

# One Tree Hill ★★★★★

Central

including Royal Oak and Greenlane



If you take a map of greater Auckland and stick a pin in the middle, One Tree Hill and its environs are pretty much at the centre. One of Auckland's iconic landmarks, One Tree Hill – or rather None Tree Hill since it's lone pine was attacked by a Maori activist in 1994 and then removed – gives some of the best views of Auckland and is encircled by beautiful parkland, enjoyed by picnic lovers and joggers alike. The surrounding suburbs are well established, tree-filled and pretty. The confusing and busy Royal Oak roundabout is like the centre of a compass and a place of loathing for the hesitant driver. Greenlane is sandwiched between the motorway and Cornwall Park, and has suffered an image problem due to an abundance of car dealerships (the new business park along Great South Rd is a positive feature for the area). One Tree Hill is close to, but traditionally much cheaper, than both Epsom and Remuera.



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For colour key, see page 230

## Population Profile

Population	12,123
% Aged Under 15 Years	18.91
% Aged Over 65 Years	12.27
% European	56.84
% Maori	3.71
% Pacific Peoples	3.09
% Asian	31.60

## Who Lives There?

The flat terrain (with the exception of the hill itself) makes these suburbs ideal for the elderly who bravely negotiate the Royal Oak roundabout (Zimmer frames must make great bumper bars) en route to the homely Royal Oak mall.

The reputable local primary and intermediate schools make the area a drawcard for young families. With most of these suburbs just missing out on Auckland and Epsom Girls Grammar zoning, families tend to use them as stepping-stones to Epsom when their children reach secondary school age.

Many young professionals make their home in One Tree Hill because of its relatively central

location. It is less than half an hour's drive to the city, a 15-minute drive to the airport and south Auckland and a five-minute drive to the industrial area of Penrose.

### Typical Homes

Established in the 1930s, when neighbouring Onehunga with its thriving port became crowded, One Tree Hill and Royal Oak have many period bungalows, now often on half-size sections. Although both villas and period bungalows can be found in One Tree Hill itself, villas are less common in Royal Oak and Greenlane. Virtually every era of family home is represented in the leafy streets.

There are some big bungalows still on large sections nearer Onehunga and on the Greenlane streets bordering Cornwall Park (many of these are on leasehold land so may look grand but aren't exorbitantly expensive).

There are still many state houses as well as brick and tile units, concentrated in streets like Te Rama Rd. There has been a general increase in townhouses throughout the area, due to infill housing and a terraced housing development at the Royal Oak end of Campbell Road.

### Amenities

#### Schools ★★★

There are at least three public primary schools in the area. Cornwall Park School and Royal

Oak Primary are well regarded with high deciles and are performing well academically. Royal Oak Intermediate is an adequate local intermediate school. If you're not in-zone for Auckland Grammar School or Epsom Girls' Grammar, other local secondary schools are the co-ed Catholic Marcellin College, Onehunga High School or One Tree Hill High. For a full list, see page 270.

#### Shops ★★★

Royal Oak is a thriving shopping hub for locals, although it looks a little scruffy in parts. Several new cafés and restaurants, including many ethnic ones, have opened locally in the past few years. Nearby Greenwoods Corner has an interesting stretch of shops and cafés, and Newmarket is less than 10 minutes drive north along Manukau Rd. The eastern side of Cornwall Park has very little aside from car yards, a huge Countdown supermarket and a McDonalds.

#### Leisure ★★★

The area's biggest recreational asset is the 120 hectare Cornwall Park and its One Tree Hill volcanic peak (U2 wrote a song about it to honour New Zealander Greg Carroll, an employee of the band who died in a motorcycle accident). This expanse of country amidst suburbia has lambs gamboling on the green hillside, chickens clucking in the sun and huge groves of historic trees. The Monterey pine which gave One Tree Hill its name has been gone since October 2000; a planned



replacement grove of nine native trees is on hold until a Treaty of Waitangi claim on the site is settled.

Cornwall Park has recreational areas, barbecues, a restaurant, an information centre and a working farm that families can walk through. On the One Tree Hill Domain side of the mountain there's a planetarium and a popular playground.

At peak times the park can be busier than Queen Street, with bumper-to-bumper power walkers pushing designer buggies or being dragged along by over-zealous canines. But if you get off the beaten track there's plenty of peace to be found in this beautiful place.

Other attractions include Alexandra Park and also Mt Smart Stadium.

## Real Estate

### Trends

Demand is consistently competitive here. Subdividable properties do come on the market but only occasionally now. Million-dollar plus sales (freehold properties) now happen fairly regularly: for that you will get a large, quality renovated house on a full section.

There are townhouses nearer Royal Oak with million dollar price tags. An above average two-bedroom unit in a block of three sold recently for \$390,000. They sell in the \$400,000s in the better streets. Bungalows, villas and ex-state homes are snapped up quickly by second-home buyers moving into the area. The classic brick-and-tile unit from the 1960s/1970s is popular with first-homers and senior citizens, and of course investors.

Being just in-zone for Auckland Grammar or Epsom Girls Grammar will put a hefty premium on a property.

Now the extension of SH20 (a major route to the airport) is completed, congestion through these suburbs should be eased, making them more driver-friendly.

### Best Streets

The area's best streets include Maungakiekie Ave and Wapiti Ave in Greenlane, Haydn Ave, Raurenga Ave and Lewin Rd in Royal Oak and

Kowhatu Rd, Tawhiri Rd, Amaru Rd and Irirangi Rd in One Tree Hill.

### At a Glance...

#### House Prices

##### Unit

Bedrooms   
Price \$550,000 - \$750,000

##### Bungalow on half site

Bedrooms   
Price \$750,000 - \$1,100,000

##### Bungalow on full site

Bedrooms   
Price \$900,000 - \$1,300,000

##### Townhouse

Bedrooms   
Price \$800,000 - \$1,300,000

##### Large freehold house bordering park

Price \$1,200,000 - \$2,500,000

#### Average Rents

##### Flat

Bedroom   
Price \$310/wk  
Bedrooms   
Price \$420/wk

##### House

Bedrooms   
Price \$550/wk  
Bedrooms   
Price \$680/wk

#### Travel Times

CBD peak 30 min  
off-peak 15 min

Southern motorway 5 min

Newmarket 10 min

Airport 10 min

There's a regular Stagecoach bus service to these suburbs and the roundabout points drivers in all directions.