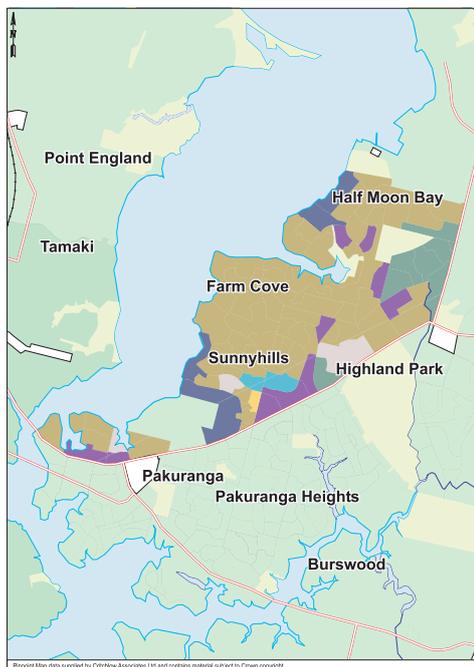


including Farm Cove and Sunnyhills



Waterfront suburbs have always been popular and price momentum has never been greater than in the last few years. Half Moon Bay is no exception to the rule. Rapidly rising property values means that many of the original 1970s homes have justified complete overhauls to bring them out of the Brady Bunch era and up to the standard required by discerning, well-to-do contemporary families. Some of the renovations are sympathetic and tasteful; others perhaps less so. Planning regulations mean that subdivision in this area is very restricted; which means that the shapes and colours of the homes might change, but the essential character of the place is guaranteed to remain the same. There are plenty of good schools and the Half Moon Bay ferry makes travel to and from the CBD virtually stress-free compared to the motorway alternative.



Population Profile

Population	9,909
% Aged Under 15 Years	19.98
% Aged Over 65 Years	10.17
% European	57.37
% Maori	4.66
% Pacific Peoples	2.18
% Asian	29.64

Who Lives There?

People who appreciate the sea and the beach feel right at home here. It's considered a great place to raise children; the schools are good and the house prices not astronomical. Hence, it's filled with many families mainly with school-age and teenage kids.

Residents are very comfortable financially and own their own homes. Once the kids have grown up, people tend to stay put, so there is a good mix of generations in the area.

For colour key, see page 230

Typical Homes

Although there is a wide range of styles from the past four decades of development, those that really stand out are the palatial waterfront residences, many of them with a nod to the Mediterranean style.

There are certainly many 1970s and 1980s houses on generous sections, many now updated and refurbished. But if you're into retro style, you can also easily find a 1970s three-bedroom home in fairly original condition to house your lava lamp collection.

The only apartments in the area are in a small low-rise block in Sunderlands Dr above the Half Moon Bay marina. If you want new, there's the Compass Pt development (see Trends section).

Amenities

Schools ★★★

Options are limited in Half Moon Bay itself but there are plenty of quality schools in neighbouring Bucklands Beach and Pakuranga.

Wakaaranga Primary School caters for years one to six. The high decile school has a history of positive ERO reports and was recently described as delivering "a good quality education" to its students. Other nearby primary schools include Pigeon Mountain

Primary in Bucklands Beach and Sunnyhills Primary in Pakuranga.

There are two intermediates – Farm Cove and Pakuranga. At secondary level, the area is in-zone for Pakuranga College and the co-ed private school St Kentigern College is close by. For a full list, see page 270.

Shops ★★★

There's no huge mall here, but you're never far from a shop in these suburbs. If you need more than a video, loaf of bread, bunch of flowers or bottle of sauvignon blanc, you only need to head to nearby shopping meccas such as Westfield at Pakuranga, The Hub or, of course, Botany Town Centre. The marina offers a surprising range of goods and services, including a pharmacy, doctor and hairdresser.

Leisure ★★★★★

Residents are spoiled for choice. The 500-berth Half Moon Bay Marina is impressive, and its shopping centre has had a major facelift.

There are reserves and parks and walks in every direction, including the coastal Rotary walkway which winds down from Prince Regent Drive in Half Moon Bay to Pakuranga Road at the bottom of Sunnyhills, along the Tamaki Estuary – fit for the fit and the unfit – complete with wheelchair access. Public boat ramps are located at Bramley Dr Reserve in Farm Cove and at Ara Tai Reserve in Half Moon Bay.



Sunnyhills has its own well-regarded tennis club, and there's another nearby in Pakuranga. Lloyd Elsmore Park has excellent recreational facilities for the surrounding suburbs.

Real Estate

Trends

This area is seeing significant demand from family buyers across the board with many buyers moving from Pakuranga and Pakuranga Heights for the school zoning. There are few subdividable sections left and homeowners continue to quietly modernise their 30-year-old houses. First entry point for buyers is about \$500,000.

More lavish options might include a large home on an acre of waterfront land, with seven bedrooms, a pool and a tennis court, worth \$3,500,000.

Homes at the new Compass Pt development (overlooking Half Moon Bay marina) start from \$1million.

Best Streets

Takutai Ave residences have an impressive view over Half Moon Bay and the Hauraki Gulf. In Farm Cove and Sunnyhills, desirable streets include Sanctuary Pt, Bramley Dr and Fisher Pde.

Smart Buy

A "nice" neighbourhood by the sea with a range of attractive houses on decent sized sections set down wide leafy streets. This area was the suburban dream when it was developed 30 years ago and will continue to be the dream destination for many. Values will hold, and grow, along with the many families who love life here. The small waterfront area of Farm Cove is definitely worth checking out if you want to live in the area – it's substantial homes are surprisingly affordable.

At a Glance...

House Prices

Unit

Bedrooms 
Price \$500,000 - \$675,000

House

Bedrooms 
Price \$750,000 - \$1,050,000

Modernised house

Bedrooms 
Price \$975,000 - \$2,400,000

Luxury house on Compass Pt

Price \$1,500,000 - \$3,500,000+
Section \$1,050,000+

Average Rents

Flat

Bedrooms 
Price \$425/wk

House

Bedrooms 
Price \$535/wk
Bedrooms 
Price \$625+/wk

Travel Times

CBD peak 50 min
off peak 20 min
by Ferry 30 min

Southern motorway 10 min

Airport 25 - 40 min

Botany Town Centre 10 min

Manukau City shopping centre 15 min

There are regular buses to the CBD and to Manukau. There is also a regular ferry service to the CBD from Half Moon Bay marina (reduced at weekends and public holidays), as well as a vehicle ferry to Waiheke Island.