

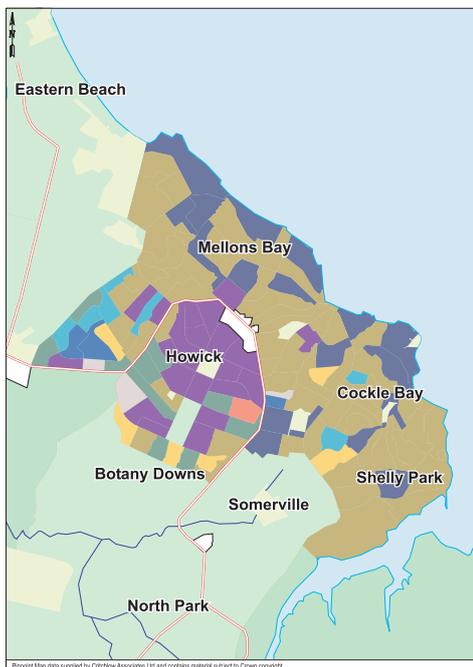
# Howick ★★★★★

East

Cockle Bay, Mellons Bay and Shelly Park



Howick is a bit of a paradox. To many it's that newly developed area out east. Today, by the sheer volume of new suburbs that have sprung up around it, it's seen as the older kid on the block. To those in the know, it's a place with a strong history. Old or new, take your pick. It has it all. Now a leafy, affluent seaside area, it was settled in the 1850s by Fencibles - retired British soldiers brought here to defend Auckland in return for land. For the next 100 years the town was dominated by holiday homes and farms. The rural land was developed into residential during the 1950s and 1960s - much like Botany Downs in recent years, but in a more gradual manner. Today, it has a provincial feel more in common with Hamilton than Auckland. Maybe it's because a drive to the CBD in rush hour seems to take just as long.



For colour key, see page 230

## Population Profile

Population	20,265
% Aged Under 15 Years	20.58
% Aged Over 65 Years	12.51
% European	75.31
% Maori	4.20
% Pacific Peoples	1.51
% Asian	11.84

## Who Lives There?

Popular with Dutch and English immigrants in the 1950s and 1960s, this area has long been more "exotic" than more staunchly Kiwi areas.

Asian immigrants once came here in droves but now seem to prefer the newer eastern suburbs of Dannemora and Cumbria Downs. Many English and South Africans have dipped their toes into the Howick waters and pronounced them worthy of a long-term soak. There's a strong sense of community here. Not all of the youngsters grow up and leave either, with many choosing to live as young professionals and students near the town centre. Local retirees are downsizing into the new apartments. It's a

great spot for sailors, and as you'd expect, and around the waterfront properties you'll find some folk with fairly deep pockets.

### Typical Homes

Howick's gradual development has resulted in an interesting mix of century-old cottages and villas along with mid-20th-century brick-and-tile or weatherboard homes. It is a comparatively wealthy area, so homes tend to be well maintained.

The influx of Asian buyers has meant that many homes have a Botany Downs-style grandeur with double-height porticos and classical-style pillars. A heritage zone has been imposed on the seaward side of Bleakhouse Rd, which means the sections can't be smaller than 1400m<sup>2</sup>. In other areas, large sections have succumbed to in-fill housing, particularly in the popular Macleans College zone. Oceania is a new 19-site development in Oceania Place.

In central Howick one multi-storey apartment development is planned in Park Hill Rd and another in Wellington St. A 34-unit luxury apartment/retail development is shaping up on the old Howickville Mall site.

### Amenities

#### Schools ★★★★★

Howick is a high-decile area well served with quality schools for all ages. There are at least

eight primary schools, two intermediate and three secondary schools. Cockle Bay School is one of the largest primary schools here, with a roll of close to 700 children.

The two new schools Point View School and Willowbank School are also very popular but have tight zoning restrictions. At secondary level, the highly regarded Macleans College in Bucklands Beach is an attraction, although only the northern part of Howick is in-zone. Howick College, which also has a strong reputation, is in the neighbourhood along with the fairly new Catholic Sancta Maria College. For a full list, see page 270.

#### Shops ★★★★★

Howick Village has a wide range of shops, offering everything from the basics to upmarket luxuries, as well as a new-ish supermarket. The footpaths are wide, making for pleasant village style main-street shopping for pedestrians.

The locals prefer their mainstreet shopping to the large shopping malls further away. The range of eateries reflects the ethnic diversity and the cosmopolitan nature of locals – there are Asian restaurants in abundance, including Japanese, Vietnamese, Malay, Korean and Indian. For those with more conservative tastes there's always the pie-n'-a-pint option at The Prospect of Howick pub.



## Leisure ★★★★★

Beautiful beaches below pohutukawa-clad cliffs are a major drawcard for relaxing the locals. Howick Beach is a five-minute walk from the shops and there are numerous small coves accessed by steep pathways which only the locals know about.

The Mangemangeroa Reserve walkway from Somerville Road to the Shelly Park Yacht Club, part boardwalk over mangroves, part beach-walk and part bush-walk, is well worth the effort. Coastal forest is a rare treat in Auckland's suburbs.

The vast number of moored yachts and boat ramps testify to the popularity of sailing. Howick also has sports clubs for cricket, netball, rugby league, squash and tennis, and Cockle Bay has a petanque pitch.

There is an active cultural scene, with Howick Little Theatre and the Howick Operatic Society providing locals with an opportunity to express their thespian tendencies, darling.

## Real Estate

### Trends

Renovation of 30- and 40-year-old houses is alive and well and new homes are still being built, in the true spirit of urban infill. Most will sell for \$500,000 and up, but entry-level for a three-bedroom home on a full site is generally the mid to high \$400,000s. There are some smaller houses (with a single garage) on half sites in the high \$300,000s. Howick's apartments sell from around the high \$400,000s to \$1million. A 60-year-old original cottage in Marine Parade recently sold for \$1.1million. Cockle Bay has homes in the \$3million plus price bracket. Stevenson Way is an established development of exclusive housing with similar top price tags.

### Best Streets

The north-facing slopes of Mellons and Cockle Bay have sea views and therefore the best streets. In Cockle Bay, Island View Tce, Marine Pde, Stevenson Way. In Shelly Park, Pah Rd and Seaview Tce. In Mellons Bay, Bleakhouse Rd, Burford Pl, Seymour Rd and Page Point.

## At a Glance...

### House Prices

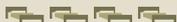
#### Unit

Bedrooms   
Price \$520,000 - \$650,000

#### House

Bedrooms   
Price \$650,000 - \$950,000

#### House with sea views

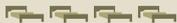
Bedrooms   
Price \$1,000,000 - \$4,500,000

### Average Rents

#### Flat

Bedrooms   
Price \$400/wk

#### House

Bedrooms   
Price \$420/wk  
Bedrooms   
Price \$535/wk  
Bedrooms   
Price \$630/wk

### Travel Times

CBD peak 45 min  
off peak 25 min

Southern motorway 20 min

Airport 40 min

Botany Town Centre 10 min

There's a regular bus service for the area and if you don't relish rush-hour commuting, you can catch the ferry from nearby Half Moon Bay marina.