

Albany ★★★★★

North

including Greenhithe, Paremoremo, Bushlands, Brookfield, Rosedale and North Harbour



In a few short years Albany's raison d'être has evolved from pasture and crops to high-class suburban streets. So many suburban streets have been recently built, or newly marked out in the scraped clay, that it's hard to imagine where all the intended residents will come from! The quaint main street shops with their signature flock of friendly chickens have been somewhat overtaken by the giant scale of development going on in every direction. Once sleepy Greenhithe, a waterfront backwater, is seeing dramatic change. Fortunately new residences are being sensitively inserted into green areas, including lots of native bush, and the result is far less brash than you'd expect. Paremoremo is still largely rural and has some substantial lifestyle properties... oh, and a maximum security prison.



For colour key, see page 230

Population Profile

Population	17,397
% Aged Under 15 Years	23.06
% Aged Over 65 Years	6.62
% European	66.77
% Maori	5.67
% Pacific Peoples	1.71
% Asian	16.71

Who Lives There?

There's a broad population base here, ranging from urban professionals to lifestylers, but mostly it is families, keen on the new, well planned houses and ever-increasing amenities and the fact that you can live your life well without having to venture too far afield.

Some students of Massey University's Albany campus live locally in the terrace houses and apartments, which also appeal to the semi-retired and singles.

Affluent lifestylers love the rural environment and easy access to the city to replenish deli supplies.

Greenhithe is popular with immigrants from England, while Albany has attracted many Asian families, drawn to the area for its good schooling.

Typical Homes

There's a broad range of houses, but the overall impression is one of newness.

Bushlands has a wide range of styles, reflecting its development some 10 years ago. The largest homes are those in the prestigious Oaks and Oak Manor developments next to the golf course and off Schnapper Rock Rd.

Greenhithe now has more upmarket residential properties and less rural land than in the past. Oteha Valley Rd has new houses of all types: terrace, duplex and standalone. There are a couple of new apartment blocks in or near Albany Village.

Paremoremo's landscape includes 0.2ha properties from \$600,000, 2ha lifestyle blocks for \$2million plus and 4ha larger lifestyle gems with \$4million price tags. Around Attwood Rd/ Te Araroa Rd there's a village flavour with 1012m² and 2000m² farmlets.

Amenities

Schools ★★★

Huge population growth has been matched by growth in good schooling. Two private schools, Kristin and Pinehurst, cater for all levels.

Upper Harbour Primary is on Kyle Rd, near Greenhithe, and Oteha Valley Road primary school in Oteha Valley Rd.

Albany Senior High School opened in 2009, in temporary buildings next door to its stable mate Albany Junior High School (on the corner of Appleby Rd and Albany Highway), which opened six years ago as a new concept for New Zealand, for pupils from Years 7 to 10. Until now secondary pupils have tended to choose between Long Bay College and Glenfield College. For a full list, see page 270.

Shops ★★★

In a very short time, Albany has become a shopper's dream. Not only is there the Mega Centre selling everything imaginable, but also Westfield Albany has opened, with more than 140 shops, restaurants and a multiplex cinema. Greenhithe's village shops are about to be boosted with a 7-site commercial development in Greenhithe Rd.

Leisure ★★★★★

Despite the burgeoning subdivisions, there are plenty of reserves, including Lucas Creek Reserve, Wainono Park and the Albany Scenic Reserve.

Horses are part and parcel of the local rural scene, with pony clubs and equine centres aplenty. The North Shore Golf Club borders Albany Highway and the Millennium Institute of Sport & Health nurtures many of our Olympic swimmers. For those who like to watch rather than participate, there's the North Harbour Stadium, frequent home of the All Whites and one of the premier stadiums of New Zealand.

Real Estate

Trends

Low cost investor-style apartments start from \$300,000. Terrace houses start from \$650,000. Much larger executive homes, such as those in gated communities, range from \$800,000 to \$2million. Four-bedroom brick-and-tilers on 600m² still rate, though. The average price of a home in this collection of suburbs is around \$650,000. Among the houses bringing that average up are those in around the newly developed Schnapper Rock Rd area, which cost in the \$900,000s. Renovation is going on in streets where there is a plethora of 20-year-old houses, but most buyers here opt for high-quality, low maintenance new houses.

Terraced housing is going up on the eastern side of Albany, along with some apartment towers in the vicinity of North Harbour Stadium. Those apartments are expected to cost about \$500,000. Albany City's big 10-

