

AURUM

AHUMOANA ROAD



weiti bay

Some places you visit. Others you never want to leave.



There is a point in life when the question shifts – not what is possible, but what is right. A home that holds the things that matter. Space that is genuinely yours. A setting that gives something back rather than asking for more.

AURUM sits elevated on the eastern edge of the Weiti Bay estate, its entire northern aspect open across a permanently protected coastal reserve to the water below. Nothing can be built in front of it – ever. The view you have on the day you arrive is the view you will always have.

One home. One site. Thirty minutes from Auckland, within a private gated community, on one of the last ocean-front positions remaining on this coastline. The design is built around the view, the light and the privacy.

There is nothing else quite like it.

97 Ahumoana Road, Weiti Bay.

AURUM sits on the eastern edge of the Weiti Bay estate — a private, gated coastal community set within the Okura Bush corridor, north of Auckland. The site is elevated and north-facing, positioned to capture the full breadth of the coastal landscape that surrounds it.

The view to the water is unobstructed and permanent. The entire northern aspect opens across a protected coastal reserve. Because it is a protected reserve, nothing can ever be built on it. Native bush frames the foreground. The Hauraki Gulf stretches beyond. The view you have on the day you arrive is the view you will always have.

The land itself is extraordinary — elevated above the coastline, sheltered by the bush, oriented perfectly to the morning light. It is the kind of site that makes everything built upon it feel inevitable.



2.0 Aurum | 97 Ahumoana Road | Approximate site area 1,625 m²

There is only one.



3.0 Weiti Bay | Entry to gated community

Within the Weiti Bay estate, ocean-front sites are finite. AURUM holds one of the last remaining positions — and by any measure, one of the finest in the entire development. Elevated, private, north-facing across protected coastal reserve to the water. A site of this calibre does not become available twice.

The Weiti Bay estate is a gated community by design — private roads, controlled access, neighbours who value their separation from the world outside. It is not a place you stumble across. The people who live here chose it deliberately, and they guard what makes it exceptional. AURUM fits precisely within that standard, and raises it.

This is not a finished product handed to you. It is a home waiting to be personalised. The design can be refined and tailored to suit the right buyer — your requirements, your taste, your way of living.

Close to everything. Far from ordinary.



4.0 Hibiscus Coast

Weiti Bay sits within the Okura Bush corridor — one of the last significant coastal reserves on the northern edge of Auckland. The surrounding community is small, private and quietly proud of what it has. Residents here have not escaped the city so much as they have simply chosen something better.

Long Bay is ten minutes away. Silverdale, Albany and the wider Hibiscus Coast are all easily within reach — offering everything a permanent residence demands. Supermarkets, restaurants, cafés, schools, medical services, and shopping are all close at hand. The kind of everyday convenience that means you never feel the distance, only the difference.



5.0 Coffee at Long Bay

A life worth designing for.

The natural landscape surrounding Weiti Bay is extraordinary. Native bush reserves, coastal walking tracks, tidal estuaries and secluded beaches are all on the doorstep. The Okura Bush reserve, the Long Bay Regional Park and the Weiti River valley offer the kind of outdoor experience that most people drive hours to find.

On the water, the wider Hauraki Gulf opens up a world of possibility — fishing, sailing, kayaking, and exploring the islands beyond. The coastline here rewards those who use it and those who simply want to sit and watch it.

Widen the lens further and the region delivers generously. Matakana, Orewa, the Hibiscus Coast and the wider Rodney District offer markets, restaurants, coastal dining and weekend destinations that make every day off feel like time well spent. Auckland is thirty minutes away when you need it. The rest of the time, this is enough.



6.0 Fishing at Hauraki Gulf



7.0 Hiking on the Okura Bush Reserve



8.0 Native Fantail – Pīwakawaka

There are homes you live in. And there are homes you live for.

There comes a point in life when you stop looking for more and start looking for right. The right place. The right feeling. The right home to grow into rather than out of. That point of arrival looks different for everyone. For some it looks like this.

Mornings that start with light across the water. Weekends that belong to the people you love. Evenings that end around a fire with no reason to be anywhere else. This is not a luxury. This is simply a better way to live.

The market for premium coastal property in Auckland tells its own story. Demand at this level has remained resilient through every cycle. The supply of oceanfront sites within private gated communities has not grown — it has only diminished. What was rare five years ago is rarer still today. That trend does not reverse.

AURUM is here. The site is ready. The design is waiting. And the life it offers is yours to step into.



9.0 AURUM | View facing Hauraki Gulf



10.0 Outdoor Fireplace | View facing Hauraki Gulf



11.0 AURUM | Front entry
12.0 AURUM | North facing view





13.0 AURUM | Living Room View
14.0 AURUM | Entry Lobby

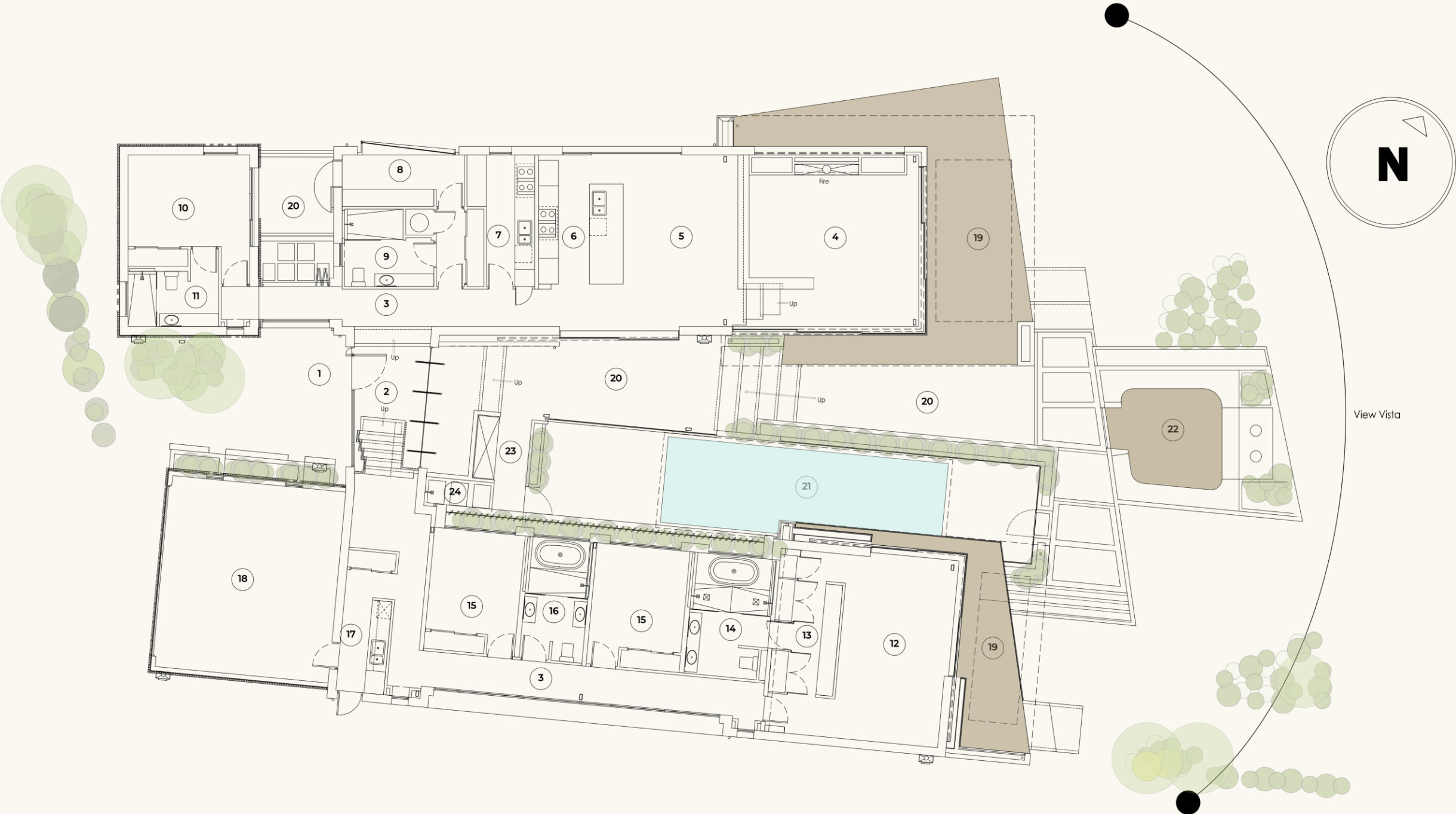


15.0 AURUM | Master Bedroom
16.0 AURUM | Dusk - External North View

Site Plan



Floor Plan



- Legend
- 1. ENTRY
 - 2. ENTRY FOYER
 - 3. GALLERY
 - 4. LIVING
 - 5. DINING
 - 6. KITCHEN
 - 7. SCULLERY
 - 8. STUDY / READING ROOM
 - 9. GUEST BATH.
 - 10. GUEST BED.
 - 11. GUEST ENSUITE
 - 12. MASTER BED.
 - 13. W/ROBE
 - 14. MASTER ENSUITE
 - 15. BEDROOM
 - 16. MAIN BATHROOM
 - 17. LAUNDRY
 - 18. GARAGE
 - 19. DECK
 - 20. COURTYARD
 - 21. POOL
 - 22. FIRE PIT
 - 23. OUTDOOR KITCHEN
 - 24. OUTDOOR SHOWER

Proposed Floor Plan

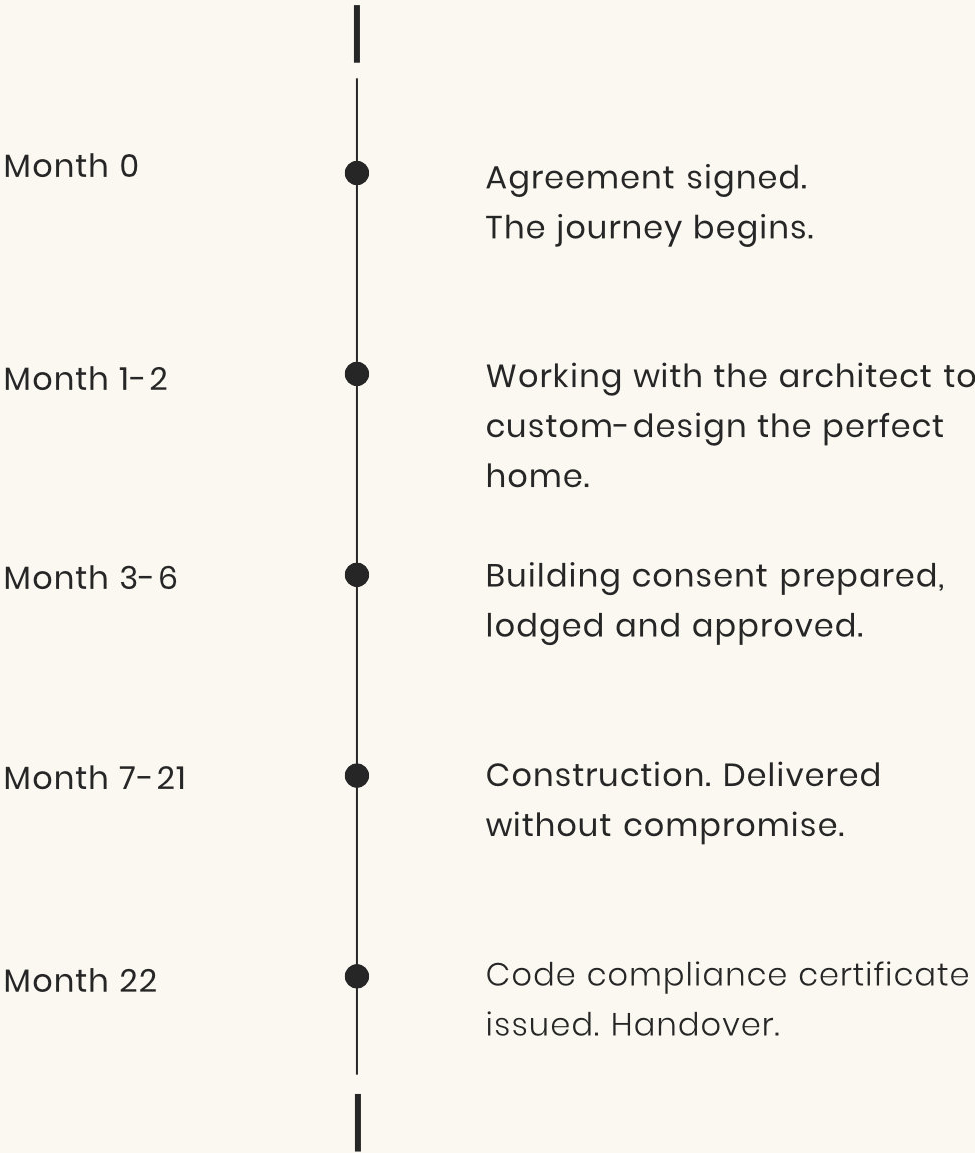
97 Ahumoana Rd, Weiti Bay

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A clear path from here.



17.0 Weiti Bay sunrise



Indicative programme only. Final timing confirmed once design requirements, consent pathway and construction scope are agreed. Timeframes subject to authority approvals and construction conditions.

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AHUMOANA ROAD



ENQUIRIES

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