

North



Forrest Hill

including Sunnynook, Westlake and Crown Hill



Sandwiched between the northern motorway and the very desirable seafront locales of Takapuna, Milford, Castor Bay and Campbells Bay, this stretch of suburbs benefits from all the facilities the Shore has to offer; easy motorway access and relative affordability. Westlake is the name synonymous with its two local secondary schools – both excellent institutions. It's quiet, solid and, well, just downright handy to everything that's important to the people of the North Shore – shops, beaches, motorways and cafés. It's only a few minutes north of Takapuna but it's far more affordable, which makes the picture even brighter. Sunnynook used to be one of the shore's "nappy valley" suburbs but it now attracts a wider cross-section of people. Forrest Hill and Crown Hill are more upmarket with many elevated properties having fabulous views of the city.



For colour key, see page 230

Population Profile

Population	22,395
% Aged Under 15 Years	18.37
% Aged Over 65 Years	13.73
% European	58.05
% Maori	4.31
% Pacific Peoples	1.97
% Asian	28.89

Who Lives There?

Families, families and more families – that's who lives here. The houses are more affordable than neighbouring Takapuna and Milford so appeal to families looking to get established. For those for whom it's "the Shore or nothing", this is a choice location that's still close to Milford, CBD-style amenities in Takapuna and the beaches along the east coast bays. An influx of affluent professionals is adding to the demographic profile in the newer areas of the suburb.

Modest income-earners who can't afford bay prices opt for Forrest Hill and Crown Hill.

Sunnynook was created as a subdivision of affordable housing and is a natural stepping stone for young families moving up from neighbouring Glenfield.

Typical Homes

Sunnynook's stock, standard houses have lasted the distance. Originally built by developers, they may all be much of a muchness but make good solid family homes. In Forrest Hill there's more choice in housing styles, reflecting the era in which sprawling farmland was carved up into residential plots 40 years ago.

Executive houses now feature in parts of Forrest Hill, bringing some welcome diversity – and slightly higher profile – to the overall area.

Amenities

Schools

The high-decile neighbourhood is well served with quality schools at all levels. High Schools are a major attraction. The area is zoned for the reputable single-sex Westlake Girls' High and Westlake Boys' High. Note, though, that the boundaries for Westlake Boys' High is slightly different to Westlake Girls' High. If teens are wanting to rub shoulders on a regular basis with the opposite sex, their options are more limited. The area is not zoned for neighbouring

co-educational Rangitoto College, the largest high school in New Zealand. However "Rangi" does have an out-of-zone enrolment scheme. For a full list, see page 270.

Shops

Sunnynook's shopping centre includes a Foodtown supermarket as well as a bakery, video, chemist shops and the like. Forrest Hill has a small number of dairies and basic shops. Large-scale retail therapy is easily satisfied with a short drive to the Westfield malls in Glenfield and Takapuna, and a mall at Milford. Good street-side shopping is provided in Takapuna.

Leisure

Parks and facilities include Becroft Park for various football codes and Greville Park, which has soccer pitches. Sunnynook has its own sporting grounds at Sunnynook Park, the largest park in this area. The beach is never far away from any point in these suburbs. There are eateries here, but Takapuna, Milford, and Mairangi Bay offer better options.

Real Estate

Trends

Demand continues to be strong in this desirable area, particularly for Forrest Hill





and Sunnynook. The secondary schools are well-known and have an air of success about them. It's a good central area in the North Shore scheme of things, not far from either the Harbour Bridge or anything that's happening in Albany. Sunnynook has group houses which are popular among first-home buyers and Forrest Hill has a lovely stock of homes built in the 1970s, which some of those first-homers will move up to when they're ready for some more elbow room and a garage.

That trend is in keeping with the north-to-south drift down the bays and the general pattern of buyers moving from the west towards the eastern sea shore.

Best Streets

Favourites are Sycamore Drive in Sunnynook; Knightsbridge Avenue, Grenada Avenue, Ravenwood Avenue and Manutara Avenue in Forrest Hill; Gordon Avenue, Marsh Avenue, and Stanley Road in Crown Hill.

Look Out

The schooling here is great but double-check the zones if that's the main reason you're buying in a particular street – see the school zones at the back of this book, check the school's website and contact the school direct.

At a Glance...

House Prices

Unit

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

House on half site

Bedrooms
 Price \$680,000 - \$850,000+

House on full site

Bedrooms
 Price \$800,000 - \$1,000,000+

Large modern house

Bedrooms
 Price \$1,050,000 - \$1,275,000+

Average Rents

Apartment

Bedrooms
 Price \$430/wk

House

Bedrooms
 Price \$560+/wk
 Bedrooms
 Price \$700+/wk

Travel Times

CBD	peak 45 min off peak 15 - 20 min

Shopping Malls	5 - 10 min

Airport	50 min

The long-awaited upgrade of the Taharoto/Wairau Rd corridor has started and is scheduled for completion in 2010/2011. Taharoto Rd has been widened from Northcote Rd to Forrest Hill to create access at Smales Farm for the bus station and to remove the traffic bottleneck at the Wairau Rd intersection near Westlake Girls High School.