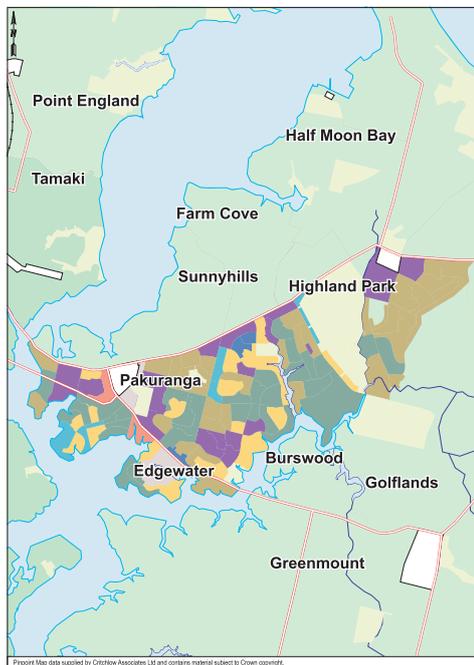


including Highland Park and Edgewater



This area, which was largely developed in the 1960s, looks almost quaint today. The huge ostentatious palaces of the newer eastern suburbs barely get a look in here; the modest ranch-style homes of several decades ago predominate. Many have been modernised, but their origins are unmistakable. Although its name has been synonymous with Kiwi suburbia for a long time, Pakuranga has a lot going for it: property here is affordable compared with other eastern suburbs, it's the nearest to the CBD and it has good schools and excellent access to beaches. At the heart of the area is Lloyd Elmore Park, named after the first mayor of Manukau City. The park includes a fitness centre (with childcare available), swimming pools, countless sports fields and a Rotary Club-sponsored 1.2km mountain bike trail.



For colour key, see page 230

Population Profile

Population	24,915
% Aged Under 15 Years	20.45
% Aged Over 65 Years	13.39
% European	53.02
% Maori	7.31
% Pacific Peoples	5.37
% Asian	30.92

Who Lives There?

After being THE place to bring up kids for many generations, Pakuranga's population has aged in recent years: new generations have grown up and moved on to more desirable areas. But now the well-built and well-maintained homes on large sections with mature trees are starting to be seen by young families as a compelling alternative to a tiny townhouse on a small section. As well as the NZ European families who've been here since it was first developed, Pakuranga has proven attractive to immigrants from a variety of countries in the last decade, especially Asians. And it's a perfect spot for those who love to be near the sea.

Typical Homes

If you're after a solidly built, three- or four-bedroom weatherboard or brick home with internal-access garaging, which has hardly been altered since it was built in the mid to late 1960s, you'll have plenty of choice. Many have been modernised, but houses of that era were built with harmonious family living in mind: their rumpus rooms, second living areas, en suites, conservatories and studies suit contemporary family needs very well, so generally no major layout changes are required.

Highland Park, which developed more recently, has homes of a similar style, but the prices are generally higher. More modest homes are available in Edgewater, southeast of Pakuranga. Homeowners here define themselves by their specific suburb, as in Sunnyhills or Pakuranga Heights rather than Pakuranga generally.

Amenities

Schools ★★★

Appropriately for such a family-oriented area, Pakuranga abounds with schools at all levels. Be warned however, that decile ratings vary wildly from one school to the next and this, unfortunately, can impact on the quality of the education.

The high-decile Elm Park School has a history of positive ERO reports and sound teaching practices. The Education Review Office also described the quality of teaching at Pakuranga Heights School as, "generally... very good".

Pakuranga Intermediate and Farm Cove Intermediate are in the area. For secondary students there is Pakuranga College and Edgewater College. The highly regarded co-ed private school St Kentigern College is also in the neighbourhood. For a full list, see page 270.

Shops ★★★

The Pakuranga Town Centre shopping mall, which opened in 1965 to serve the new growing suburb, is now a much-improved Westfield Shopping Centre, with about 80 retailers. The retail competition around here is intense. Just a few minutes' drive from Westfield is The Hub on Ti Rakau Dr, with its emphasis on home décor retailers. And opposite The Hub is the inimitable Botany Town Centre. Highland Park has its own shopping centre, with some 30 shops and cafés including a newly spruced-up supermarket.

Leisure ★★★★★

Pakuranga residents are spoiled for choice when it comes to open recreational spaces. Lloyd Elsmore Park has everything from tennis courts to horse riding and croquet, badminton and bowls. The Lloyd Elsmore Pool & Leisure Complex includes a 25-metre pool for lane swimming, a 15-metre teaching and water therapy pool, and a 25-metre leisure pool, which incorporates a toddlers' splash pool, complete with fun fountains. Entry to these pools is free! There is also a crèche, café, gym, spa pool, sauna and steam room. As if that



weren't enough, Pakuranga also has several gyms, a skate park, a beautiful golf course (the Pakuranga Country Club) on Cascades Rd, and a boat ramp at Tiraumea Drive reserve, which gives access to the Tamaki Estuary. Te Tuhi – The Mark on Reeves Rd is a friendly and diverse centre for community, cultural and arts events and exhibitions.

Real Estate

Trends

Pakuranga seemed completely developed by the 1980s, because all the empty sections had gone. After a lull of about 10 years, however, smaller sections became acceptable and in-fill housing really took off, giving development another lease of life.

Extensive subdivision was still happening in Highland Park, Golflands and Edgewater until recently, but now there just isn't much development space left. The odd infill town-house does occasionally still pop up, though.

Two bedroom units within walking distance of Pakuranga Plaza are popular with downsizing retirees, and well-renovated examples sell in the high \$200,000s or low \$300,000s. This is still very much a family area, sought after particularly by those upgrading from South Auckland and those coming from overseas – South Africa and Asia in particular – because of the pleasant surroundings and good schools.

Highland Park prices are consistently higher than Pakuranga's, with 3-bedroom homes fetching \$350,000-\$500,000. The entry point here is in the low \$300,000s. Homes near the Panmure Bridge are popular with businesspeople who need to work in the city and want to hone down their commute as much as possible without giving up their suburban lifestyle. New immigrants and young families can find plenty of choice across the range of housing styles to suit all budgets.

Best Streets

Favourites in this area bounded by the waters of the Tamaki River and the Pakuranga Creek are Kentigern Cl, Portadown Ave, Riverlea Ave, Tamaki Bay Dr and Beachdale Cres.

At a Glance...

House Prices

Unit

Bedrooms 
Price \$490,000 - \$500,000

House

Bedrooms 
Price \$680,000 - \$900,000

Executive house

Bedrooms 
Price \$900,000 - \$1,050,000+

Average Rents

Flat

Bedrooms 
Price \$400/wk

House

Bedrooms 
Price \$490/wk
Bedrooms 
Price \$580/wk

Travel Times

From Pakuranga:

CBD peak 60 min
off peak 20 min

Southern motorway 5 min

Airport 30 min

Manukau City shopping centre 15 - 20 min

Manukau City shopping centre 15 - 20 min
There are regular bus services to the CBD and to Manukau, but a ferry trip taking 30 minutes from nearby Half Moon Bay is a low-stress alternative for city commuters.