

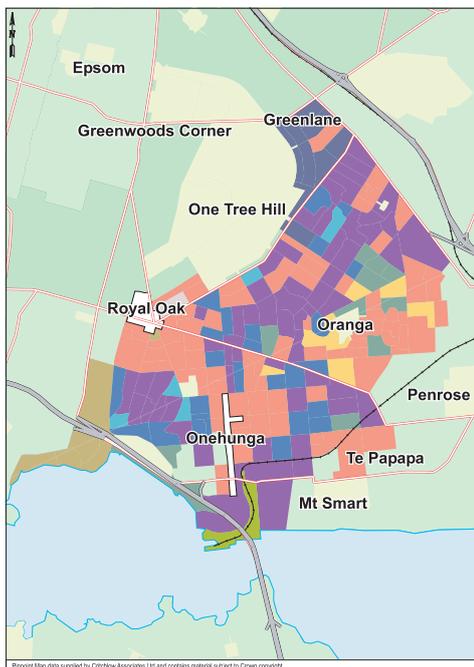
## Central

## ★★★★★ Onehunga

including Oranga, Te Papapa and Penrose



In recent years this long-settled area has become popular with professional first home buyers who simply can't afford anything decent nearer the CBD. Its old villas and bungalows offered charm (and endless weekends of DIY...) at a reasonable price, with generous sections and a close-knit community. Onehunga was recognised as being handy for most things; two motorways, Cornwall Park, the airport, Newmarket's shops, the beaches of the Eastern Bays and 15-minutes to the CBD. Of course, the inevitable has happened and there aren't any bargains left in Onehunga anymore – except those at the outlet store complex DressSmart. Oranga, sandwiched between Onehunga and One Tree Hill, is a down-at-heel version of Onehunga. Te Papapa and Penrose are primarily industrial and commercial.



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For colour key, see page 230

### Population Profile

Population	27,087
% Aged Under 15 Years	19.66
% Aged Over 65 Years	9.65
% European	52.43
% Maori	8.64
% Pacific Peoples	17.30
% Asian	18.96

### Who Lives There?

Onehunga's population is very diverse. Singles love the affordability and the shops, families love the big sections and immigrants love the easy access to some of Auckland's largest industrial, and therefore employment, areas. That mix gives it a relaxed and unpretentious air.

Traditionally Onehunga is solidly working class and has been home to many Maori and Polynesian families over the years, many of whom still live there. A wide range of ethnic groups are represented here – over 50 different nationalities are currently enrolled at One Tree Hill High School.

Typical buyers include young double-income professional couples and migrants from Asia, Europe and South Africa. It's also popular with those who work at the airport but who don't want to live further south.

## Typical Homes

Many of Onehunga's earliest homes were built by, and for, Fencible soldiers looking to settle with their families on their own patch of land. This suburb is still full of the classic villas, bungalows and worker's cottages which are much cheaper than those you would find in inner-city suburbs like Ponsonby, and on larger parcels of land.

For a long time Onehunga was tipped as the "new Ponsonby" but that's a bit of an insult for a suburb with such a clearly defined identity. There are also a number of historic properties, including the one-time residence of Governor Grey, in Symonds St. While many of the older homes have already been renovated, there are still occasional vintage homes requiring restoration.

More modern housing includes 1950s brick and tile bungalows and contemporary family homes. Weatherboard state houses and ex-state houses are plentiful, as well as stucco duplexes. Infill housing is common and larger properties are increasingly sought after.

There are a number of terrace houses which have been built predominantly on industrial land during the past five to 10 years and now an apartment complex, called Atrium on Main.

## Amenities

### Schools ★★★

This low decile area has adequate schooling for all ages. Onehunga Primary is well regarded and steeped in history. Established in 1873, it has become part of the fabric of Onehunga, changing and growing along with the revitalising community it serves. Te Papapa School is also in the neighbourhood and is a multi-cultural primary school with a history of positive ERO reports.

Royal Oak Intermediate is close by, and the two co-ed secondary schools are the zoned Onehunga High School (which includes a unique Business School) and Penrose High School. For a full list, see page 270.

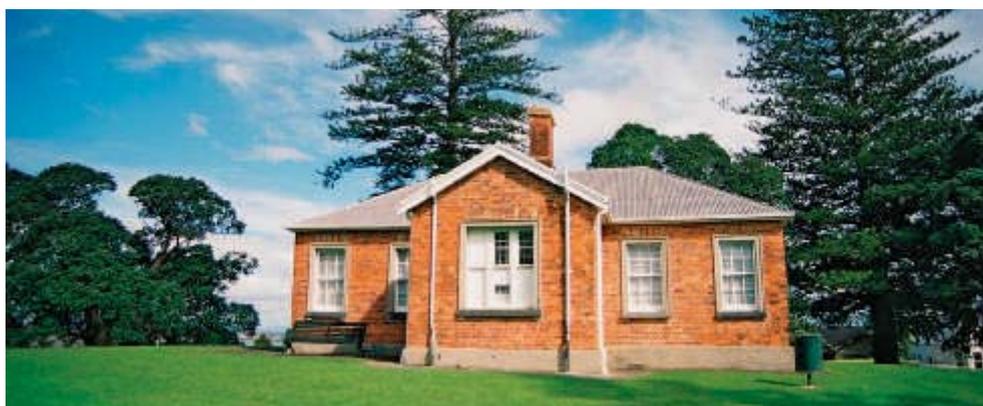
### Shops ★★★★★

The retail scene with its active Onehunga Business Association, is dominated by the DressSmart outlet centre which has got even bigger with the addition of yet more shops.

Onehunga Mall has been rejuvenated since the early 1990s when greater access for cars was restored. The local shopping embraces an assortment of retail and service stores, and the Onehunga Community House has a monthly market.

### Leisure ★★★

Open spaces include One Tree Hill Domain and Cornwall Park as well as Jellicoe Park and



Waikaraka Park, and the motorway-edged Onehunga Wharf. Waikaraka Park cemetery is historically interesting. Heritage walks include the Manukau Coastal Walkway/cycleway, which will eventually be 12km long.

Sporting facilities include the Onehunga War Memorial Pool and the Manukau Cruising Club, as well as clubs catering for bowling, soccer, rugby, squash and rowing. Onehunga Lagoon is used for outrigger racing.

Recently expanded Mt Smart Stadium in Penrose is one of the finest in the country. It is the proud home of The Big Day Out rock concert and rugby league's New Zealand Warriors, where hope springs eternal. There are some excellent ethnic restaurants in Onehunga as well as artistic and cultural facilities (Dolphin Theatre) and a library and café. The retro Ultra Bar and Café has Wednesday evening movie nights.

## Real Estate

### Trends

Onehunga attracts enthusiastic buyers who can't stretch their dollars to get into Kingsland, Ponsonby or Mt Eden, but they can get everything they want here cheaper – and a multi-cultural window of Auckland life as well.

People who think Onehunga has become too expensive, especially first-time buyers, are moving into Oranga. There, you can buy a three-bedroom home for less than \$400,000 (on a half site) or \$450,000+ (on a full site). Oranga's popularity continues to rise as Housing NZ's homes are sold off to private buyers.

In Onehunga a character bungalow/villa would cost \$600,000+ on 600 - 700m<sup>2</sup> sites, but it's the elegantly restored character homes on 1200m<sup>2</sup> that command the big bucks; \$1.3million and \$1.4million.

Generally, the top area of Onehunga, nearest One Tree Hill, commands higher prices than the lower part, with its busy roads and proximity to the industrial area.

### Best Streets

Onehunga Heights including Forbes St, Normans Hill Rd, Quadrant Rd and Arthur

St. Streets west of Onehunga Mall often get Manukau Harbour views so are more desirable, as are the streets nearer to One Tree Hill.

### At a Glance...

#### House Prices

##### Unit (add \$40,000 for those closer to One Tree Hill)

Bedrooms    
Price \$500,000+

##### House on a half site

Bedrooms     
Price \$800,000+

##### Renovated villa or bungalow on full site

Price \$1,100,000+

##### New townhouse close to One Tree Hill

Price \$1,000,000 - \$1,300,000

#### Average Rents

##### Apartment

Bedrooms    
Prices \$390/wk

##### Flat

Bedrooms    
Prices \$400/wk

##### House

Bedrooms    
Prices \$450/wk

Bedrooms     
Prices \$550/wk

#### Travel Times

From Onehunga Mall:

CBD peak 60 min  
off-peak 20 min

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Airport 10 min

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Royal Oak shops 2 min

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Southern motorway 5 min

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Stagecoach Auckland provides regular services to Onehunga, with many buses intersecting at this point from different parts of the city. The SH20 motorway extension in neighbouring Hillsborough will be a boon to those travelling west.