiskey Room were also restored and repurposed.

Cyclone Gabrielle brought further change in February 2023, with significant damage to the Old Stables and Whiskey Room. The Old Stables were subsequently replaced by a new garage and linkway, while the Whiskey Room has been thoughtfully restored and reimagined as a wine bar.

From 2021, Te Mata House also welcomed visitors for private accommodation, garden experiences, events and weddings, introducing a wider audience to its history and setting.

Today, Te Mata House remains a private estate of exceptional scale and character, shaped by the generations who have called it home. As it enters its next chapter, an opportunity presents itself for a new custodian to preserve its remarkable heritage and contribute to the story of this significant Hawke's Bay property.

335 & 337 Te Mata Road, Havelock North - Location



APPENDIX

TE MATA HOUSE | 335 & 337 TE MATA ROAD, HAVELOCK NORTH

Schedule of Renovations & Improvements

The following schedule outlines renovations, additions, replacements and improvements undertaken across both titles, including the Homestead, ancillary buildings, equestrian facilities, grounds and associated infrastructure.

01 | HOMESTEAD

Interior Renovations & Alterations

- Comprehensive interior renovation, including new kitchen, ensuite bathrooms, laundry, ground-floor powder room, carpeting, curtains, blinds and interior finishes.
- Installation of kitchen bi-fold doors opening to the courtyard and an upstairs kitchenette.
- Reconfiguration of the principal bedroom with a partial dividing wall separating the sleeping and lounge areas.
- Conversion from four to five bedrooms through the installation of a partition wall.
- Installation of built-in wardrobes in three bedrooms and permanent freestanding wardrobes in two others.
- Upgraded curtains in upstairs bedrooms (2024) and family room (2026).

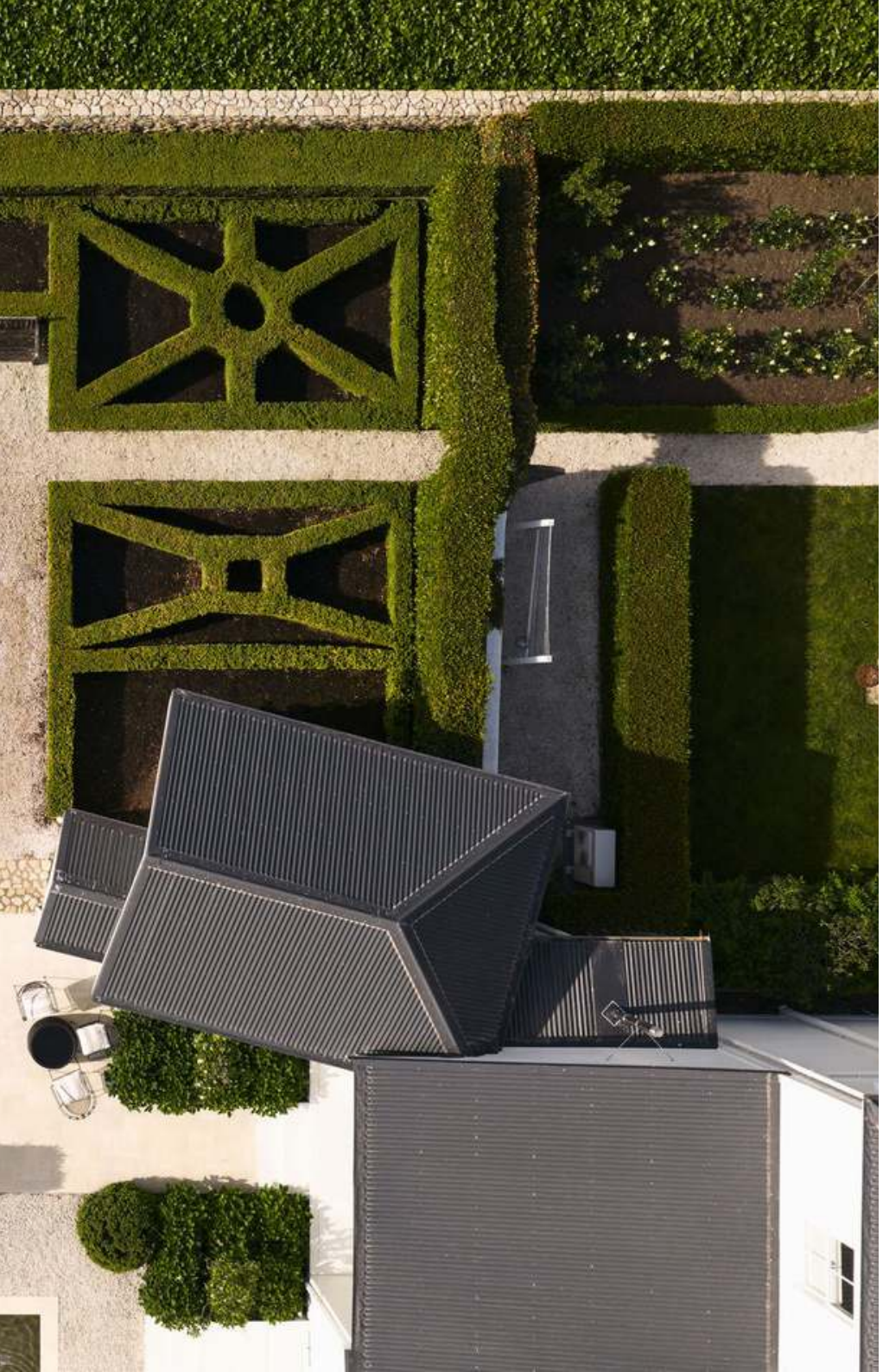
Heating, Ventilation & Services

- Installation of additional radiators, upstairs air conditioning and heating, and an HRV ventilation system.
- Installation of underfloor heating in ensuite bathrooms.
- Upgraded boiler and installation of two 500-litre diesel tanks for central heating.
- Installation of Infinity gas water heating alongside the existing hot water cylinder and a water-softening unit.
- Installation of Starlink satellite internet.
- Installation of Sonos sound system

Building Additions & External Improvements

- Construction of a new double garage and connecting linkway.
- Restoration and conversion of the former Whiskey Room into The Wine Bar following Cyclone Gabrielle (2023).
- Installation of a separate wine cellar with wine refrigerators and storage.
- Exterior repainting (2016 and 2026) and provision of dedicated bin storage.





APPENDIX

02 | POOL HOUSE & POOL FACILITIES

Construction & Improvements

- Construction of a new pool house (2016–2017), incorporating air conditioning, heating and a powder room.
- Installation of an 18 x 15m swimming pool with solar heating cover and a spa pool with independent electric heating (2016–2017).
- Installation of a water-filtration system.

03 | THE COTTAGE

Construction & Improvements

- Construction of a new standalone cottage (2018), incorporating a fully equipped kitchen and laundry.
- Installation of a hot tub.
- Installation of air conditioning, heating, bathroom underfloor heating and heated towel rails.
- Installation of Infinity gas water heating and a water-filtration system.

04 | SCHOOLHOUSE

Renovation

- Comprehensive renovation of the existing building (2017).

05 | EQUESTRIAN STABLES & ASSOCIATED FACILITIES

Construction & Facilities

- Construction of a new stable complex (2017), comprising two horse stables, tack room, kitchenette, workshop and loft storage.
- Installation of additional storage facilities (2017) and construction of a hay shed and horse-float storage facility (2022).
- Installation of a horse wash bay with Infinity gas water heating.
- Construction of a concrete corral and two outdoor horse yards, together with stable entrance gates.

APPENDIX

06 | GROUNDS, LANDSCAPING & INFRASTRUCTURE

Landscaping & Gardens

- Extensive landscaping throughout the property, including design by Paul Bangay (2016–2018).
- Installation of garden lighting, steel garden edging, stone walls and hard landscaping features.
- Establishment of two garden beds, a citrus garden and orchard.
- Installation of a treehouse and climbing frame (2016).
- Installation of two ponds and a rill, incorporating filtration and pump systems.

Equestrian & Outdoor Improvements

- Construction of a full-size 60m x 20m dressage arena.
- Installation of three water troughs.
- Construction of an additional horse-jump and hay-storage shed within the lower garden.

Services, Access & Infrastructure

- Comprehensive fencing across both titles, including two electric entrance gates and four pedestrian boundary-access gates.
- Drainage improvements and installation of irrigation systems across both titles.
- Extension of the wastewater system to service all new buildings.
- Installation of an invisible dog-containment fencing system, including three collars.
- Renovation and upgrade of the existing shed within the carport area.

SCHEDULE NOTE

This schedule has been prepared from information supplied by the vendor and is intended as a summary of works undertaken. Purchasers are advised to undertake their own due diligence regarding building consents, compliance and the condition of improvements.



Meet Nic Goodman

FOUNDER AND PREMIUM PROPERTY SPECIALIST
MINT – HAWKE'S BAY'S ONLY AGENCY DEDICATED TO PREMIUM PROPERTIES

For over a decade, I have had the privilege of guiding clients through the property market in Hawke's Bay. From my experience, I have consistently noticed how a tailored and client-focused approach yielded exceptional results for those with high-end properties.

This insight inspired the creation of Mint – Hawke's Bay's only agency dedicated to premium properties. My vision is to offer unparalleled expertise, discretion, and service that matches the calibre of the properties I represent.

For me, it is more than just business. My clients are at the heart of everything I do. From personalised marketing strategies that capture the essence of a property to seamless, stress-free transactions, I ensure that every step of the property journey feels effortless.

My commitment to integrity, dedication, and a pursuit of excellence is reflected in the level of service I provide. I strive to not only meet but exceed the expectations of my clients. Last year, I achieved an average sale price of $3,000,000 - 95% higher than any other agent in Hawke's Bay, and I maintain a flawless 5-star rating on RateMyAgent.

Hawke's Bay is a region of unrivalled beauty, and I am passionate about showcasing its finest properties.

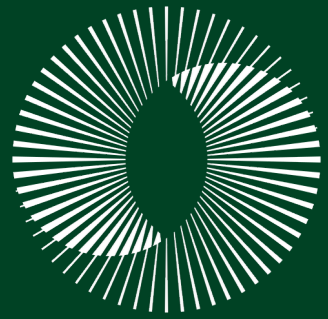
Let's shape the future of your property together.

I look forward to working with you.

Nic Goodman

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