

The Collection on Winfield

Winfield Road | Huapai



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A Lifestyle You'll Love in Huapai

Set in the thriving community of Huapai, this location offers the perfect blend of country charm and modern convenience. Enjoy a relaxed pace of life surrounded by open spaces, while still being well connected to Auckland city.

- Close to parks, playgrounds and walking tracks
- Easy access to childcare centres and schools
- Minutes from local cafes, wineries and village amenities
- A short drive to the iconic West Coast beaches including Muriwai
- Space to breathe, with a strong community feel ideal for young couples and families

Huapai is fast becoming one of West Auckland's most desirable places to live - offering affordability, lifestyle and a genuine sense of community.

Welcome to The Collection on Winfield

Experience the Charm of Rural living

Welcome to Winfield Road, a boutique collection of eight thoughtfully designed homes offering modern West Auckland living at its best. With a mix of standalone, duplex and terraced homes, these homes give buyers the freedom to choose from four distinct typologies, each designed to suit different lifestyles and stages of life.

These 2 and 3 bedroom homes feature 1.5, 2 or 2.5 bathrooms, internal garages, generous storage solutions and flexible spaces including dedicated study nooks - perfect for working from home or growing families. Light-filled interiors, modern finishes and well-considered floor plans create homes that feel spacious, functional and easy to live in.

Designed with families in mind, each home balances contemporary style with everyday practicality - offering room to grow without compromise.

Enquire today to find the home that fits you.

Stage One - Selling Now:

Lot 19, 20 and 21
Completion Q4 2026

Stage Two - Coming Soon:

Lot 11, 12, 13, 14, 15
Construction starting Q4 2026



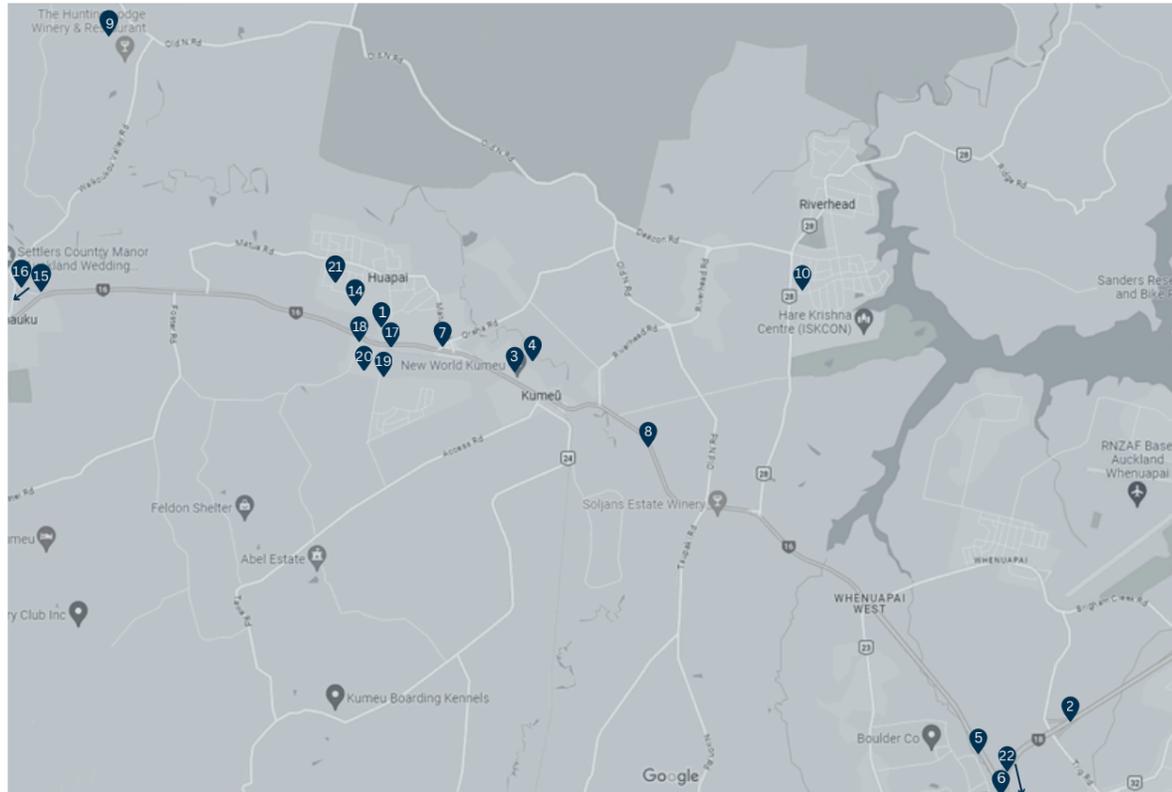


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Location

Located in the growing rural village of Huapai, these homes are located in close proximity to all West Auckland has to offer including beaches, wineries and forests. Close to key amenities located across both Huapai and the adjacent Kumeū, they are a short drive to key motorways to access the rest of Auckland.



Key Locations

- 1- Twin Coast Discovery Highway (SH16)
- 2- Upper Harbour Motorway (SH18)

Key Amenities and Retail

- 3- New World Kumeū
- 4- North West Medical Centre
- 5- Costco
- 6- NorthWest Shopping Centre

Eat and Drink

- 7- The Beer Spot
- 7- McDonalds
- 8- Phil Greig Strawberry Gardens
- 9- The Hunting Lodge Winery
- 10- Hallertau Brewery

Parks and Recreation

- 14- Huapai Domain
- 15- Muriwai Beach - 16.5km
- 16- Woodhill Forest - 11.5km

Education-

Childcare

- 17- Oma Rapeti Early Learning Centre
- 18- The Secret Garden Preschool
- 19- Giraffe Early Learning Centre
- 20- Huapai Montessori

Primary

- 20- Huapai District School - 550m
- 21- Matua Ngaru School - 1.7km

Secondary

- 22- Massey High School - 12.2km
- 22- ACG Sunderland - 15.5km

Lot Schedule

Lot	House Type	Typology	Lot Size	Unit Size	Bedrooms	Bathrooms	Study	Carparking
11	Duplex	Type 3D	150m2	104m2	3	1.5	-	1 Park
12	Duplex	Type 3D	138m2	104m2	3	1.5	-	1 Park
13	Terraced	Type 3D	135m2	104m2	3	1.5	-	1 Park
14	Terraced	Type 2D	91m2	99m2	2	1.5	-	1 Park
15	Terraced	Type 3D	130m2	104m2	3	1.5	-	1 Park
19	Standalone	Type 3C	166m2	148m2	3	2.5	1	Garage + 1 Park
20	Standalone	Type 3C	167m2	148m2	3	2.5	1	Garage + 1 Park
21	Standalone	Type 3H	191m2	119m2	3	2	-	Garage + 1 Park

Master Plan





Floor Plans - Type 3G | 148m²

3 Bedroom
2.5 Bathroom
1 Study
1 Garage
1 Carpark

Lot 19 & 20



Floor Plans - Type 3H | 119m²

3 Bedroom
2 Bathroom
1 Garage
1 Carpark

Lot 21



Floor Plans - Type 2D | 99m²

2 Bedroom
1.5 Bathroom
1 Carpark

Lot 14



Floor Plans - Type 3D | 104m²

3 Bedroom
1.5 Bathroom
1 Carpark

Lot 11, 12, 13, 15





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Each home includes:

- Fisher & Paykel Appliances
- Ducted Heating System
- Electronic lock access
- Double glazed joinery
- Modern high quality fittings
- Low maintenance exterior
- Garage and/or Carparking
- EV Charging Capability
- Security camera provision

Specifications and Finishes

Building finish and quality has been undertaken in compliance with the best trade practice and in accordance with New Zealand Building Code requirements and standards.

The specification list represents a basic overview of materials and fittings and is in no way a comprehensive list of all items for each individual room.

General Exterior

Landscaping	As per landscaping & planting schedule
Fencing	Fenced outdoor area for each house as required by RC
Mailbox	1x A4 sized exterior mailbox to each unit in dedicated area
Clothesline	Foldable clothesline

External

Exterior Cladding	Combination of Brick Veneer and fibre cement cladding
Roofing	Coloursteel metal roof
Joinery	Double glazed, thermally broken aluminum
Fascia & Gutters	Coloursteel or PVC
Entry Door	Aluminum door with electronic keyless entry

Internal

Construction	90x45 SG8 timber framing to NZBC requirements
Intertenancy Wall	Lightweight concrete intertenancy system
Scotia	Square stopped
Skirting	60x12mm painted bevelled timber
Architraves	60x12mm painted bevelled timber
Internal Doors	Hollow-core painted door
Internal Door Hardware	Satin chrome
Internal Wall Linings	Winstone Gib board plastered & painted to level 4 finish
Bathroom Walls	Tile
Lighting	Recessed LED downlights
Hot Water	Electric hot water cylinder system
Fire Safety	Fire safety to NZBC, smoke detectors as required
Heating	Ducted system
Flooring - Bedrooms	Solution dyed nylon carpet on heavy duty underlay
Flooring - Bath & Laundry	Tile
Flooring - Kitchen & Living	Laminate hard flooring
Laundry Sink	Supertub
Laundry Area	Space for owner supplied washing machine
Wardrobes	Built in wardrobe system

Kitchen

Bench Top	White engineered stone bench top
Cabinetry	White and wood grain combination Melteca
Splashback	Tiles
Handles	Satin chrome
Drawers	Soft close drawers
Sink	Under mount stainless steel sink
Sink Tapware	Gooseneck sink mixer extractable
Microwave	Alcove & powerpoint for owner supplied standard microwave
Refrigerator	Alcove in kitchen joinery for owner supplied fridge - water feed

Appliances*

Oven	Fisher and Paykel* - stainless steel multi function oven
Hob	Fisher and Paykel* - induction cooktop, 4 elements
Rangehood	Fisher and Paykel* - stainless steel, vented to outside
Dishwasher	Fisher and Paykel* - stainless steel dishwasher

Bathroom

Vanity & Basin	Wood grain wall hung vanity with drawer and basin
Basin Wastes	Pop up wastes
Tapware	Basin mixer
Vanity Splashback	Tiles
Shower Doors	Safety glass to NZBC requirements
Shower System	Shower mixer & shower slide
Shower Wastes	Easy clean chrome
Toilet	Integrated cistern, dual flush
Toilet Roll Holder	Wall mounted
Mirror	LED Mirror or Mirror cabinet
Fan	Extractor fan above showers ventilated to outside
Towel Rail	Ladder-style heated towel rail or vertical heated towel rail

Other

TV Cabling	Satellite UHF cabling & Co-axial cabling provided for SKY TV (satellite dish not provided)
Broadband	Fibre ready internet and phone connections to living area
Outlets	TV outlets in living area
Security Camera	Prewire for owner to supply & install
EV Charging Provision	Full install in garages (20A, 20B, 20C) Owner to supply & arrange install of charger unit in non-garage homes

**or equivalent brand*



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Priced From **\$750,000**



2 or 3 Bedroom



1.5, 2 or 2.5 Bathroom



1 Carpark and/or Garage

Rental Appraisals

These new houses are situated in an excellent part of Huapai, West Auckland.

With its desirable location, new construction, and high-quality fixtures and fittings, here is an overview of the anticipated rental prices as of February 2026.

Type 2D - \$590-630pw

- Terraced
- 2 Bedroom
- 1.5 Bathroom
- 1 Carpark

Type 3G - \$710-750pw

- Standalone
- 3 Bedroom
- 2.5 Bathroom
- 1 Garage

Type 3D - \$670-710pw

- Duplex & Terraced
- 3 Bedroom
- 1.5 Bathroom
- 1 Carpark

Type 3H - \$710-750pw

- Standalone
- 3 Bedroom
- 1.5 Bathroom
- 1 Garage

Affordable Home Eligibility Criteria

For Lot 14, purchasers must meet the following eligibility criteria.

1. Your total gross household income* does not exceed 120% of the Auckland median household income (\$166,154.00**) for the financial year in which you make the Statutory Declaration, being \$199,384.80 per annum.
2. You live in Auckland and intend to legally own and live in the affordable home as your main residence for at least three years after settlement.
3. You are a first home buyer and have never owned property before, either on your own or together with any other person or entity.
4. You are a New Zealand citizen or permanent resident, currently a tax resident, and living in New Zealand.
5. You are purchasing the affordable home in your own name, and not in the name of any other person, company, nominee, trust, or other legal entity.

The Affordability criteria are set by Council under the resource consent and cannot be varied or waived by us.

* Total gross household income means the combined income of all people who share the home as their primary residence, excluding independent flatmates. This includes all income from any source, such as wages, pensions, investments, rental income or other payments, before any tax or other deductions.

** the threshold is calculated at 120% of the Auckland median household income of \$166,154 per annum, based on data published in 2025.

Purchasing Next Steps

We understand purchasing a home can be a complex process, so here is a guide to each step of the journey when purchasing a home with CETA Homes. Our team of experts are dedicated to making the purchasing process as stress-free and enjoyable as possible.

1. Sign an Agreement

Our team will walk you through the sales and purchase agreement. If you're happy with the home, you'll sign an agreement and we'll remove the property from the market while you enter your due diligence period.

3. Unconditional

Once you're satisfied with purchasing a CETA Home, a deposit is payable and you'll go unconditional.

5. Pre-Settlement Inspection

You'll complete an inspection once the property is ready for you to ensure the property has been built according to contract and specifications. Happens prior to settlement and handing over the keys.

2. Due Diligence

A period for you to engage your lawyer, mortgage broker and any other experts to ensure you're comfortable with your decision to purchase a CETA Home. Within this period, if it isn't for you, you can cancel with no questions asked.

4. Journey

You'll receive monthly updates from us on your new build - we're open to questions anytime.

6. Settlement

You'll settle the final money and on settlement day our team will meet with you onsite to handover your door codes and do a final walk through your home with you to ensure you're happy.





Creating and delivering
Cost Effective, Timely
and Affordable Homes



BUILDING A
BETTER
TOMORROW

About CETA Homes

CETA Homes is a boutique Development company delivering exceptional developments with a focus affordability and accessibility. We have an aspiration of providing homes to the market at competitive prices, in desirable locations with good amenities. Our aim is to provide modern, functional, and low-maintenance homes that are not only affordable to buy but also affordable to live in. For this reason, we only source land with easy accessibility to public transport, schools, supermarkets, and parks.

Our architecturally designed terraced townhouses are built using trusted materials and high-quality finishes, providing you with a comfortable and secure home that is covered by a 10-year implied warranty and an initial 90-day, then 12-month defects period.

At CETA Homes, we understand that building a new home is an exciting journey, and we want to keep you informed every step of the way. That's why we provide monthly updates on the progress of your new home's construction, ensuring you're always up-to-date with the development's progress.

Our driving force at CETA is to build great communities and leave a lasting legacy. We want our homeowners and investors to be proud of their new properties and are committed to providing the best possible experience at every step of the process ensuring that you are completely satisfied with your purchase.

Completed Projects



Whangaparāoa Road | Stanmore Bay
20 two and three-bedroom townhouses



Westgate Road | Westgate
37 two and three-bedroom townhouses



Lyncroft Street | Māngere
80 two, three and four-bedroom townhouses



Bowater Place | Manurewa
15 two and three-bedroom townhouses



Tapu Road | Huapai
9 two-bedroom duplex & townhouses



Childs Avenue | Pukekohe
13 two-bedroom townhouses



Atkinson Road | Titirangi
8 two-bedroom townhouses



Makomako Drive | Ōrewa
39 two and three-bedroom townhouses

Frequently Asked Questions

What happens to our deposit?

All deposits are held in an interest-bearing solicitors' accounts (meaning that we, the developer cannot spend your deposit). If for whatever reason the project isn't delivered to the agreed contract, the deposit can be returned to you.

What warranty is included on the building work?

We offer a one year defects period on all our new homes in addition to the warranty implied in the agreement for sale and purchase by section 362I of the Building Act 2004. The implied warranties apply for up to 10 years.

Can I make changes to the specification or design?

In most case we don't allow any changes to either the specification or design, unless it's for specific purposes. i.e. accessibility or health reasons.

What is a Residents Association?

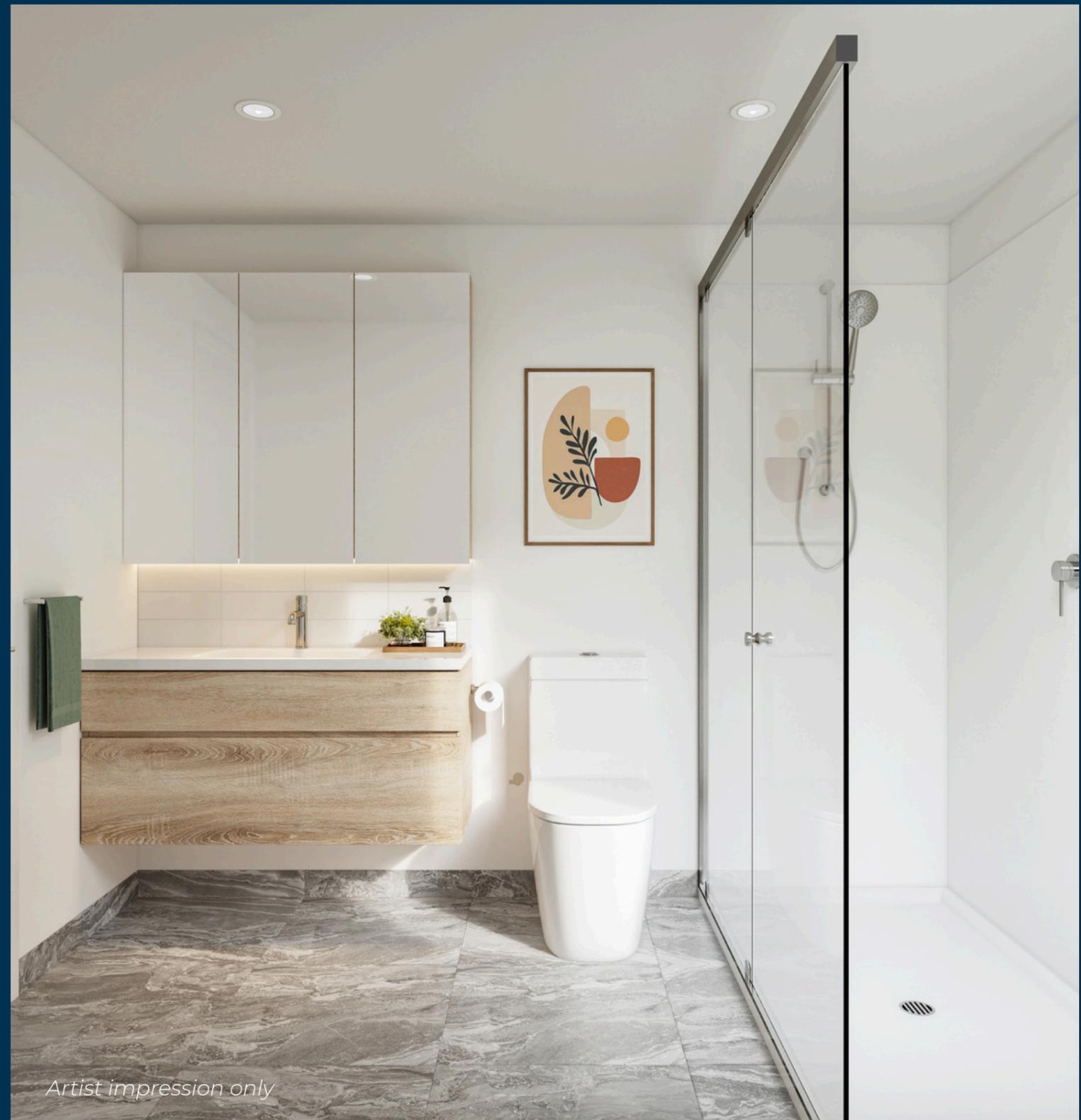
There is no body corporate, but there is a Residents Association (RA). It's set up to help control and manage the maintenance of the common areas. This can include:

1. Long term maintenance of the driveway or the JOAL (Joint Owned Access Lot).
2. Management of the rubbish collection
3. Management of the shared lighting

The RA requires a common account to be opened and managed and all members are required to contribute to the funds for future maintenance. The account is managed by the members and it's the RA that decides how and when the funds are spent through a vote system.

I have some questions - who can I talk to?

If you have enquired through an agent, contact your agent with a query and they will pass it on, or email us directly at enquiries@cetahomes.co.nz and one of our team will help answer your query.



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Get in touch

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