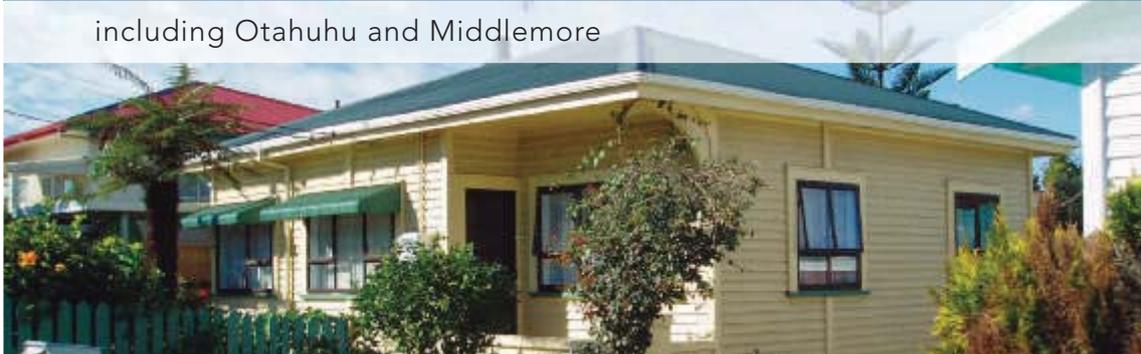


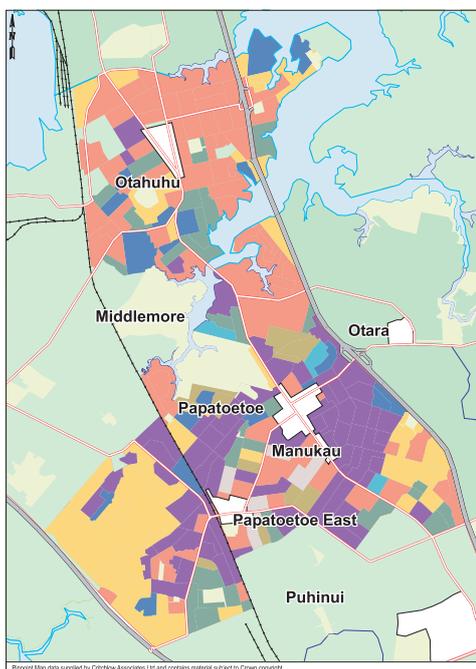
# Papatoetoe ★★★★★

South

including Otahuhu and Middlemore



Papatoetoe is an old, established suburb situated on the narrowest point between Auckland's two large harbours. It's a comparatively gracious area by South Auckland standards, where the names of the "old" families are still proudly recalled, and the carving up of their once extensive estates is lamented. Otahuhu is home to Middlemore Hospital, and is very close to Auckland Airport. Otahuhu was one of the first Auckland suburbs to implement a mainstreet revitalisation project. It has been successful, although some of the shops and parts of the street are starting to look somewhat shabby again. This is a bustling streetscape that people actually use. It feels like an active community. Another area that gets a lot of use (even at 10am on weekdays) is the Star Hotel, an infamous pub on Great South Road. Anyone who's lived in the area has a story to tell about what they've seen in the Star, or spilling out of its front doors!



For colour key, see page 230

## Population Profile

Population	43,203
% Aged Under 15 Years	25.25
% Aged Over 65 Years	9.13
% European	27.86
% Maori	14.55
% Pacific Peoples	30.03
% Asian	29.01

## Who Lives There?

This area is so multicultural that one professional's clientele spans 28 languages! A Sikh temple is situated to serve the area and so is a Muslim mosque. European-stock Kiwis are moving in too, because of its comparative affordability. The most notable influx recently has been from Indian families.

## Typical Homes

Some of the city's most affordable California bungalows and character villas are in Otahuhu. There are also lots of 1960s sausage-block flats, but very little in-fill housing. Cheap housing has always been in demand here. Papatoetoe

## South

homes have fared better although many have now been subdivided or cross-leased, where protected trees allow. More infill housing is anticipated once the stormwater system upgrade has been completed. Papatoetoe also has street after street of 1960s and 1970s brick and tile houses, most with a camellia bush in the front garden. There is also a good deal of refurbishment activity going on by owner occupiers and investors alike.

### Amenities

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#### Schools ★★

Papatoetoe High School is considered “the Grammar of the South”, enticing families from across the region. While predominantly a low decile area, Otahuhu is ironically home to one of the most exclusive private schools in New Zealand, Kings College. The fierce rivalry between the First XV's of Otahuhu College and King's College says it all – they're only divided by a fence, but in every other way they couldn't be further apart.

Primary and intermediate schools are plentiful and there are four local secondary schools. For a full list, see page 270.

#### Shops ★★★

Old Papatoetoe offers good main street shopping. The Hunter's Plaza shopping centre is in 'New' Papatoetoe and Sylvia Park and Botany Downs are 10 or 20 minutes drive away.

Otahuhu's main street is a lively place to be.

Unfortunately many of the big chain stores have deserted it in favour of the malls, but most of what you need is here in some form or another. Middlemore has no shopping centre, but has corner dairies and liquor stores aplenty.

#### Leisure ★★★

The adjacent Auckland Golf Club and Grange Golf Club attract mostly those from other suburbs: locals are more likely to play rugby, league, netball or kilikiti (a Polynesian form of cricket). There are plenty of public reserves, many alongside the Tamaki River.

The new recreation and youth centre at Fairburn Reserve includes a sports stadium and youth drop-in centre. It's the first stage in a leisure precinct which will eventually have an aquatic centre and larger library.

Papatoetoe has the Centennial Pools and a roller skating rink. Otahuhu has rowing and badminton clubs, as well as a fantastic range of good, cheap, authentic Asian restaurants.

### Real Estate

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#### Trends

Papatoetoe's traditional homes on big sites start in the low \$400,000s; new homes on subdivided sites are around \$500,000. Home units are affordable buying for families in the low to mid \$300,000s.



Otahuhu streets Convoy Lane and Joe Stanley Place are part of a new Otahuhu East development of three-, four-, and five-bedroom homes which will sell for the high \$300,000s to the low-\$400,000s. Older homes range from high \$400,000s to low \$500,000s. A three-bedroom waterfront home in the Princes St East area now fetches around \$600,000. Otahuhu's entry point is under \$100,000 for a flat making this area popular area with investors.

## Best Streets

Princes Street East, Luke Street East, Church Street, Hutton Street and Avenue Road in Otahuhu are notable. In Papatoetoe, Fitzroy St, St George St and Omana Rd are the best.

## Local Hero: The Grange Golf Course



The Grange Golf Club is one of New Zealand's best courses. It offers superb facilities and a championship standard course suitable for players of all abilities. Visitors from around the world are welcome. The course has hosted every major New Zealand Tournament, both Amateur and Professional. The New Zealand Open Championship has often been held on the course, most recently in January 2004. For enquiries call (09) 278 9777

## Smart Buy

It might be a good idea to get in quick before word gets around that you can buy a spacious three-bedroom bungalow on 1000m<sup>2</sup> for \$350,000. While you're at it, check out the houses along the estuary for affordable waterfront property.

## At a Glance...

### House Prices

#### Flat

Bedroom   
Price \$340,000 - \$450,000

#### Unit

Bedrooms   
Price \$400,000 - \$500,000

#### House

Bedrooms   
Price \$530,000 - \$670,000

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

### Average Rents

#### Flat

Bedroom   
Price \$240/wk

Bedrooms   
Price \$350/wk

#### House

Bedrooms   
Price \$420/wk

### Travel Times

From Otahuhu:

CBD peak 45 min  
off peak 20 min

Southern motorway 5 min

Airport 10 min

Manukau city shopping centre 10 min

Train to Britomart 20 min

The area has a very good bus service, and Otahuhu has a train station (although it's a bit of a hike from the town centre). Otahuhu's motorway access and egress has been improved with the addition of a fourth lane either way between Water Street and Bairds Road.