

## Duncan Unsworth

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**From:** James Robertson <james.robertson@strategicproperty.co.nz>  
**Sent:** Friday, 12 December 2025 11:16 AM  
**To:** Eddie Tabar  
**Subject:** RE: Mangawhai Central

Hi Eddie

Mangawhai Central yield as below:

	<b>Lot numbers</b>	<b>Status</b>
Stage 1D	41	Consented
Stage 1	100	Consented
Stage 2	105	Consented
Stage 3	153	Consented
Stage 5	95	Consent application lodged
Stage 6	178	Consent application lodged
<b>Total</b>	<b>672</b>	

In addition to the above, Stage 4 will be a retirement village by others. Our earlier masterplan had 113 vacant lots within Stage 4, so you could use this number as a placeholder for lot numbers within Stage 4 (taking you to a total of 785 lots). Final yield/quantum of HUEs within Stage 4 will be subject to the purchaser's design and consent.

Any more info needed let me know.

Cheers

**James Robertson** | Senior Development Manager  
021 422 916 | [www.strategicproperty.co.nz](http://www.strategicproperty.co.nz)

L37 PWC Tower, 15 Customs Street West, Auckland, 1010



**From:** Eddie Tabar <eddie@civix.co.nz>  
**Sent:** Friday, 12 December 2025 10:32 am  
**To:** James Robertson <james.robertson@strategicproperty.co.nz>  
**Subject:** Mangawhai Central

Hi James,

Any chance you could flick me that email confirming the lot cap for Mangawhai Central at 850 lots, so I can pass it on to my client at Black Swamp Road?

## Duncan Unsworth

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**From:** Eddie Tabar <eddie@civix.co.nz>  
**Sent:** Monday, 16 February 2026 10:18 AM  
**To:** Duncan Unsworth  
**Cc:** Jackson Worsfold; Lennon Wiltshire  
**Subject:** RE: Mangawhai central

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**External Sender - From:** (Eddie Tabar <eddie@civix.co.nz>)

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Morning Duncan,

Apologies for the delayed response, it was a busy week last week.

Just to reiterate what I mentioned previously,

We currently have Stage 1D titles issued. Stage 1 is in the final stages of 224c sign-off, and Stage 2 is programmed to be asphalt by the end of the month. Based on that, we would expect 224c within approximately 6–10 weeks following asphalt.

Stage 3 drainage has already been constructed, and realistically no one in their right mind would be revisiting the scheme to introduce additional lots into that stage, so Stage 3 is effectively fixed. Stage 4 has been sold to an RV, and Stages 5 and 6 (the remaining stages of Central) are currently at the s92 stage for Resource Consent.

Council has requested that we allow for a future connection into Old Waipu Road from Stage 6 (as highlighted in the screenshot below). My understanding is that Council's intention is to ultimately connect Old Waipu Road North and Old Waipu Road together, linking through to Cove Road. There is no provision within our development for a direct connection into Cove Road itself.