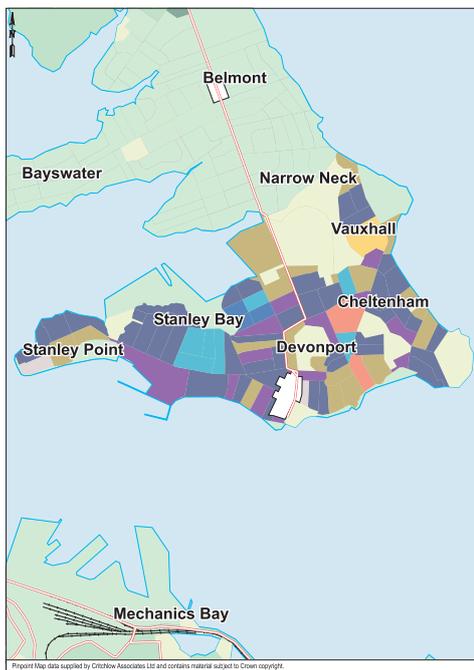


including Stanley Bay, Stanley Pt, Cheltenham and Vauxhall



Devonport is Auckland's only real village, according to its locals, who also insist it's the centre of the known universe. It's one of the city's earliest and prettiest suburbs, with villas stretching in every direction, pohutukawas lining the waterfront and the twin peaks of Mt Victoria and North Head acting as a dramatic backdrop. The council regulations regarding old homes in designated heritage areas here are draconian and while rebellious home owners might bristle at being told what colour they can and can't paint their homes, it does protect the historic ambience of the place. All of these suburbs are an easy commute by ferry from the CBD (by car it's more of a mission); many locals get their caffeine kick start on the ferry in the morning, and wind down on the way home with a glass of pinot. You can't do that on the bus!



**Population Profile**

Population	7,524
% Aged Under 15 Years	21.97
% Aged Over 65 Years	10.41
% European	84.06
% Maori	5.90
% Pacific Peoples	1.71
% Asian	2.95

**Who Lives There?**

Arty, creative types have always favoured Devonport for its peaceful atmosphere, beautiful coastline and historical charm. These days the area attracts many young professionals, often with school-age children, looking for large homes, big sections and a laid-back community-minded lifestyle close to beaches, parks and good schools. It's popular with those often relocating from overseas – chiefly western Europeans; Italians, Dutch – or from other parts of New Zealand. Residents are a pro-active lot who will fight to protect the uniqueness of their suburb.

For colour key, see page 230

There's a saying that Devonport brings people home and this trend is truer now than ever before.

Young professionals who grew up here are returning with their own families. Along the way, many expansive properties long-held in family ownership have been subdivided for sons and daughters in a low key twist on the "old money" theme. With heritage being the very essence of Devonport, it's entirely appropriate that this is where Jeremy Salmond, probably New Zealand's top conservation architect, chooses to live and work.

## Typical Homes

Devonport boasts many elegant, picturesque Victorian and Edwardian villas and cottages, large and small, along the water's edge and down the little streets beyond the village. It has the North Shore's largest collection of villas. Inconspicuously dotted among the older houses are a smaller number of 1960s units and homes. Bungalows in the area are being renovated for the second time.

Devonport's heritage character is strongly supported by the Auckland Council and zoning regulations require renovations to enhance the historical flavour of individual buildings, the immediate neighbourhood and the wider suburb. Street facades pre-1930 can't generally be altered and rear additions and alterations must be done using sympathetic materials. But inside, you can do what you wish. There are

few apartment blocks – and that's considered a big attraction. Devon Park was built in the very late 1960s, before the brakes were put on such projects, and it was actually the very first block of high-rise apartments in the entire metropolis.

## Amenities

### Schools ★★★★★

Quality schooling is one of the attractions of this high decile area. There are at least four state primary schools feeding into the well-regarded Belmont Intermediate – Devonport School, St Leo's School, Stanley Bay School and Vauxhall School. According to a recent ERO report, children at Devonport School are achieving above expectations for their age in the core curriculum areas. The well resourced, attractive and equally high performing Stanley Bay School has excellent sporting and cultural facilities including a recently built sports hall, outdoor pool, sandpits, playgrounds and large playing fields.

At secondary level, students move onto Takapuna Grammar School in Lake Rd, which is the only co-ed secondary school in the area and one of the oldest high schools on the North Shore. For a full list, see page 270.

### Shops ★★★★★

Shopping here is more than just filling your basket with life's necessities, it's about



Where to Live in Auckland

relaxing and enjoying the village charm that sets Devonport apart from other suburbs. Its farmers' market every Sunday is very much a part of that. Most shops still have their original facades, including the grand old Esplanade Hotel at the bottom of the main street. Once you've dealt with the shopping list at the supermarket (discreetly tucked down a side street), there are all the little galleries, boutique-style shops and bookshops to distract you on the way home.

### Leisure ★★★★★

There's plenty of scope to enjoy the outdoors here, whether it's lazing on one of the beautiful beaches or a jaunt up North Head or Mt Victoria to take in the harbour and city views.

Water sports are popular, with five boat ramps around the Devonport shoreline, and tennis, cricket and bowls are also well catered for. Cycling has blossomed, and there seem to be more parks per capita here than anywhere else in the region.

If looking at all the beautiful old homes makes you want to know more about local history, the hour-long Old Devonport Walk is well worth the time and effort. There's also a museum at the naval base.

Devonport is well supplied with restaurants and other eateries, including Manuka, the Stone Oven Bakery and Café and the award winning Ice It Café in Church St.



The Navy Museum has moved from its naval base home to the site of the old Devonport Wharf building, with the double benefit of brightening the look of the wharf and bringing this interesting and much-cared-for military museum closer to the people.

## Real Estate

### Trends

Just under \$1million gets you a reasonable villa in Devonport. A small one will cost \$800,000; a grander one \$1.2 to \$1.6million. Cheltenham takes a bit more money - \$1million+ for the reasonable villa and anything from \$1.7million for something grander to \$4million+ for beach front grandeur.



The name Devonport describes a lifestyle as much as a location, with Cheltenham defined as a suburb within the suburb and Stanley Pt another exclusive spot in the sun. Devonport is safe, isolated and distinctly quirky. It appeals to British immigrants because of its village atmosphere, coffee shops and secondhand bookshops. Even the shape of the coastline seems to mimic that of southern England. Entry level for a three bedroom house is about \$700,000. In fact, \$600,000 or \$700,000 is what it costs for the two-bedroom apartments of the landmark Devon Park building. Stanley Pt homes start from \$1.2million, stretching to \$4.5million up on the clifftops.

## Best Streets

In Devonport Kerr St, May St, Buchanan St. In Cheltenham Jubilee Ave, Oxford Tce, Rata Rd, Arawa Ave and Macky Ave. In Stanley Pt First Ave and Second Ave.

## Look Out

If slick, minimalist architecture is your style, then Devonport definitely isn't for you. A rash of so called "renovations" that have seen brand new homes arise from the rubble of near-demolitions have attracted the wrath of locals concerned at the threat to Devonport's heritage. Now the rules that govern building design are under review. Changes to subdivision, minor units and garages have already been made. Meanwhile, much misinformation surrounds what owners of older homes can and can't do during renovations. Town planning criteria refers to pre-1930 homes as adding historical character to a neighbourhood that needs to be retained, but homes built subsequently and deemed by council to add character to the area can still be bound by resource consent requirements especially in regard to the street frontage.

## At a Glance...

### House Prices

#### Brick and tile unit

Bedrooms   
Price \$500,000 - \$600,000

#### Basic villa

Bedrooms   
Price \$1,250,000 - \$2,000,000

#### House without views

Bedrooms   
Price \$1,500,000+

#### House with sea and city views

Bedrooms   
Price \$2,800,000 - \$6,500,000+

### Average Rents

#### Apartment

Bedrooms   
Price \$500/wk

#### House

Bedrooms   
Price \$700+/wk  
Bedrooms   
Price \$900+/wk

### Travel Times

CBD peak 50 - 60 min  
off peak 20 - 25 min  
By ferry 12 - 15 min  
-----  
Northern Motorway peak 40 - 50 min  
off peak 15 - 20 min  
-----  
Airport peak - anyone's guess  
off peak - 45 min  
-----  
Takapuna shops 10 min

The ferry is the saving grace for Devonport's commuters, with some 30 sailings every weekday to the city. It's also great for partygoers - from Monday to Thursday the last ferry leaves the city at 11pm. On weekends it leaves at 1am. There's also bus services into the city. People who love this place don't see the one-road in, one-road out of Devonport as a commuter's nightmare. To them, it makes Devonport a destination of choice rather than a noisy, anonymous transit suburb.