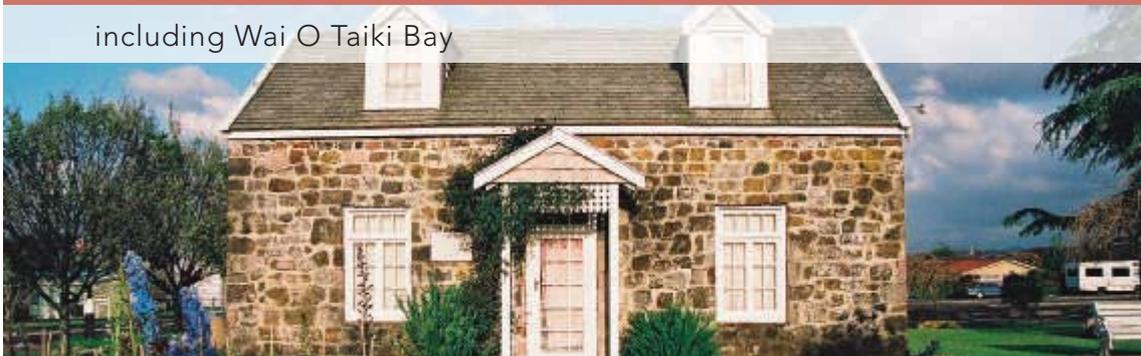


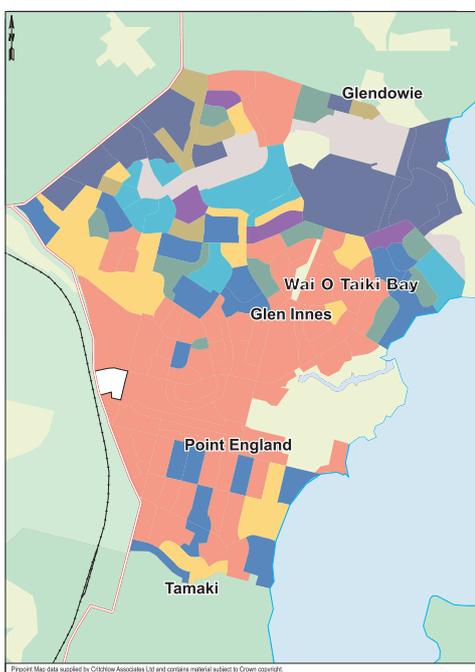
## Glen Innes/Pt England ★★★★★

Central

including Wai O Taiki Bay



Glen Innes and Pt England have a reputation for being a bit on the rough side, with many state-owned rental houses, but these often overlooked suburbs have a richness of another kind. Like cultural diversity, a strong community spirit and, on a less touchy-feely note, a swathe of waterside land bordering the Tamaki River. Popular with first-home buyers and investors, the area was mainly paddocks until World War II but now has many 1950s two-storey duplexes, some lovingly renovated ex-State gems and pockets of infill housing. Pt England is the more upmarket suburb. Glen Innes has large sections and with most of the area zoned Res 5, few properties can be subdivided – more space to park the dead cars, perhaps. There are a lot of churches, which is always a good sign.



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For colour key, see page 230

### Population Profile

Population	17,433
% Aged Under 15 Years	26.47
% Aged Over 65 Years	11.81
% European	43.26
% Maori	15.49
% Pacific Peoples	32.16
% Asian	10.38

### Who Lives There?

The area has great ethnic diversity including Maori, Pacific Islanders and Asians as well as Arabs and Albanians. Many Asian immigrants have moved to Glen Innes and Pt England, attracted by the lower rents and house prices.

Being home to the Tamaki campus of the University of Auckland, it is popular with renting students, especially on the hill at the St Johns Rd end of the suburb, making it also popular with investors. With the prevalence of state housing, it's an area of blue collar workers. Residents have lots of pride in the area and a strong community spirit. They love their beer and their sports.

Young couples and professionals are continuing to flock into the area because of its affordability, buying up ex-state houses and restoring these solid little homes. Many of these first-time home buyers will move closer to the sea or the more affluent neighbouring suburbs of St Johns and Glendowie in subsequent moves.

## Typical Homes

Archetypal houses are current and former state houses and bungalows of 1940s vintage onwards, including typical 1950s two-storey duplexes. Some ex-state houses have been nicely renovated. Wai O Taiki Bay is a suburb on the up and up with a pleasant mix of new houses and state homes.

Since the late 1980s, some parts of Glen Innes, such as Ropata Ave, have seen a fair amount of infill housing.

Housing New Zealand's Talbot Park is a high-density project which has recently undergone improvement and enlargement. The plan is to provide better housing by refurbishing units and homes and to make the general area safer with features such as good street lighting.

## Amenities

### Schools ★★

Glen Innes, which has predominantly decile one schools, is popular with families and

there are at least three primary schools, one intermediate and a secondary school in the area, all within walking distance of most parts of the suburb.

Glen Innes Primary is one of the most established schools in the neighbourhood, having celebrated its 50th jubilee in 2006. The secondary school, Tamaki College, has a reasonably small roll and is a popular choice for people in Glen Innes. The college's recreation centre is considered to be one of the best facilities of its type in any school in New Zealand. For a full list, see page 270.

### Shops ★★★

Known mostly for its food shopping, Glen Innes is packed with butchers, fruit and vegetable shops and a supermarket. It is a popular destination with residents from surrounding areas as well as the locals as a great place to do your weekly shop. Nosh Gourmet Food Market opened in Glen Innes in mid 2006, spawning son of Nosh in Ponsonby last year. The larger Nosh is a collection of fine food merchants and artisans selling everything from boutique meats to freshly cut flowers that is a big retail drawcard.

### Leisure ★★★

The area has a great sporting complex with a pool, and it is bordered by the Merton Rd sports grounds which cater for rugby, cricket, soccer and tennis. Auckland University's Tamaki



Campus, between St Johns and Pt England, continues to develop and impress, particularly with its new netball courts and other athletic facilities. The estuary has a walking track from Mt Wellington along the coastline to Glendowie which passes a native bird sanctuary.

## Best Streets

In Glen Innes, the top end off West Tamaki Rd, Weybridge Cres and Paddington St. In Pt England, Dunkirk Rd, Riverside and Riki Rd. In Wai O Taiki Bay, Silverton Ave and Inglewood St.

## Real Estate

### Trends

Transport and amenities have seen significant improvement in recent years, meeting the needs of the young, upwardly mobile people who've been moving into the area for its affordability and water-side potential.

Re-zoning for higher density means more potential for subdivision, which should help keep the area affordable. River-oriented Wai O Taiki Bay is still a hot area, with its views across the estuary. Add \$100,000 to your price tag here for a water view. Expect to pay \$500,000 for an ex-state house. Such houses don't stay on the market for long either.

Properties on the border of the more desirable Glendowie (eg Mount Taylor Dr, once the infamous "Mad Ave" before it was renamed) also carry high price tags. Talbot Park in Glen Innes has been enlarged and refurbished and its new appearance has benefited the neighbourhood, leaving nearby house values intact.

The Glen Innes town centre got a much needed facelift a couple of years ago.

## Smart Buy

Still relatively cheap in Auckland terms, the area is picking up. It is close to the waterfront, the city and Botany Downs. With Housing New Zealand likely to be a strong property owner for the near future, it may take a while to really come into its own, but it is still worth a look, especially around the edges.

## At a Glance...

### House Prices

For Wai O Taiki Bay, add \$50,000

#### Unit

Bedrooms   
Price \$400,000

#### Ex-state house

Bedrooms   
Price \$560,000+

#### Modern townhouse

Bedrooms   
Price \$720,000+

#### Basic house

Bedrooms   
Price \$560,000 - \$900,000

### Average Rents

#### Flat

Bedroom   
Price \$295/wk

Bedrooms   
Price \$370/wk

#### House

Bedrooms   
Price \$370/wk

Bedrooms   
Price \$500+/wk

### Travel Times

Glen Innes shops to:

CBD peak 40 min  
off-peak 20 min

Southern motorway 15-17 min

Airport 30 min

This area is well served by buses and trains.