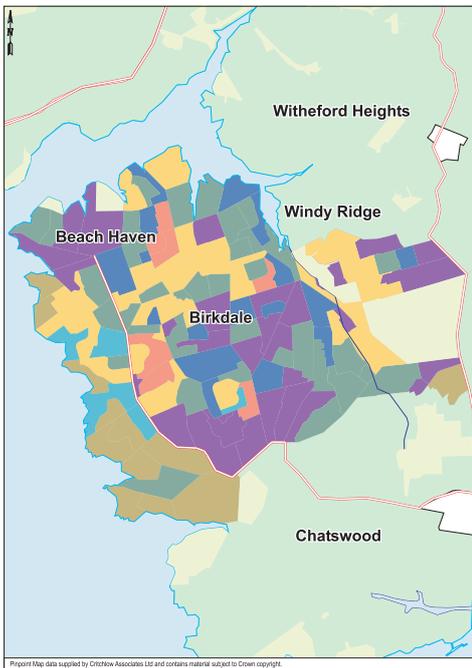


including Island Bay and Mariners Cove



The down-trodden duo of Beach Haven and Birkdale are finally having their day in the sun – the only strange thing is that it’s taken so long for this area to achieve social acceptability. True, there are large areas of state housing, but it all appears tidy and well-maintained. A large area of convoluted coastline, bordering the Oruamo and Kaipatiki creeks, means lots of water – with views across to Greenhithe and Hobsonville. There are mutterings from locals that their area hasn’t had its fair share of council spending on amenities. In the true Kiwi DIY tradition, local identity Frank Larking took matters into his own hands. He was concerned about how much of the beach’s sand had been eroded away, and so for 10 years he rowed back and forth to Hobsonville, gathering thousands of metres of sand to build up the beach himself for everyone’s benefit.



For colour key, see page 230

**Population Profile**

Population	20,007
% Aged Under 15 Years	23.36
% Aged Over 65 Years	8.16
% European	62.35
% Maori	13.93
% Pacific Peoples	9.54
% Asian	11.65

**Who Lives There?**

Singles, couples and first-home buyers are among the broad mix of people here, buying older houses and beginning the renovation treadmill that is Auckland’s rite-of-passage into home ownership. The investment necessary is relatively modest for an area that’s near to the city and – thanks to the Kaipatiki Bridge – to Glenfield and Albany.

There’s a steady influx of buyers and families from other parts of the North Shore, especially the East Coast Bays. On the back of persuasive marketing and good prices, they’re trading morning sunrises over Rangitoto Island for homes with land and native bush around them.

Interest from British buyers is steady because of the appeal of the bush-clad coastline. Grey South Yorkshire soon becomes a distant memory in such an exotic location.

## Typical Homes

The baches which had been found here and there in recent years are almost all gone now, some having been remodeled beyond recognition, some having been removed to make way for something completely new.

Beach Haven is much newer than Birkenhead and Northcote, with their 19th-century villas, and owes its development to the opening of the harbour bridge in 1959. This is 1960s and 1970s, Hardiplank cladding and aluminium joinery country.

## Amenities

### Schools ★★★★★

This mid-decile area has plenty of adequate primary and intermediate schools, while older kids head to neighbouring Birkenhead for secondary schooling. Birkdale Primary is one of the most established and includes four Maori immersion classes. Birkdale North School is small, but boasts a large attractive swimming pool and playing fields.

Birkenhead College is a Goodman Fielder School of the Year winner and has added to its academic successes a strong reputation

in sport (orienteering and hockey) as well as music, drama and arts. For a full list, see page 270.

### Shops ★★★

Birkdale and Beach Haven each have local shops. The opening of the Kaipatiki Bridge link from Beach Haven to Glenfield has created a welcome direct route to the Glenfield Mall.

In the other direction there are the shops and mall in Birkenhead. At Verrans Corner there's an antique shop and Verrans Espresso and Food Café, which is a popular local meeting place.

### Leisure ★★★

For leisure activities, Shepherd's Park has sports grounds, tennis and squash facilities. Also, on the shore of Hellyers Creek is the smaller Tui Park. For fresh-air fiends, there's a coastal walkway and parks and reserves to wander through. Beach Haven's best-known eatery is the French-inspired Au Bon Coin, which offers courtyard dining beneath a big pohutukawa tree. The renovated Fernz Restaurant and Function Centre is a glorious café option too.

For those needing to eat and rush, there is an Asian bakery, a fish and chips takeaway and a pizza shop. Boat trips on the harbour are an easy leisure option.



**Real Estate**

**Trends**

Beach Haven/Birkdale is considered one of the best “undiscovered” areas in greater Auckland especially at the Hellyers Creek end of Beach Haven Rd. The market hasn’t yet caught on to the potential of the bungalows on land that tracks down to the water; they are still selling for under \$500,000. Coastal Beach Haven comprises a narrow strip of coastal land west of Rangitira Rd with properties ranging from the high \$500,000s to \$1million+.

Rangatira Rd has some modest homes, with urban views with prices from \$320,000. On the west side of the road big, new/renovated homes with elevated views are priced in the \$700,000s and \$800,000s. First entry is early \$300,000s in Birkdale or central Beach Haven.

Migrants are still arriving from South Africa and England unfazed by the traffic crawl to the CBD compared with life in the world’s busier cities. A big part of the attraction is the geography, which makes Beach Haven free of noisy through-traffic.

**Best Streets**

Anything coastal or close to the estuary is particularly desirable.



**At a Glance...**

**House Prices**

**Unit without views**

Bedrooms   
 Price \$550,000 - \$650,000

**Basic house**

Bedrooms   
 Price \$680,000 - \$720,000

**House on full site with views**

Bedrooms   
 Price \$780,000 - \$990,000+

**Renovated coastal home on full site**

Price \$950,000 - \$1,600,000+

**Premium clifftop home**

Price \$1,600,000 - \$2,300,000+

**Average Rents**

**Flat**

Bedrooms   
 Price \$420/wk

**House**

Bedrooms   
 Price \$510/wk

Bedrooms   
 Price \$600/wk

**Travel Times**

From Birkdale:

CBD peak 45 - 60 min  
 off peak 20 min

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 Birkenhead Shops 5 - 10 min

-----  
 Glenfield Mall 5 - 10 min

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 Airport 45 min

Peak-hour priority lanes for buses and carpoolers cut the driving time to the city by a third. Buses loop the area before heading into the city through Birkenhead. It takes less than five minutes to get from Beach Haven to the Glenfield mall over the Kaipatiki Bridge.