



Oh, the places you will go

Bayleys' waterfront team is privy to this country's best sea, river, harbour and lakeside spots and privileged to sell homes in these world-class locations.

Pack the togs, chilly bin, picnic rug and sunscreen and head off to some of New Zealand's favoured waterfront enclaves. We know you'll be eyeing up property while you're there as these waterside destinations will get under your skin.

MATAKANA COAST

Kellie Bissett, Bayleys Matakana

Those that know it, love it. The Matakana Coast boasts open coastal beaches, sheltered bays and coves, estuaries, rivers, and harbour waterways and is geographically preferred for its easy proximity to Central Auckland.

Favoured for its rural-coastal feel, natural beauty, ecological value, marine reserves,



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KELLIE BISSETT
BAYLEYS MATAKANA

boating access and prestige lifestyle properties, the area is also a hotbed for innovation and entrepreneurship being home to the likes of SailGP Technologies, Rocket Lab, 8 Wired Brewing, Skywork Helicopters, and Sculptureum.

Kellie Bissett says special places can be found at every turn on the Matakana Coast. “There are walking tracks hugging the coastline to the water's edge, signs reminding you to look out for the kororā/ little blue penguin nesting spots at Leigh, and at Tāwharanui the sand and surf are exceptional. Plus, if you're lucky, you may hear kiwi calling at night.

“Around Mahurangi East, the coastal tracks have stunning views to the bays, and there are loads of original paper roads giving access to secret sandy beaches and private grassy reserves.”

While it is true that once you own waterfront it is very difficult to relinquish it, Kellie says her “patch” has proved to be an exceptional hunting ground for waterfront opportunities due to its interesting and varied coastline, and range of price points.

“There are properties for young families who dream of teaching their kids to fish and sail as they once did, right through to places for older couples who've worked hard and now wish to hear the water lapping at their doorstep. The wider area has plenty of dog-friendly beaches and recreation spaces to suit the active set, and I'm regularly talking to buyers who are factoring future grandchildren into their property purchase decisions.

“From retro 1960s bachs to new architectural masterpieces, most people seeking a weekend property on the Matakana Coast dream of living full-time at their waterfront haven in the not-too-distant future – evidence they place lifelong value on an investment in a healthy and active lifestyle, in one of the loveliest locales around.”

MOUNT MAUNGANUI

Sharon Hall, Bayleys Mount Maunganui

Mount Maunganui, or The Mount, is an enduring coastal gem with the dormant volcano Mauao pleading to be conquered via a heart-pounding climb to the summit or an amble around the base track, while Main Beach's reliable surf break offers some of the best waves in the country.

Sharon Hall knows Mount Maunganui like the back of her hand – every house, every café, every street. Continually breaking local price records for the homes she sells, Sharon is the town's biggest fan and as a well-travelled global citizen, she knows a standout location when she sees it.

“It's simply world-class, and there's absolutely something for everyone here. We have Main Beach on the oceanside with its white sand and epic surf, there's Pilot Bay on the harbourside for safe swimming and a window to the cruise ship lane, and Mauao is there to walk around from either side – or up – for the best views in town.

“You can do the Moturiki Island walk and see the blowholes, fish from the rocks or a boat, choose from 53 cafes, restaurants and bars all within an easy walk, play a round at the golf course, soak in the hot pools, or shop downtown.

“It's an urban surf village that has really grown up.”

The modest fibrolite bachs have all but vanished, replaced by sought-after holiday or permanent residences, and sophisticated apartment complexes. Marine Parade, known as “millionaire's mile”, is the waterfront jewel

in the crown sitting across the road from the surf beach, and morphing to Oceanbeach Road where properties nudge the sand dunes. On quieter Pilot Bay, there's a limited number of harbourfront homes, but any home with a waterside ring seat attracts fierce competition when for sale.

“Bare or underdeveloped sites are as rare as a Goldie original painting or a fine heirloom,” says Sharon.

“How many times do I hear people say, ‘I wish we'd kept Nana's bach’ or ‘if I knew now what I knew back then...’

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SHARON HALL
BAYLEYS MOUNT MAUNGANUI





MARLBOROUGH SOUNDS

Will Porter, Bayleys Marlborough

Found on the north-easternmost tip of the South Island, the Marlborough Sounds account for around one-tenth of New Zealand's total coastline, and were formed more than 10,000 years ago at the end of the last ice age when rising waters flooded river valleys.

An impressive labyrinth of coves and bays are home to a broad range of waterfront property opportunities. There are rugged and isolated coastal farms, no-frills Kiwi baches, grassy sites for family glamping trips where plans for the future are bandied about, permanent homes for the best of all worlds, through to modern waterfront apartments overlooking Picton's vibrant foreshore.

Will Porter believes Marlborough is in a league of its own due to the vast array of landscapes packed into the compact region.

"Where else can you be catching crayfish in the morning, waterskiing in the evening, and fitting in a winery lunch on the way? Marlborough offers unmatched lifestyle, scenery, and accessibility.

"Some people will only see the Sounds from the Cook Strait ferry as it travels through Tory Channel, where they marvel at homes tucked into the bush or hugging the shoreline. But it's actually pretty easy to get to even seemingly remote bays, with water transport and flight options on tap for areas without car access.

"There's safe boating year-round in the inner Sounds, recently upgraded roading networks to get you from A to B, an active water taxi schedule, a roll call of helipads and airstrips for those short on time, and some of the world's most renowned walking tracks with Instagram-worthy shots around every bend."



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WILL PORTER
BAYLEYS MARLBOROUGH



Will hesitates to play favourites, but rates the native bush and restful vibe of Moetapu Bay for time out, the golden sandy beaches of Queen Charlotte Sound for a family day trip, and – when work can wait – the world-class fishing and diving spots at D’Urville Island.

"Best that I don't get too specific on the latter though in case the locals are reading this!"

AKAROA HARBOUR

Chris Mangels, Bayleys Canterbury

The former French settlement of Akaroa is a quaint, destination seaside town at the edge of Akaroa Harbour on Banks Peninsula in the Canterbury region.

Visitors to the area can explore the impressive coastline on guided cruises, getting up close and personal with its huge volcanic cliffs, rugged sea caves and unusual rock stacks. Eyes are peeled for endangered Hector's dolphins, with Akaroa Harbour and Banks Peninsula hosting the highest population in one location.

Chris Mangels feels exceptionally lucky to live, work and play in Akaroa, with the Bayleys office directly across the road from the picturesque harbour, and neighboured by cafés, bars, restaurants and boutique stores. Property in the town is understandably very tightly held, with many homes having an intergenerational legacy.

"The Akaroa waterfront has a terrific blend of property types from luxurious contemporary residences, family cribs (baches) that have passed from generation to generation, and stylish apartments for easy-care weekend escapes with investment upside.

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CHRIS MANGELS
BAYLEYS CANTEBURY

"The French flavour of the town, combined with stunning scenery and rich culture, give it real substance."

Akaroa is just 75 minutes' drive from Christchurch so you can turn up on a Friday night for the weekend and leave in time for work on Monday morning without any hassle.

"There's a superb hospitality scene with cool waterfront eateries and bars, beautiful vineyards, and the best French bakery outside of France."

Chris's favourite way to relax is at the Akaroa Boat Club, teaching his kids to sail, then relaxing around the barbeque with friends.

"There's endless coastline for exploring by kayak or paddleboard plus safe and sheltered beaches for swimming and sunbathing, too.

"And I'll let you into a local secret – around 25 minutes from Akaroa, on the eastern tip of Banks Peninsula, is Hickory Bay. It's a stunning surf beach flanked by farm land, towering hills and spectacular cliffs and mid-week, you'll likely have it all to yourself. It's nourishment for the soul."

WĀNAKA

Sharon Donnelly, Bayleys Wānaka

Wānaka's waterfront is one of the most iconic in New Zealand, offering a rare blend of natural beauty, lifestyle opportunities, and property options with the lakefront stretching from the town centre along to Eely Point and Bremner Bay through to more secluded areas such as Glendhu Bay, and then Lake Hāwea just a short drive away.

Vibrant public waterfront spaces close to cafés, restaurants, and shops are contrasted with private, tranquil spots for those seeking peace and exclusivity. Enjoy bustling activity one minute and complete serenity the next – all with uninterrupted alpine and lake views.

Sharon Donnelly says Wānaka's property spectrum encompasses absolute waterfront and near-waterfront opportunities from bare sections, modern executive-style homes, and nostalgic lakeside cribs to large private estates within huge landholdings.

"Properties on our books right now include cost-effective elevated land parcels close to town ready to build on, a site in Lake Hāwea with an existing dwelling and options to keep, renovate or rebuild, and a dreamy estate-scale sanctuary hidden away from the world at the end of Roys Peninsula."

As Bayleys' top national residential and overall salesperson, Sharon goes at 100 miles per hour but says for relaxation, a winter's walk along the waterfront when the snow-capped peaks are reflected in the lake is unmatched, while Bremner Bay is a personal favourite in summer with its calm waters, safe swimming, and peaceful vibe.

"Eely Point is often overlooked, but it's also a gem, tucked away with shaded trees, picnic spots, and easy lake access. It's perfect for families, dog walkers, or anyone wanting to avoid the busier parts of the lakefront while still being close to town.

"But if activity is your thing, then nothing beats paddleboarding or kayaking straight off the main beach in town, where the energy of locals and visitors creates a lively, friendly atmosphere."

Sharon says living in Wānaka isn't just about views – although these are outstanding. "Community, lifestyle and recreation intertwine here. The lakefront never feels overdeveloped or overcrowded, and there's a timeless quality to watching the seasons change across the lake and mountains.

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