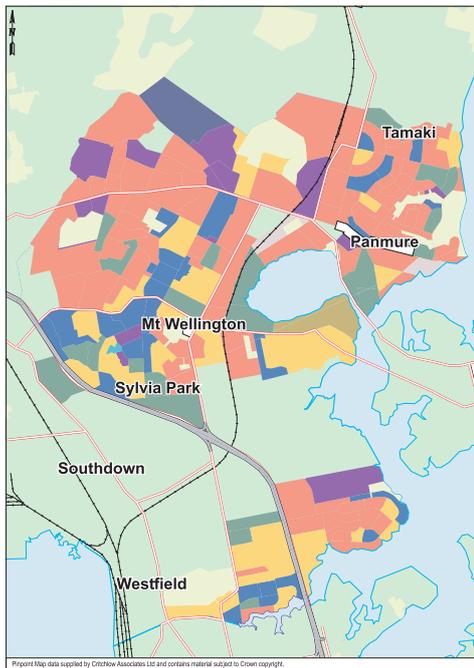


including Mt Wellington, Sylvia Park and Tamaki



Panmure is one of the few Auckland suburbs that can be compared with London and Paris. Unfortunately it's not for the shopping. The infamous Panmure roundabout is at least as difficult for drivers to navigate as Hyde Park Corner or the Arc de Triomphe and best approached with trepidation and a steady hand on the wheel. But Panmure deserves to be talked about for its other attributes such as its varied housing, proximity to the city and good motorway access, as well as the large and exciting projects afoot. Mt Wellington is now home to the King Kong-like Sylvia Park shopping centre sprawling over 24ha. Sylvia Park is expected to do much for the area's profile and will create employment opportunities that will, in turn, positively influence property values. Next, is the Stonefields community development at old Mt Wellington quarry, which will pump 2900 new houses and 6500 new souls into its re-sculpted crater.



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For colour key, see page 230

### Population Profile

Population	28,296
% Aged Under 15 Years	22.65
% Aged Over 65 Years	8.48
% European	38.20
% Maori	14.62
% Pacific Peoples	25.13
% Asian	23.54

### Who Lives There?

A relatively affordable suburb fairly close to town, Panmure appeals to first-home buyers, while Mt Wellington is seen as an aspiring man's Ellerslie. With the opening of the business park aspect of Sylvia Park, the injection of white-collar jobs is changing the population profile in the area significantly.

Many migrants – from a huge range of countries, and mainlanders from the South Island – also live here, attracted by the lower prices and major employment areas in Mt Wellington and further south. The townhouses and terrace blocks around the Panmure Lagoon and near the shopping centre attract young professional couples. Right on the water, Rich-Listers

hide out and gaze at their yachts moored off properties that enable them to step straight off the back lawn and on to the water.

Generally though, this suburb is a solid working class area that acts as a gateway to the eastern suburbs. In Panmure and Tamaki, the University of Auckland's Tamaki campus attracts students and lecturing staff to live nearby.

### Typical Homes

The types of houses in Panmure are as diverse as the suburb itself. There are turn-of-the-century villas, brick and tile units, townhouses, renovated bungalows, 1960s and 1970s family homes and state and ex-state houses. Many of the latter have been sold by the Government in recent times, although this trend has slowed with current policy. With many sizeable sections (between 600m<sup>2</sup> and 950m<sup>2</sup>), it's an ideal spot for families. Spacious executive-style houses can be found along the Tamaki River, and on the hill heading towards Pakuranga, where they have views towards St Kentigen's College, Farm Cove and Mt Wellington.

### Amenities

#### Schools ★★

There are at least eight primary schools in this low-decile area as well as Portland House Montessori and the special needs Somerville School. Tamaki intermediate is popular and shares grounds with Tamaki Primary. While Panmure is well stocked with primary and intermediate schools, parents will need to look

elsewhere for a suitable secondary school. Tamaki College is close by but is actually located in neighbouring Glen Innes. Carey College is a family-based Christian school which is, says its website, "...uncompromising in its commitment to biblical schooling." February 2011 saw the opening of Stonefields School for 600 primary students. For a full list, see page 270.

#### Shops ★★★

Sylvia Park shopping centre opened in 2008 and the 200-shop \$450million complex, covering 6.5ha of indoors space, enjoyed a brief reign as the country's largest until the completion of Westfield, Albany. Panmure's shopping strip is undergoing a slow and steady beautification project including the Panmure Historic Hotel. Passionate locals overseeing the project are hoping for a Ponsonby Rd style vibe and the eateries, cafés and buzz are certainly helping this whole area. It does however have some way to go. There is also a Sunday market at the Panmure Community Centre. Farros Fresh Food market is bringing the foodies into Mt Wellington too.

#### Leisure ★★★

The popular Lagoon Leisure & Fitness is well patronised and the lagoon itself is host to many maritime activities as well as being a pleasant walk - 3.8km right the way round - to enjoy. The landmark of Mt Wellington provides panoramic views of Auckland and its harbours. This spot is popular with both visitors and locals, keen to walk the dog at the weekend. Views from the summit include the impressive



array of local amenities, starting with the superbly landscaped University playing fields for rugby, cricket, tennis, netball and soccer on Merton Rd. Bill McKinlay Park in Ireland Rd is a very well kept small stadium for soccer. A miniature train runs in Peterson Reserve next to Waipuna Hotel & Conference Centre on Sunday afternoons.

## Real Estate

### Trends

Panmure may have traditionally lingered below the desirability level, but now its affordability, proximity to the water and to the eastern suburbs has doubled its desirability. It's still a viable option for the investor, with a good number of established tenants. Two-bedroom brick and tile units range from \$270,000 to \$330,000, a three-bedroom house from the high \$300,000s to the early \$400,000s. A swish townhouse that'd be worth \$850,000+ in Remuera sells here for \$500,000+.

There are some terrace houses on the Tamaki River banks – especially at the boat yard end – worth more than \$1million. Good transport gets children to nearby private schools which has helped to sell the area to more affluent families.

### Best Streets

Panmure's Golden Triangle encompasses Church Cres, Riverview Rd and Kings Rd. Bridge St and Ireland Rd are also notable, as well as Watene Rd, Cove Lane and Marine Lane, all of which run off Waipuna East Rd.

## Smart Buy

Panmure is well placed to show good price appreciation. Housing is relatively affordable; it's close to the commercial areas of Mt Wellington and Penrose; the motorway network is easily accessible and the beaches of the Eastern Bays are a short drive away.

### At a Glance...

#### House Prices

##### Unit

Bedroom	
Price	\$300,000 - \$380,000
Bedrooms	 
Price	\$480,000 - \$580,000

##### House

Bedrooms	  
Price	\$630,000 - \$850,000

##### New executive townhouse

Price	\$850,000+
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##### Waterfront property

Price	\$1,500,000+
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#### Average Rents

##### Flat

Bedroom	
Price	\$290/wk
Bedrooms	 
Price	\$350/wk

##### Apartment

Bedrooms	 
Price	\$370/wk

##### House

Bedrooms	 
Price	\$380/wk
Bedrooms	  
Price	\$570/wk

#### Travel Times

Panmure roundabout to:

CBD	peak 40 - 60 min off-peak 20 min
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Southern motorway	5 - 7 min
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Airport	25 min
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The new Panmure train station and park-and-ride facility is now completed.