

including Whangaparaoa, Orewa, Silverdale, Red Beach and Gulf Harbour



These formerly sleepy suburban outposts are no longer the exclusive preserve of the elderly and families of holidaymakers. Huge expanses of glossy new homes are testament to the area's newfound popularity with well-off families looking for safe areas where they can enjoy a traditional Kiwi lifestyle near the sea. Orewa's 2.5km beach is one of the most popular; the Whangaparaoa peninsula boasts more than a dozen beaches. Gulf Harbour is a fairly new type of development for New Zealand: it includes a harbourside town centre, very expensive canal-side homes with their own private berths, and a topnotch country club. The area's popularity isn't just restricted to humans: native birds from the nearby Tiritiri Matangi Island reserve regularly commute to the 376ha Shakespear Regional Park at the end of the peninsula.



For colour key, see page 230

### Population Profile

Population	33,294
% Aged Under 15 Years	20.29
% Aged Over 65 Years	19.65
% European	80.48
% Maori	6.81
% Pacific Peoples	1.82
% Asian	3.83

### Who Lives There?

Orewa has always been popular with retired people who appreciate the flat walk to the beach and the shops, but the largest blip on the population graph of late is professional families settling in for a year-round seaside lifestyle. The extended motorway now makes commuting easier, there are good schools, a strong community spirit, superb beaches, and lots of green space around the houses.

On the peninsula there's a mix of families and couples, including retired people who've often lived here a long time. Many young elderly (in their 60s rather than 80s) live in semi-retirement at Gulf Harbour. Migrants like the



coastline – the Brits for its Kiwi-style homes; South Africans for the Gulf Harbour lifestyle and big houses.

## Typical Homes

Near the motorway, Orewa's elevated housing developments have wide sea views. Within the township, there's a mix of modern contemporary homes and old holiday baches. Orewa got its first Gold Coast-style semi high-rise a few years ago – some people love it, some hate it.

Throughout the peninsula the mix includes baches, weatherboard 1960s-70s homes and new contemporary homes. Many homes have great sea views. As well as the marina and apartment complex, Gulf Harbour has subdivisions with large homes and terraced apartments. More apartments are planned for the Eastern Boat Harbour.

At Waiwera a hotel/apartment complex is planned, but uncertain, for the land between the beachfront and the thermal pools complex. Local retirement villages include Maygrove

Village at Orewa and Pine Haven Retirement just north at Hatfields Beach.

## Amenities

### Schools ★★★

There's plenty of choice for children of all ages. The Hibiscus Coast is well served with high decile schools, and most are growing to accommodate the increasing number of families living in area – Gulf Harbour School has added 14 new classrooms since opening in 1998. There are at least seven other primary schools in the area, including Whangaparaoa School, which, with a growing roll close to 700 is one the largest.

Kingsway School offers schooling for all ages, providing high-quality education in a non-denominational Christian learning environment.

Hibiscus Coast Intermediate is well-regarded; according to a recent ERO report, the principal and teachers at the school, "set high educational standards and strive for excellence."

Secondary schools include Wentworth College, Orewa College (just 100m from Orewa Beach) and Whangaparaoa College. For a full list, see page 270.

### Shops ★★★

The Orewa town centre is somewhat disjointed and sprawling but has a friendly, small-



town feel. All the necessities (including kiteboards!) are here.

Whangaparaoa township has the Pacific Plaza complex which includes some big stores such as Farmers. There are shops at Red Beach, Manly Village and Gulf Harbour. Heading inland, the popular Silverdale shopping centre offers plenty of options for bargain hunters with its mix of designer label factory outlets, boutique shops and an industrial park. The weekly Saturday markets are also popular.

### Leisure ★★★★★

Relaxing in this part of Auckland is easy. By Orewa Beach is a reserve with a skating rink, playgrounds and a surf club. There are numerous sandy beaches along the peninsula and Red Beach has a surf club, making it a hugely popular teen surfer beach. The Whangaparaoa Coastal Walkway goes from Amorino Reserve in Red Beach to Matakata Beach.

If the beach isn't your style, the Hibiscus Coast Leisure Centre at Stanmore Bay has an indoor heated swimming pool, squash courts and fitness facilities, or there's Snowplanet in Silverdale for year-round indoor skiing. There are two golf courses, including the Robert Trent Jones Jnr designed Gulf Harbour Country Club. There's a miniature steam railway at Whangaparaoa and activities such as rock climbing, 10-pin bowling, mini golf, horse riding, indoor skiing and a new luge.

At the tip of the peninsula, Army Bay has a heritage trail of World War II Army defences

and Shakespear Regional Park has sheltered bays, pastureland, regenerating native forest and a lookout with views to die for. Wenderholm Regional Park and the Waiwera Thermal Resort are a short drive north.

Orewa's new Estuary Arts Centre offers classes and workshops for hands-on art-making, as well as exhibitions and a café.

Eating out is improving. Local restaurants include The Rock Salt Restaurant and Café Kaizen Coffeehouse, both on the Hibiscus Coast highway in Orewa. Manly Village has some well patronised little restaurants.

## Real Estate

### Trends

Now the realignment of SH1 is complete, Orewa is by-passed, and the reduced traffic is a relief for the residents, whether they're those in early retirement living in the single-level brick and tile homes, families in the executive homes or affluent buyers in the Nautilus high-rise development. Orewa's brick and tile single level homes start from \$500,000. Executive homes with views range from \$700,000 to \$1.5million. The Nautilus offers spatial and lifestyle choices priced from \$400,000 to close to \$3million at the top.

The gated Cap d'Amarres estate in Gulf Harbour epitomises the new Whangaparaoa peninsula. These are multimillion dollar homes with private berths, and residents pay almost \$10,000 a year in service fees alone. Gulf



Harbour is bursting with new homes, many of them three-bedroom townhouses costing \$350,000 to \$1million. The 550-home Eastern Boat Harbour development will also include a hotel, offices, shops and restaurants.

## Best Streets

In Orewa any of the beachside cul-de-sac streets off the Hibiscus Coast Highway; also The Crescent in Tindall's Beach and Lawrence St in Manly and West Hoe Heights. Along the peninsula, anything on the beachfront or clifftop in any of the bays. Chalverton Tce in Red Beach; Duncansby Bay Rd in Stanmore Bay; Tiri Rd in Big Manly.

## Smart Buy

With access along the Whangaparaoa Peninsula improving by the minute, older properties in the more established settlements can be bought relatively cheaply and will no doubt improve in value. With a spruce-up, they will meet the ever-heightening tastes of the peninsula's "new", more affluent residents.

## The commute...

Regular bus services run from Orewa and the peninsula to Takapuna (taking about an hour) and central Auckland. The Kawau Kats commuter ferry service between the CBD and Gulf Harbour has been extended to three sailings daily each way.

The northern motorway extension from Orewa to just south of Puhoi was completed in mid-2009. The Weiti toll road project (or The Penlink Project as it is known) could start soon pending confirmation of supplementary Government funding. The 7km route is an alternative out of the peninsula running from Stanmore Bay, across the Weiti River and past Stillwater before joining SH1. All for the cost to the user of a gold coin.

## At a Glance...

### House Prices

#### Basic house

Bedrooms 

Price \$700,000 - \$850,000

Bedrooms 

Price \$750,000 - \$1,000,000

#### Near beach with sea views

Price \$1,100,000 - \$1,400,000+

#### Executive house

Bedrooms 

Price \$950,000 - \$2,000,000

#### Gulf Harbour

New duplex \$550,000+

Waterfront apartment \$650,000 - \$1,200,000

Large residence with marina berth \$2,000,000+

### Average Rents

#### Flat

Bedrooms 

Price \$400/wk

#### House

Bedrooms 

Price \$470/wk

Bedrooms 

Price \$575/wk

### Travel Times

From Orewa:

CBD peak 60 min  
off peak 40 min

-----  
North Shore Hospital 30 min

-----  
Airport 60 min

-----  
Motorway 2 min

-----  
From along the peninsula 30 - 45 min