

## South

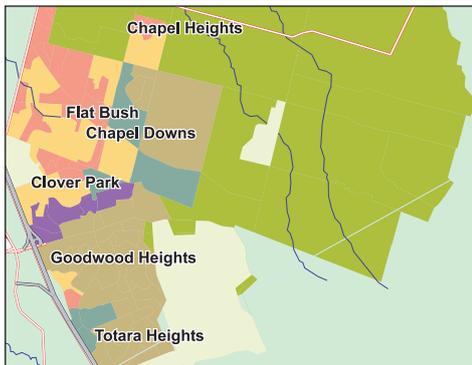
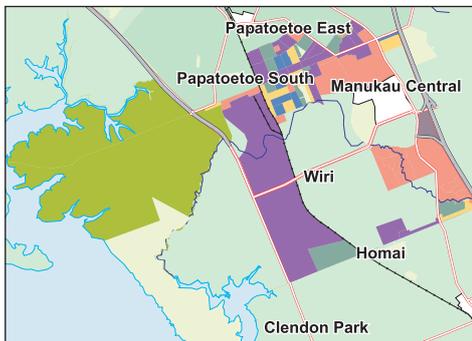


## Manukau/Clover Park

including Totara Heights, Flat Bush, East Tamaki Heights, Goodwood Heights, Chapel Downs and Puhinui



The suburbs surrounding the Westfield Manukau City shopping mall have played a large part in raising the image of south Auckland. The mall itself brings a certain glamour to the area and, being home to New Zealand's most famous amusement park, Rainbow's End, has also raised the stakes in this formerly downtrodden and looked-down-upon part of town. Totara Heights, the longest-established part of this area, has beautiful homes and mature trees. The newer areas impress with their large contemporary homes and manicured sections. Even the existing parts of Flat Bush, formerly considered a fairly rough part of town are looking mostly spruce and shipshape these days – which no doubt is a great relief to everyone involved in creating the new flagship development which is also, somewhat confusingly, called Flat Bush.



### Population Profile

Population	36,987
% Aged Under 15 Years	27.48
% Aged Over 65 Years	5.72
% European	26.25
% Maori	16.10
% Pacific Peoples	34.54
% Asian	25.19

### Who Lives There?

Auckland in the 21st century is socially and ethnically a very diverse place, and you can see it all in these suburbs. Retirees and first home buyers like the high density terrace housing and apartments around Jeffs Rd. Young families are eyeing the small lifestyle blocks at the Regis Lane end of Ormiston Rd. Chapel Downs has first home buyers and Totara Heights - with its views and leafy surroundings - appeals to a more affluent and generally older demographic.

The area appeals to new immigrants, too, with many moving here as renters, and then buying in the area – particularly in

Chapel Downs and Clover Park – once they've become established.

## Typical Homes

The standard Kiwi three-bedroom brick-and-tile house is everywhere, some meticulously maintained and some woefully neglected. With smaller sections and less time spent at home, apartments and terrace houses are now popular. The majority of homes have been built as cheaply as possible.

Up at Manukau Heights and Totara Heights, it's a different story, with many multi-storey houses, often surrounded by mature gardens or tucked into patches of native bush.

Manukau and Wiri have extensive areas of fibrolite-clad state housing which, generally, has not aged well.

## Amenities

### Schools ★★

Hundreds of millions of dollars are to be spent on establishing schools in the Flat Bush area in the next decade.

In 2009 Mission Heights Primary School (Year 1-6) and Mission Heights Junior College (Years 7-10) opened on one campus in Jeffs Rd.

Much of Manukau/Wiri/Puhinui is in the highly regarded Papatoetoe High School zone, and this has an impact on property prices. Others go to high schools in Manurewa or Otara. For a full list, see page 270.

### Shops ★★★★★

Westfield Shoppingtown Manukau was one of the first shopping malls in Auckland. It's a vibrant place with more than 120 stores, including Farmers and Foodtown.

In the past decade the streets surrounding the centre have become a vast ocean of retail and wholesale outlets, with the emphasis on bulk, bargain-style shopping. This is as far from main street shopping as you can get – without a car it would take you forever to get from one shop to another.

There is a shopping centre at Chapel Downs and The Hub and Botany Town Centre nearby. Blocks of convenience shops – takeaways, greengrocers, video stores and bottle shops – service new residential areas.

### Leisure ★★★★★

The \$40million TelstraClear Pacific Events Centre opened near Rainbow's End in April 2005. Its Pacific-themed structure includes a 700-seat theatre and a multi-purpose 3000-seat indoor arena.

Hayman Park next to the Manukau City Shopping Centre is a bonus for local families and for workers who want to take their lunch break outside. It is full of mature trees, and has a duck pond, a creek, and vast expanses of grass.

If you're travelling by car, the world of leisure activities is your oyster in this area. Totara Park is a haven of leafy tracks through native bush,



with pleasant picnic spots and playgrounds, and a beautiful swimming pool. Some parts of the reserve are okay for mountain bikers.

The (frankly mediocre) Rainbow's End theme park entices families from all over Auckland, and is on the must do list for many visitors to the city.

For eating out, there is ample choice in the shopping centre, as well as pubs and steak houses in the surrounding areas.

## Real Estate

### Trends

Subdivision is still going on, and the area is popular with those investing in rental properties. Clover Park is at the lower end, where \$280,000-\$330,000 gets you into a three-bedroom HardiPlank home with a double garage on a 600m<sup>2</sup> section.

Totara Heights' older homes (15-30 years) range from \$400,000-\$650,000. Goodward Heights, with its twin harbour views, has more Dannemora-style development and prices from \$500,000-\$700,000.

The tendency in new construction is to create four/five-bedroom houses, answering the demand from ethnicities which live in extended families or have large families of their own.

Redoubt Rd appeals to baby boomers wanting it all - lifestyle and accessibility to schools and work. Its significant capital gains over recent years have translated now into prices of \$1m-\$1.2million for 0.5 ha.

Flat Bush has old group housing from \$250,000, newer homes for \$385,000-\$450,000 and the very newest editions selling for \$350,000-\$430,000. Terrace houses sell in the low mid \$400,000s. Lifestyle blocks from \$800,000-\$1.2million.

### Best Streets

For their elevation and views, Goodwood Dr in Goodwood Heights and Eugenia Rise in Totara Heights.

### At a Glance...

#### House Prices

##### Apartment

Bedrooms   
Price \$380,000 - \$490,000

##### Unit

Bedrooms   
Price \$390,000 - \$440,000

##### Family house

Bedrooms   
Price \$400,000 - \$650,000

##### Executive house

Bedrooms   
Price \$700,000 - \$1,000,000

#### Average Rents

##### Flat

Bedrooms   
Price \$340/wk

##### Apartment

Bedroom   
Price \$370/wk

##### House

Bedrooms   
Price \$440/wk

#### Travel Times

CBD peak 60 min  
off peak 20 min

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Motorway 5 min

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Airport 15 min

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Manukau city shopping centre 5 min

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Botany Town Centre 10 min

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Train to Britomart 20 min

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Since the Wiri train station closed in 2005, the nearest station is Puhinui, but there are plans for a rail link to an underground station in Manukau's central business district.