

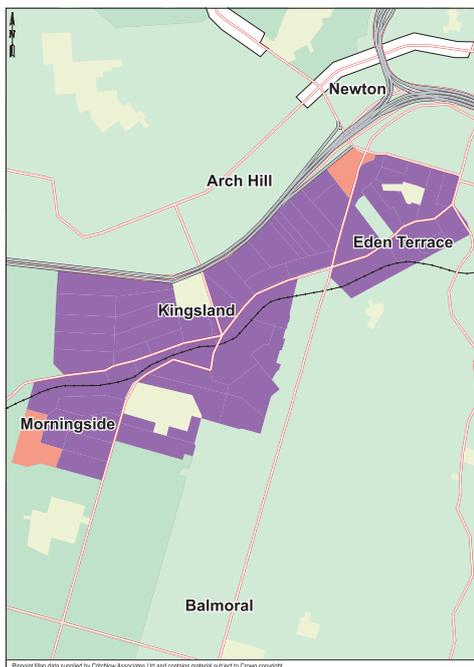
Central

★★★★★ Kingsland

including Eden Terrace, Western Springs and Morningside



Perched on the fringe of the central city, Kingsland is a long-neglected suburb whose time has finally come to shine. As well as the cafés, designer handcraft retailers and fashion boutiques, there are now new apartment buildings, trendy shops, funky bars and busy restaurants. Originally a working-class neighbourhood, old Kingsland is typified by the narrow streets of old cottages running parallel to the northwestern motorway. The further down the hill you are, the less sun and the more motorway noise you get. Eden Terrace is an edgy mix of commercial and residential; it has an idiosyncratic, bohemian character and a number of student flats. Morningside, fictional home of TV3's Bro'Town, is primarily commercial and light industrial. Western Springs has a mix of gentrified bungalows and state housing.



Report Map data supplied by GeoNew Associates Ltd and contains material subject to Crown copyright.

For colour key, see page 230

Population Profile

Population	6,291
% Aged Under 15 Years	10.78
% Aged Over 65 Years	3.62
% European	55.65
% Maori	7.72
% Pacific Peoples	11.44
% Asian	18.17

Who Lives There?

This once less-than-desirable area is now humming to the sound of coffee machines and the cry of wee ones following in their trendy parents' footsteps. There is still some blue-collar presence here, but the newer residents are white-collar-types who can't quite afford Grey Lynn.

Rental properties are plentiful across these suburbs and popular with students, but Western Springs has largely become a thriving family area. The do-ups that renovators have bought in the past are now ripe for re-sale and are being snapped up by willing buyers. Gentrification of the whole region has been

fuelled by those making the jump across the north-western motorway from the more expensive Grey Lynn. Some of the older Polynesian families remain, many living in homes owned for several generations.

Typical Homes

These suburbs were established over time and there is a range of house styles, from turn-of-the-century villas, cottages and onwards. Most Kingsland houses are villas and the suburb is a protected area under the council's district scheme.

There are also a number of contemporary homes. Although many of the houses in Western Springs are on larger sections (by inner-city standards) subdivision opportunities are scarce. The sections in Western Springs are still too small for modern home designs and there aren't many contemporary homes as a result. Those that have been developed recently tend to be small terrace houses.

There are some apartment complexes, such as those near the railway line in Morningside, the new block in Kingsland or further up New North Rd in Eden Terrace. There are also a few home-and-office conversions in Morningside. There are some tatty blocks of flats, particularly down Don Croot St between Kingsland and Western Springs, but even this area is being slowly spruced up.

Amenities

Schools ★★

If living close to schools is a high priority you may want to look elsewhere. There are no primary or secondary schools in Kingsland – the closest are Mt Albert Primary in Morningside, and Newton Central School in Grey Lynn.

The decile six Kowhai Intermediate is just around the corner from the Kingsland shops. Established in 1922, Kowhai was the first intermediate school in the country. Maori bilingual and immersion classes are a special feature. The nearest secondary schools are Auckland Girls Grammar and Western Springs College. For a full list, see page 270.

Shops ★★★★★

This area has the perfect mix of trendy village-style shops in Kingsland and mega-mall style shopping down the road at St Lukes. With Kingsland's boutique shops, restaurants and cafés appreciated by trendy types from all over the city, it's often hard to find a car park on this stretch of New North Rd during dining hours.

Practical service shops, such as Carters and Briscoes, are close by off Morningside Dr and there are supermarkets in Grey Lynn, St Lukes and Mt Eden.

Leisure ★★★★★

Kingsland is close to Eden Park, New Zealand's time-honoured palace of rugby and cricket.

Western Springs has a stadium of its own, used most often by amateur footballers and professional auto racers, as well as occasionally hosting musical big-noters such as the Rolling Stones. The Museum of Transport and Technology is right next to it, with beautiful Western Springs Lakeside Park in its backyard.

The area is also home to Auckland Zoo: depending which way the wind is blowing, different groups of residents often hear the roar of the lions or the cackling of the monkeys. Local parks have skateboarding ramps, basketball hoops and rugby grounds.

There is an excellent range of bars and restaurants, standout eateries include Ivy, Bouchon Creperie, Page's Grill and Mekong Neua which specialises in dishes from Laos and northeast Thailand. The Kingslander and The Neighbourhood offer pub food in a noisy but friendly atmosphere.

Real Estate

Trends

Apartments are a new and highly-successful phenomenon in Kingsland, providing first home buyers who want to be near the CBD with a comparatively affordable option. Units start in the high \$200,000s with a

two-bedroom apartment fetching \$370,000 and three-bedroom apartment fetching \$450,000 to \$500,000. Eden Terrace has its Basque Park Apartments, off the main street and adjacent to an attractive, hidden reserve. The neighbourhood around Eden Park, with its old villas and wide leafy streets, has seen skyrocketing prices. Demand has increased because prospective residents have discovered what a great location it is, with its amenities and ever-improving rail transport, and they see that it's slightly more affordable than Mt Eden. Don Croot St, which runs between Kingsland and Western Springs, is a good place to get a toehold in the area. The street was home to some rough characters years ago, and that reputation has lingered. A good two-bedroom unit in very good condition will cost about \$250,000. Just don't expect to flick it on quickly: as one agent says, "everything eventually sells, it's just a heck of a lot harder in this street". With their central location and ease of access to the motorway and the newly-improved train services, these suburbs will continue to be desirable and appreciate accordingly.

Best Streets

First and Second Ave in Kingsland (they're closer to the shops than Third and Fourth Aves), and Springfield Rd in Western Springs. Properties along Western Springs Rd, on the ridge overlooking Grey Lynn and Fowlds Park, now command around \$1million.

Smart Buy 

Kingsland is just a stone's throw from increasingly expensive Grey Lynn, yet the north-western motorway seems to act as a psychological break point – meaning that savvy buyers can take advantage of the inevitable flow-on effect. Although not as undiscovered as it once was, Western Springs still has a bargain or two.

At a Glance...

House Prices

Unit

Bedrooms  
 Price \$500,000+

Bungalow or villa do-up

Bedrooms   
 Price \$900,000 - \$950,000

House

Bedrooms    
 Price \$1,100,000+

Average Rents

Flat

Bedroom 
 Price \$340/wk
 Bedrooms  
 Price \$450/wk

House

Bedrooms   
 Price \$655/wk

Travel Times

From Kingsland shops:

CBD peak 20 min
 off-peak 10min
 by train 15 min

 North-western motorway 5 min

 Airport 30 min

 Westfield St Lukes mall 5 min

Stagecoach provides a good bus service, particularly along Great North Rd. Commuter trains en route from the west stop at Kingsland station, right by the shops, and at Morningside. The Kingsland train station was smartened up in time for the 2005 Lions matches at Eden Park. There's talk of upgrading the neighbouring stops at Mt Eden and Morningside before the 2011 Rugby World Cup. Thanks, rugby!