

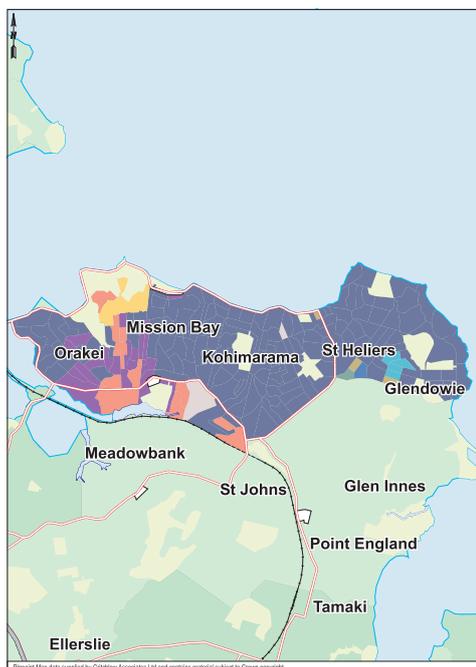
Eastern Bays ★★★★★

Central

including Mission Bay, Kohimarama, St Heliers, Orakei and Glendowie



The Eastern Bays reflect all that is aspirational about Auckland – history, a sense of grandeur, an interesting demographic range and a social structure which embraces both old and new money. Living in the Eastern Bays carries unequivocal, unshakeable status for Aucklanders, and it's all about lifestyle. The harbour views, the white sand beaches, the leafy bays offering delightful strolling...heck, even the drive to work in the city alongside the picturesque harbour is a pleasure. St Heliers, Glendowie, Mission Bay, Kohimarama and Orakei roll into one fabulous whole as the Eastern Bays, while retaining their own separate character and charm. The area is becoming even easier on the eye thanks to power and phone lines vanishing underground, the sand at St Heliers beach being topped up, and headlands being built to deflect coastal erosion.



For colour key, see page 230

Population Profile

Population	26,361
% Aged Under 15 Years	18.40
% Aged Over 65 Years	14.58
% European	73.01
% Maori	5.30
% Pacific Peoples	2.39
% Asian	9.14

Who Lives There?

Many residents are second or third generation owners – and the wiser ones fully appreciate they're sitting on a goldmine. Newly wealthy Aucklanders, young professionals who grew up here as kids, professionals on transfer, and migrants aspire to live here as well. While it's close to the CBD, the lifestyle is utterly distinct from inner-city living.

Residents often move from bay to bay, or relocate from neighbouring suburbs. Older owners of large homes on big sections trade them in for apartments with sea views or to move to retirement complexes such as the Grace Joel Village in St Heliers or St Andrews



Retirement Village in Glendowie. Kohimarama attracts both families and retired people with its facilities – locals enjoy being able to walk to the waterfront for casual strolls or more energetic runs, with superlative views of Rangitoto Island. Families love Glendowie for its larger sections: 800m², compared with the usual 600m² closer to Orakei.

Mission Bay and Orakei are the locations to be seen in, and many choose to purchase in these suburbs for that reason alone. Bastion Pt is owned by the Ngati Whatua tribe, which hosts many cultural events including highly popular Kapa Haka concerts.

Typical Homes

The bays have every type of dwelling – from the opulent mansions of Orakei's Paritai Dr to humble state housing in some pockets of the various bay suburbs. A number of ex-

state homes have been privatised and now command premium prices for their location – the modest state houses along Kitemoana St in Orakei have some of the best sea views in the entire city.

Apartments are increasingly becoming a feature of the Eastern Bays as developers pounce upon the last few remaining seafront sections on or near Tamaki Dr. The Eastern Bays are not really the place to look for character villas or bungalows; stucco-and-tile is far more common as are homes that have been given a rendered plaster update.

A controversial new proposed apartment development on Orakei Peninsula remains just that – controversial. It has raised the ire of residents and its rocky passage through the consultation/consent process looks set to continue for some time yet.

Amenities

Schools ★★★★★

Local schooling is high quality, with many sought-after primary and intermediate schools. The predominantly high decile area has at least nine primary schools, and while most include intermediate years some families prefer to send their children to Remuera or Meadowbank intermediate schools. Kohimarama School is popular with some 450 children and capacity for 500 in total. According to a recent ERO report, the school provides "good quality education". There are some low-decile schools in the neighbourhood including Glen Taylor



School in Glendowie and Orakei School. Co-educational Selwyn College, Glendowie College and Catholic boys' school Sacred Heart are the local secondary schools. The proximity to Epsom and Remuera's private schools is, and will always be, a drawcard for families moving here. For a full list, see page 270.

Shops ★★★

Shopping facilities are spread throughout the bays, with a village atmosphere at St Heliers and a preponderance of eateries at Mission Bay.

There's limited grocery shopping locally – although the Eastridge shopping centre at the back of Kohimarama, and Meadowbank Foodtown are reasonably close. Many locals make weekend shopping trips to Newmarket and Botany Town Centre.

Leisure ★★★★★

There's plenty to do for both landlubbers and water sports enthusiasts alike. All the bays are tidal but suitable for swimming. Kohimarama, Mission Bay and St Heliers have all had their sand replenished as part of the Auckland City Council's city wide resanding programme to reverse the effects of erosion.

The reserve bordering Mission Bay is well frequented by picnickers, walkers and sunbathers. The Glendowie sandspit and Tahuna Torea bird sanctuary have fabulous walks. And then there's the harbourside Tamaki Dr for walking, running, cycling, roller-blading or stroller-pushing – in fact, it gets so busy you have to constantly beware of someone running you down.

There are numerous green areas including Orakei Domain, the quaint Dingle Dell, Glover Park, Madill's Farm (the home of Eastern Suburbs Soccer), Kepa Bush Park, family friendly Churchill Park and many smaller reserves. Beautified park grounds including Crossfields Reserve and the reserves around Mt Taylor Drive are adding brownie points to this area.

The Berkeley Cinema is a local entertainment icon in Mission Bay and draws patrons from all over the city. Mission Bay is virtually all restaurants and cafés including the successful Mecca in the historic stone house, whereas St Heliers has a wider range of shops. With the café strip buzzing at night and all weekend, it's often said that locals leave the area for a bit of peace!

Real Estate

Trends

This area has been popular for so long that everything subdividable already has been. Entry level into the eastern bays is in the mid to high \$500,000s for a half site. For units it's early to mid \$300,000. Three bedrooms plus garaging that adds up to a 'real house on a real site' would fetch from \$600,000+ depending on proximity to the beach. Anything affordable is snapped up very quickly. Values have generally held well here, but that's because the happily, unstressed affluent are staying here for good. At the higher end of the market demand also easily exceeds supply, especially if there's a sea view involved. A two-bedroom ex-state house



Central

in Orakei with an ocean view recently sold for \$1million+. You can bet it wasn't for the house.

Apartments are now spread across Orakei, Mission Bay, Kohimarama and St Heliers. Most of the dwellings along Tamaki Dr are apartment blocks with older two-bedroom apartments starting at \$700,000+ and new luxury apartments starting at \$1.4million and \$3million, depending on size.

Best Streets

Paritai Dr and Tuhaere St in Orakei, Cliff Rd and Springcombe Rd in St Heliers and The Rise and Riddell Rd in Glendowie. Takitimu St or anything with a view in Orakei; Selwyn Ave and Ronaki Rd in Mission Bay.

Local Hero: Movenpick Ice-Cream Gallery



Every seaside village needs a good icecream shop – strolling along the boardwalk at Mission Bay just wouldn't be the same without a cone clenched in hand. And, of course, in this upmarket part of town, the shop isn't just any old parlour, but a swept-up and contemporary vision of loveliness, prominently sited on a corner in the middle of the shops. Inside, you can choose ice-cream of such delectable flavours as Tiramisu, Stracciatella, Lemon and Lime popped into a handmade Swiss waffle cone, no less. Take it to the beach, sit at one of the tables or admire the cool retro ice-cream cart parked in the front of the shop.

In winter, puddings are popular including chocolate and raspberry pudding, the sticky date pudding, the hot chocolate brownies, hot fruit crepes and hot fruit sundaes.

Eastern Bays

At a Glance...

House Prices

Unit

Bedrooms 
Price \$550,000+

Small freestanding townhouse

Bedrooms 
Price \$600,000 - \$760,000

Ex-state house on a half site

Bedrooms 
Price \$850,000 - \$950,000

Modest house

Bedrooms 
Price \$950,000 - \$1,120,000

House on full site or new townhouse

Bedrooms 
Price \$1,150,000 - \$1,800,000+

Cliff-top home

Price Multi-millions

Average Rents

Flat

Bedrooms 
Price \$500 - \$550/wk

House

Bedrooms 
Price \$650-\$750/wk
Bedrooms 
Price \$900-\$1,000/wk

Travel Times

From Mission Bay (add 5 mins for St Heliers):

CBD peak 30 min
off-peak 15-20 min
by train 8 min

Greenlane interchange 15 min

Airport 30 min

Newmarket 15 min

There are regular buses through St Heliers and a train that runs along the bottom of Orakei Rd.