

126 ROBERT HASTIE

wingates

MANGAWHAI



Located on the east coast of New Zealand’s North Island, Mangawhai offers a rare kind of coastal living where raw natural beauty and a slower rhythm come together effortlessly.

Defined by expansive dunes, native bush, and a sheltered harbour, the landscape feels both open and protected at once. Life here is shaped by the outdoors, morning swims, windswept walks, and long, light-filled days, creating a setting that is calm, grounded, and deeply connected to nature.

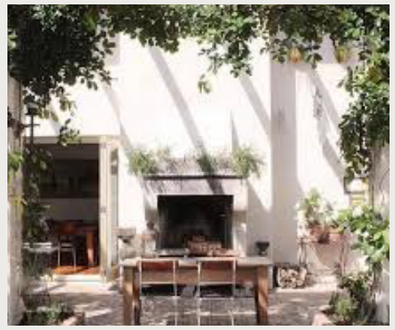














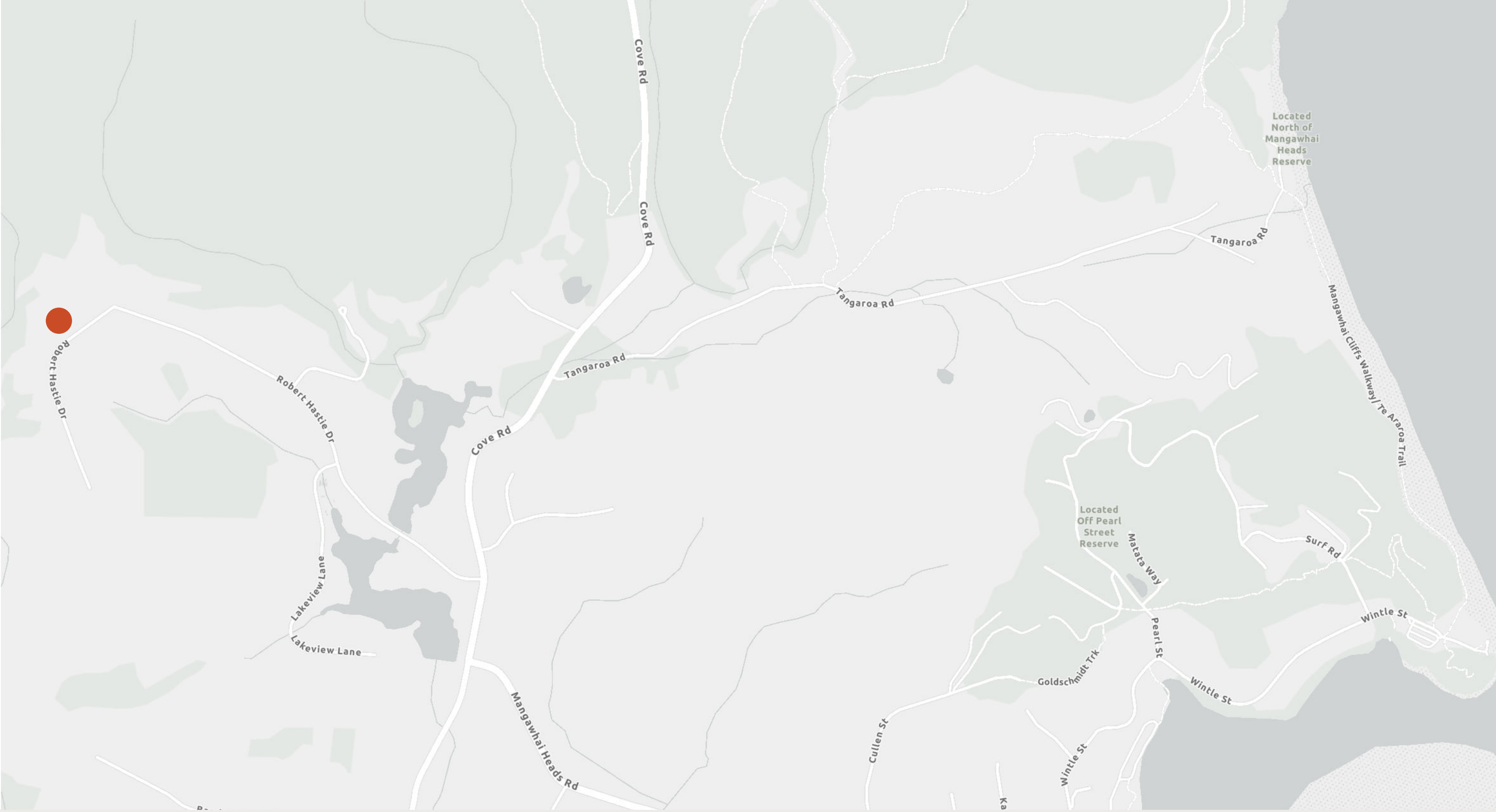





90 minutes drive
from Auckland CBD

5 minute drive
to the surf beach

11 minutes drive
from Mangawhai town



Gated secure community with tennis courts, olive groves and bushwalks

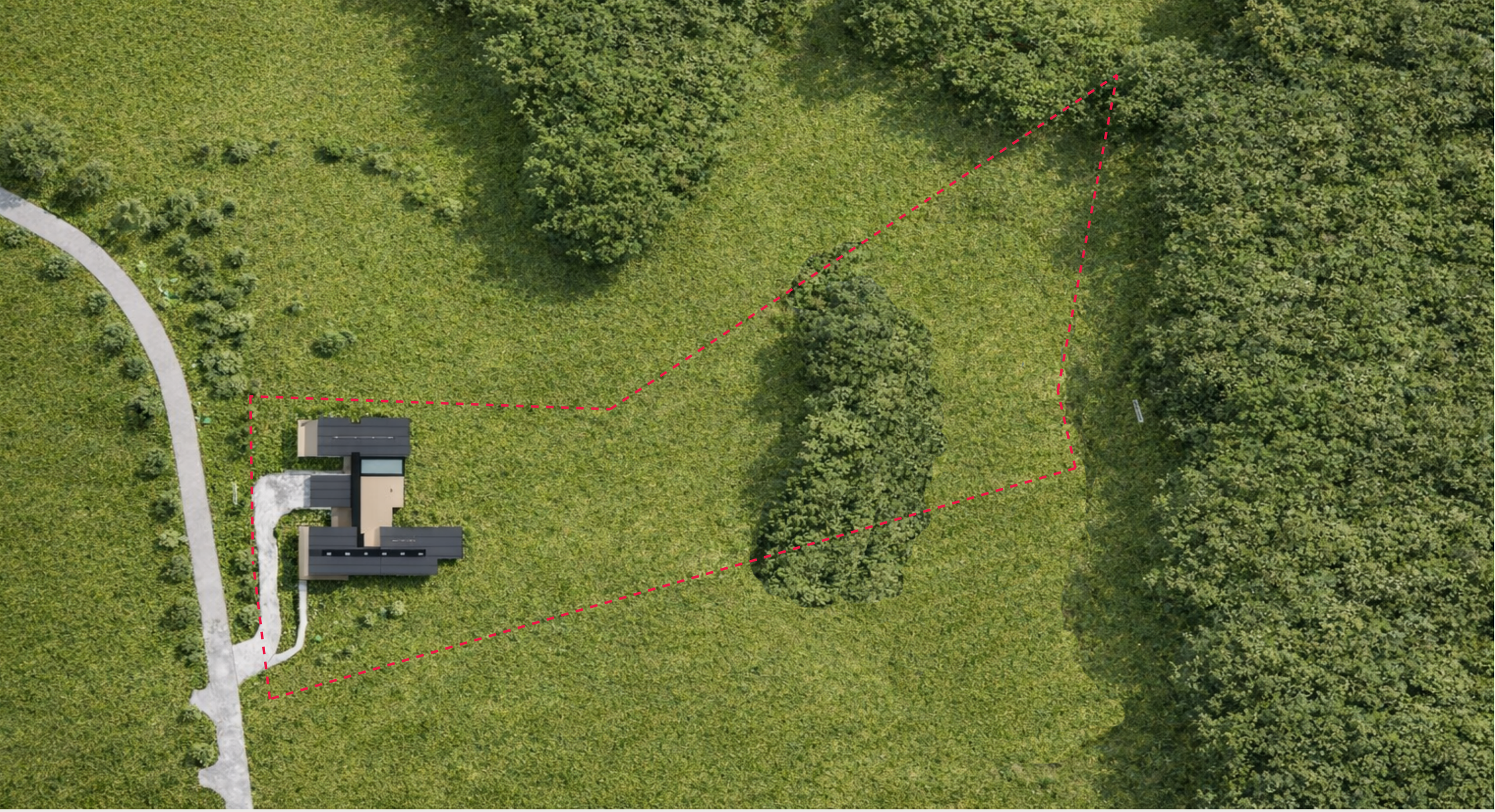
Views out to bush and the Brynderwyn Ranges

Located within the exclusive, gated The Sanctuary Mangawhai, this homesite is part of a 100-hectare coastal community with just 55 lots, offering privacy and a low-density natural setting. Enhanced by native landscaping and fully serviced infrastructure, it enjoys sweeping panoramic views across the valley to the Brynderwyn Ranges, blending exclusivity with a strong connection to nature.

CONCEPT

Three independent volumes, shaped to follow the natural contours of the site, step down the landscape to create a seamless connection with their surroundings. The main living pavilion is defined by a single monopitch roof that forms a bold architectural gesture, wrapping down the entry elevation and mirroring the topography. Skylights punctuate the hallway, introducing rhythm and moments of drama, while extensive glazing frames the views and blurs the line between inside and out.

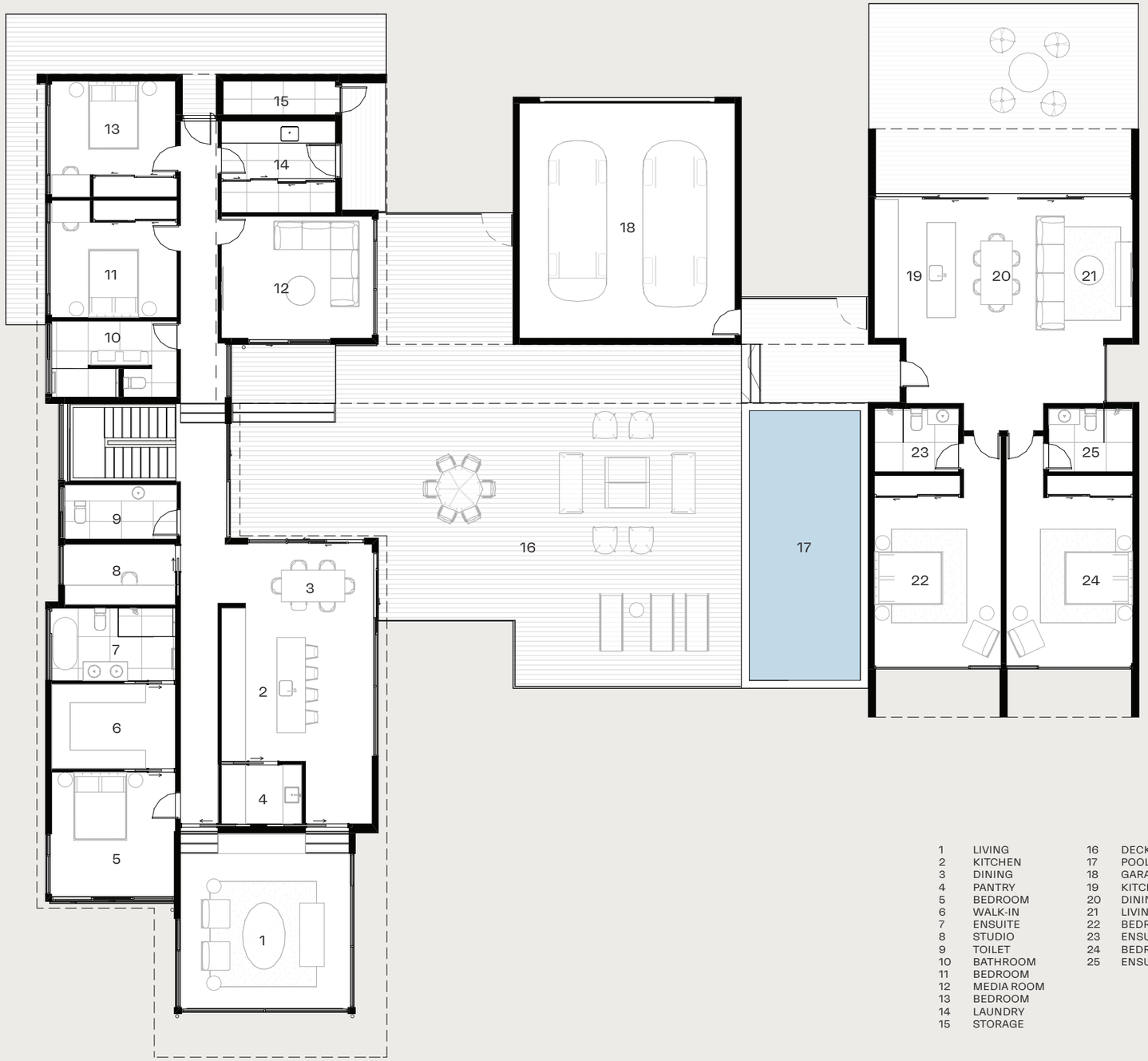
The sleepout echoes the architectural language of the main volume, reinforcing a cohesive identity, while the garage is positioned between them as a more subdued element, with a roof sloping in the opposite direction to reduce its visual prominence. A connecting canopy and deck unify the composition, creating a continuous flow between spaces and strengthening the relationship between architecture and landscape.



SITE PLAN

0 5 10 20 50

N



1	LIVING	16	DECK
2	KITCHEN	17	POOL
3	DINING	18	GARAGE
4	PANTRY	19	KITCHEN
5	BEDROOM	20	DINING
6	WALK-IN	21	LIVING
7	ENSUITE	22	BEDROOM
8	STUDIO	23	ENSUITE
9	TOILET	24	BEDROOM
10	BATHROOM	25	ENSUITE
11	BEDROOM		
12	MEDIA ROOM		
13	BEDROOM		
14	LAUNDRY		
15	STORAGE		

GROUND FLOOR PLAN

0 1 3 5 10

N



1 MULTIPURPOSE ROOM
2 WORKSHOP
3 STORAGE
4 GYM
5 SAUNA
6 SPA POOL

BASEMENT FLOOR PLAN

0 1 3 5 10

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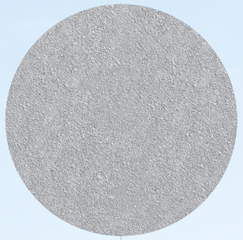
PROFILED METAL ROOFING



TIMBER CLADDING

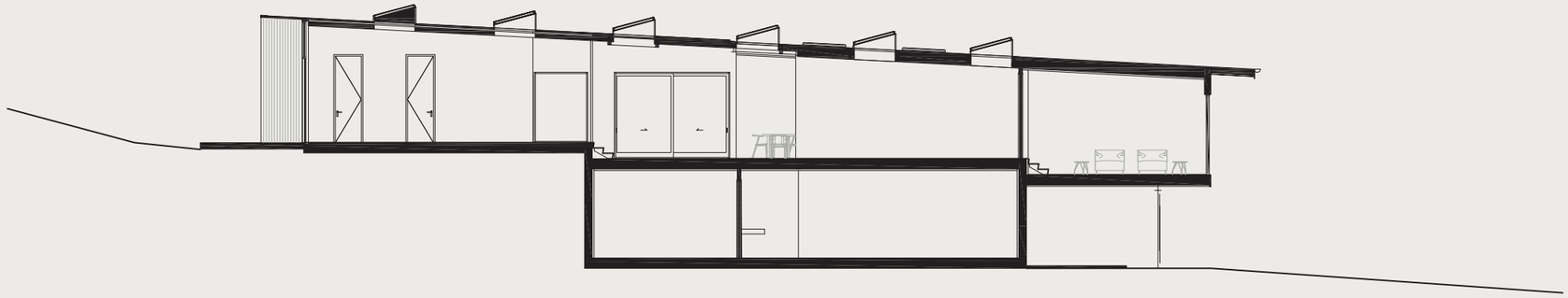


CONCRETE



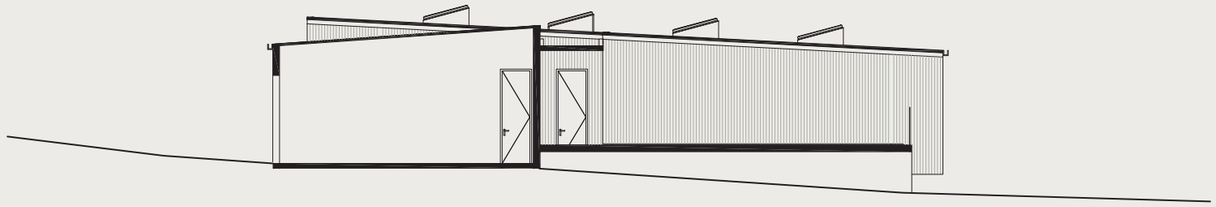
THERMALLY BROKEN GLASS



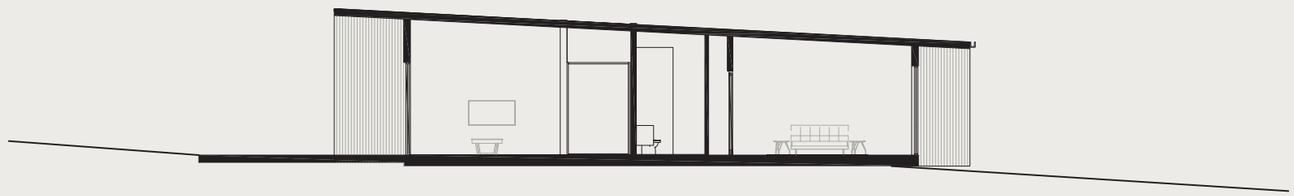




SECTION A



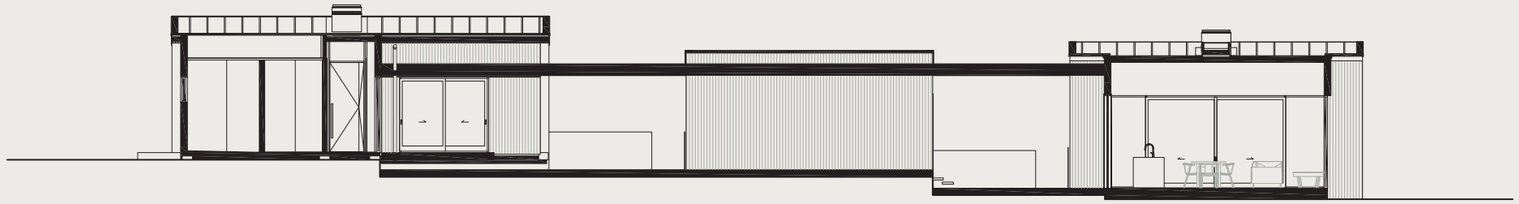
SECTION B



SECTION C









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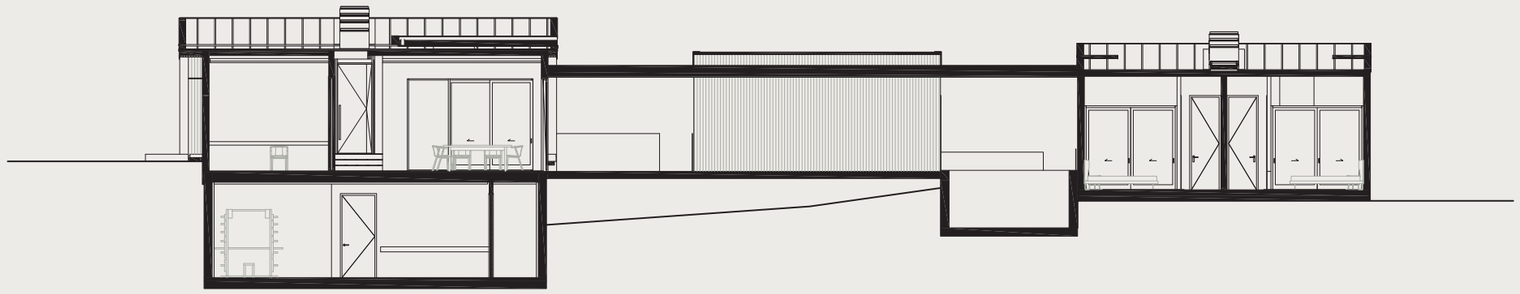
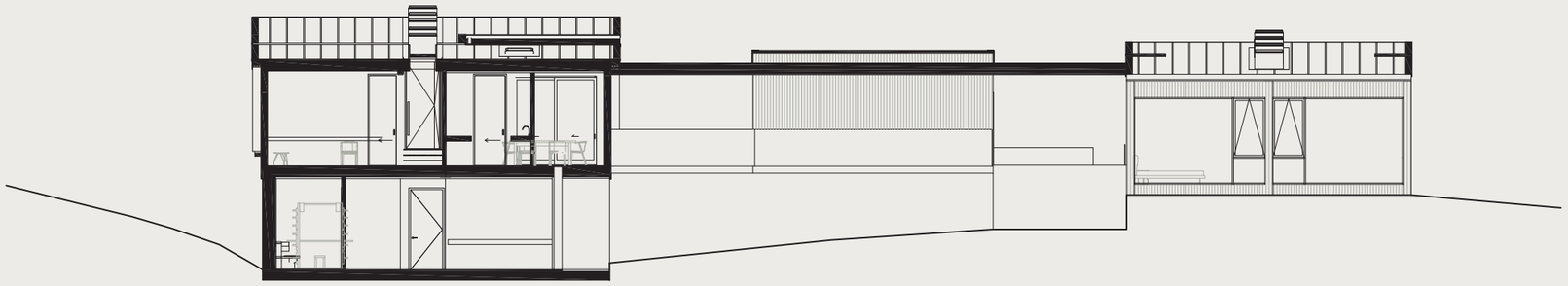


SECTION E



SECTION F



