

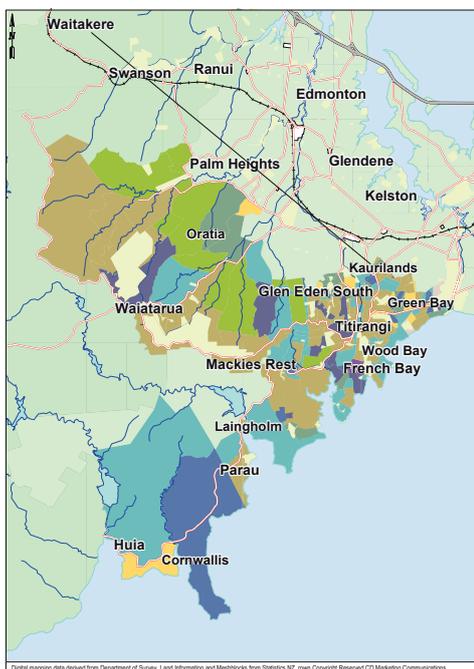
## Titirangi ★★★★★

*West*

including Oratia, Green Bay, Wood Bay, French Bay, Konini, Waiatarua, Parau, Kaurilands, Huia, Cornwallis and Laingholm



The wooded suburb of Titirangi is inextricably linked with certain enduring images: tree-huggers, potters in home-spun jumpers, old Rovers in British-racing green with Greenpeace stickers, disappearing up bush-lined driveways. Trees are to Titirangi as coffee is to Ponsonby. Mention the place and most people think “bush”, and the 1970s vintage timber houses tucked out of sight, and often out of sun, amongst the trees. Many of Titirangi’s homes sit high above the Manukau Harbour with glorious sea views and distant city vistas. The suburb’s little village emphasises the feeling that you’re far from the madding crowd. Just five minutes up the road Oratia, with its big flat sections and views back towards the city, is one of the best-kept secrets of these parts.



For colour key, see page 230

### Population Profile

Population	25,071
% Aged Under 15 Years	22.23
% Aged Over 65 Years	10.23
% European	77.33
% Maori	7.24
% Pacific Peoples	4.45
% Asian	5.48

### Who Lives There?

Traditionally, Titirangi has appealed to the artistically inclined and to bush-lovers. Alternative lifestylers and commuting professionals and every philosophy in between is represented here today. There’s continuing interest from British and South African migrants and even holidaymakers who become so smitten with the bush, the village and its laidback lifestyle that they move here. It represents green city living without the cheek-by-jowl housing of other suburbs. To the Brits, Titirangi and its environs are the affordable equivalent of the green belt around London. Green Bay is one of Auckland’s most affordable family suburbs

and has a core of elderly residents who can move to Pinesong Retirement Village when their needs change.

### Typical Homes

The typical Titirangi house is all about timber. Homes perched on poles, clad in weather board and finished inside with cathedral-style beamed ceilings and tongue-and-groove paneling. The 1960s and 1970s style that defined Titirangi's development found new favour when buyers turned their backs on modern, but leaky, stucco dwellings. Titirangi people who buy to renovate generally do so with skill, style and sympathy. Building extensions have to conform to strict regulations to protect trees on residential properties.

In Oratia, cottages and weatherboard bungalows grace the large sections. Several small enclaves of new housing give a broader choice for home buyers.

Baches, cottages and weatherboard family homes are among Laingholm's housing stock, which makes it popular for those stepping onto the home-ownership ladder for the first time.

Green Bay has a mix of units, group housing stock and larger, well-appointed houses to suit all tastes, needs and financial bottom lines.

## Amenities

### Schools ★★★

There are at least eight primary schools in this high-decile area, including a Rudolf Steiner School. The popular Kaurilands School is one of the largest primaries in the neighbourhood with a roll close to 800. Parents will move to specifically be within its enrolment zone. The equally well-regarded Konini School does not have an enrolment zone, and according to a recent ERO Report, provides students with "high quality education".

Glen Eden Intermediate caters for years seven to eight, although children at Green Bay Primary School need not change schools; it includes intermediate years and has a history of very positive ERO reports.

Green Bay High School is the local co-ed secondary although children also travel to Kelston's two single sex high schools. For a full list, see page 270.

### Shops ★★★

Titirangi's quaint shopping village has cafés spilling outdoors, stone walls and cobbles. Dyed-in-the-wool Titirangi-ites would never venture forth to the likes of Ponsonby – there's simply no need. There are plenty of restaurants and cafés including the iconic Hardware Café and a great German/Italian bakery.



For a real sense of community, rub shoulders with the early birds at the 100 stalls that make up the Titirangi Village market on the last Sunday of every month. There is art, craft and collectables, but precious little parking because of its popularity.

## Leisure ★★★★★

Aside from the stunning Waitakere Ranges Regional Park, there are numerous small neighbourhood green areas. There's also the coastline within the Manukau Harbour, although this tends to be tidal. The entire area has easy access to the sandier but wild west coast beaches of Piha and Karekare, or remote Whatipu at the harbour entrance.

Titirangi's links with art were strengthened with the opening of the renovated Colin McCahon cottage in French Bay. A feasibility study is underway on extending Lopdell House. The gallery sits at the far end of the village and runs a variety of exhibitions.

## Real Estate

### Trends

Titirangi and Lainghom both have everything from humble first entry homes in the \$300,000s

to million dollar architecturally-designed homes with views. Huia and Cornwallis both have a mix of dwellings from baches (\$300,000s) up to \$800,000 and \$900,000 homes. True beachfront (without a road fronting the beach) is a rarity, priced accordingly. Most houses sit in the \$400,000 to \$600,000 range.

With limited subdividable properties in Titirangi, those wanting to build gravitate towards Oratia. While it remains desirable for its larger sites, some buyers are concerned about the health effects of living on ex-orchard land that was heavily sprayed for decades. Here prices start from the mid \$400,000s for a basic do-up up to \$1.8million for architecturally-designed, landscaped grounds and even an indoor pool.

Green Bay is as popular as ever with families, for its excellent schools, reputation for safety, proximity to several little beaches and to Titirangi village itself. Its prices never reached Titirangi's heights. On the other hand, because it didn't attract the big price rises of other suburbs, it hasn't suffered the effects of the recent slump with prices remaining steady.

### Best Streets

South Titirangi Rd and Kohu Rd in Titirangi. Cliff View Dr in Green Bay; Carter Rd in Oratia.



**Local Hero: The Bush**



The thing that defines Titirangi most in the minds of all Aucklanders is its bush. Protected by local by-law, you can only clear as much as you need for a house site. The one-ness with nature, the birdlife and the cool green-dappled shade is offset by a lack of views and sun for some properties ... but Titirangi residents don't seem to mind at all. They love this Jurassic Park kind of lifestyle.

Legislation to further protect the Waitakere Ranges and its foothills has now passed. The Waitakere Ranges Heritage Area Act restricts further development in the Waitakere Ranges Regional Park, residential areas around Titirangi, the foothills area, coastal villages such as Piha, Karekare and parts of south-west Rodney District. During consultation, nearly three-quarters of written responses supported the bill.

If you want to get out and experience the bush, there's a hugely popular walk within easy reach of the village, starting at the Woodlands Park water treatment station. It used to be a bush maintenance track, which gets referred to as the pipeline road. On your street maps it's marked as the Exhibition Dr walkway, taking you through the bush of the Woodlands Park residential area to an exit near Laingholm. One hour 15 minutes is a reasonable estimate for the return work. Don't bother rushing – that's not what bush-walking is about. Take time to appreciate what makes Titirangi unique to Auckland.

**At a Glance...**

**House Prices**

**Large Section in Laingholm or Oratia**

Price \$400,000 - \$600,000

**House in Green Bay**

Bedrooms 

Price \$600,000 - \$700,000

**House in Titirangi**

Bedrooms 

Price \$650,000 - \$850,000

With good views \$890,000 - \$1,000,000

**Executive house**

Bedrooms 

Price \$1,100,000 - \$1,500,000+

**Average Rents**

**House**

Bedrooms 

Price \$390/wk

Bedrooms 

Price \$490/wk

Bedrooms 

Price \$570/wk

(drop about \$20 for Laingholm and Huia)

**Travel Times**

From Titirangi village:

CBD peak 60 min+  
off peak 30 min

North-western motorway 15 min

Airport 40 min

Lynmall shopping centre 10 min

The nearest train link is Glen Eden. Buses serve most of the main streets of Titirangi.