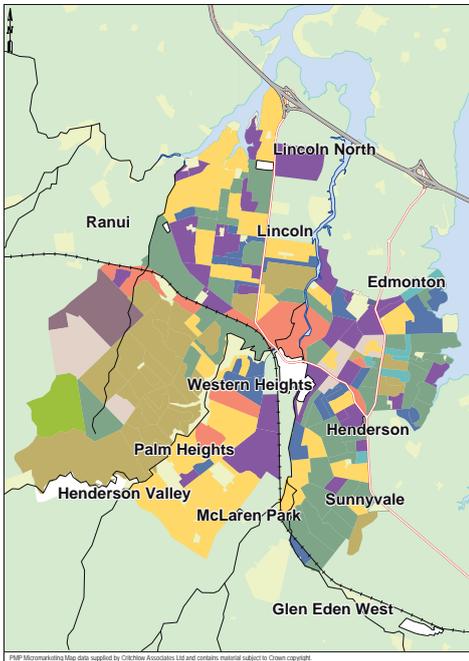


including Lincoln, Sunnyvale, Western Heights and Henderson Valley



Progress on many fronts make Henderson the envy of other city suburbs. There's a new civic centre and a "Baby Britomart" transport centre underway. The overhauled Waitakere Hospital, on Lincoln Rd, has been named one of this country's most advanced "green" buildings. There's a Henderson Vineyards Business Campus planned for central Lincoln, and Mayor Bob Harvey plans to make Henderson the Hollywood of the South Pacific. The old apple coolstore which was converted to a film facility in 2002 is pretty well booked solid for film and TV productions and was used for major films including *In My Father's Den* and *The Chronicles of Narnia*. Despite the positive outlook, some streets remain doggedly unrenovated.



For colour key, see page 230

### Population Profile

Population	39,339
% Aged Under 15 Years	23.52
% Aged Over 65 Years	10.58
% European	50.58
% Maori	12.84
% Pacific Peoples	15.84
% Asian	19.68

### Who Lives There?

About 160 years young, Henderson was where Yugoslav migrants brought their skills as orchardists and viticulturalists in the days when the countryside was a vista of orderly vineyards and orchards.

There are still strong multi-generational links throughout Henderson. Children are born and schooled here and if they do move away, they'll often be drawn back to its lifestyle, schools and amenities to raise their own children.

This is largely solid working-class territory, with some more moneyed folk in the comparatively prestigious estates of Henderson Heights.

### Typical Homes

Henderson's houses are synonymous with the famous "Dally palaces", built by Croatian migrants from Dalmatia during the 1970s. They were big with white wrought-iron balustrades and orderly rose gardens on generous 700m<sup>2</sup> sections.

Brick continues to be the cladding material of choice, as the developers who've moved into the old vineyards and orchards have created enclaves of prestigious brick homes. In Burgundy Park, Western Heights and Palm Heights, brick homes adorn streets with mouthwatering names, such as Chardonnay, Semillon, Cognac and Shiraz – a nod to Henderson's famous winemaking heritage.

### Amenities

#### Schools ★★★

Henderson is well served with schools with at least 18 primaries, four intermediates and four secondary schools.

The high decile and well appointed Summerland Primary is one of the newest to the area, with a predetermined enrolment zone due to its popularity.

Waitakere College is the largest secondary school here and very popular – so much so that an enrolment zone was introduced in 2004 to manage growth. Henderson High

School and the Catholic schools Liston College (boys) and St Dominics (girls) are also in the neighbourhood. For a full list, see page 270.

#### Shops ★★★★★

The WestCity mall in the heart of Henderson's busy shopping precinct has grown in size and sophistication in recent years. Henderson's main street has been given a facelift, too. Lincoln Rd has several retail centres, boasting just about every big-name store. Urban sprawl brings with it the need for local shops, and these are dotted throughout the suburbs.

#### Leisure ★★★★★

A brick archway in Lincoln's Central Park is a memento of an eccentric early Henderson resident, Henry Swan: it was originally the entranceway to a cave where he stored fruit.

The new Henderson library is very user friendly and open long hours. It's a joint project between Unitec and the Waitakere City Council.

At the city end of Henderson Valley Rd, Opanuku Reserve offers a restful playground area for weary parents. The 7.2ha Kiwi Valley complex in Henderson Valley Rd includes farm tours and an equestrian centre.

The West Wave Aquatic Centre is in the heart of Henderson. The Trusts Stadium, in Central Park Dr, is the interstellar-looking, 6000-seat, all-purpose indoor arena that was the predominant site of the 2007 world netball tournament.



Corban Estate Arts Centre operates from its historic winery buildings and offers an impressive range of exhibitions, public education about the arts and work space for artists.

## Real Estate

### Trends

Growth and prices here reflect the wider market and Henderson, in the middle of it all, continues to be highly affordable. A two-bedroom unit sells for \$200,000 to \$270,000.

Modest three-bedroom homes sell from \$230,000 to \$300,000 although a couple of exceptions have sold for under \$200,000. Expect to pay \$450,000 to \$600,000 for an executive four-bedroom brick and tile home.

The new Henderson Heights (a term seemingly interchangeable with Palm Heights) area has proven popular as a premium neighbourhood option. Sections are now available and they will continue to come onto the market as they are cleared, and this activity should continue for the next few years.

The cream of the crop in the Burgundy Park estate are the former \$1million+ homes selling for just under the \$1million mark. Henderson Heights is the area's premium neighbourhood option for big new homes.

### Best Streets

Best are Burgundy Park Ave in Henderson Heights, Lake Panorama Dr in Ranui and Frank Evans Pl in Henderson proper.

## Smart Buy

With developments like Unitec and the new transport hub, Henderson is becoming a real focal point for West Auckland and it's bursting with civic pride. If you like the sound of a three-bedroom house for \$300,000 it might be time to consider getting some black jeans and signing up to the Westie register.

## At a Glance...

### House Prices

#### Unit

Bedrooms   
Price \$200,000 - \$270,000

#### House

Bedrooms   
Price \$250,000 - \$400,000

#### Better quality house

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

#### Executive house

Bedrooms   
Price \$450,000 - \$650,000  
With views  
Price \$650,000+

### Average Rents

#### Flat

Bedrooms   
Price \$300 - \$350/wk

#### House

Bedrooms   
Price \$360 - \$450/wk  
Bedrooms   
Price \$450 - \$550/wk

### Travel Times

CBD peak 30-40 min  
off peak 15 min

West Coast beaches 30 min

Airport 35 min

The new rail and bus interchange (including an improved train station) is now operating, with airbridges linking it to the civic centre.

A train ride to the CBD takes about the same time as a motorway trip.