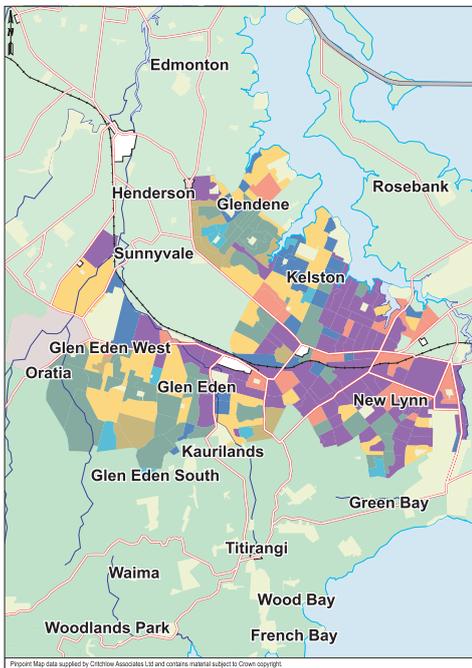


includes Glendene, Kelston and Glen Eden



New Lynn is solid suburbia from its heart to its heights. The suburb's focus is its signature mall and it's fitting that this is where the iconic Crown Lynn potteries, for years, produced tough, serviceable crockery for New Zealand's dinner tables. Nothing fancy, no pretence. In recent years, the suburb's status as the civic hub of the west has been usurped by its gung-ho neighbour Henderson but the locals don't care. They have all that they need. Glen Eden is shaking off its backwater status thanks to the enviable energies of forward-thinking locals. They have revitalised its playhouse theatre, smartened up its RSA, acquired an excellent library and put in a railway station café. Don't get Glen Eden confused with Glendene though. The latter is a newer area that sprouted during the 1960s and 1970s.



For colour key, see page 230

Population Profile

Population	46,536
% Aged Under 15 Years	23.27
% Aged Over 65 Years	9.48
% European	45.68
% Maori	11.43
% Pacific Peoples	18.99
% Asian	21.94

Who Lives There?

New Lynn and its environs is real New Zealand, heartland stuff with families of all ages and stages working to make an honest living.

First home buyers, long-term elderly residents and migrant families from throughout Asia (and Eastern Europe) make up the population mix. The suburb's flat topography suits older folk and pram-pushing parents.

Glen Eden continues to be a traditional first home buying area, and is used as a stepping stone to the more desirable neighbouring Green Bay and Titirangi. Older houses attract investor interest. Kelston is a family suburb famous for its secondary schooling.

Typical Homes

New Lynn was originally known for its brick homes (this area is rich in brick-making clay), but they make up only a small percentage of the homes today, thanks to subdivision and in-fill housing. Older homes on large sections are common, built in the days when weatherboard and corrugated iron were the building materials of choice for affordable homes. Their subdivision potential has been exploited and the result is modern brick-and-tile in-fill houses. Glen Eden and Kelston both have the odd original farmhouse, some Art Deco homes, post-war bungalows and the more recent weatherboard styles. Glen Eden also has a lot of new terrace housing. Glen Eden and New Lynn are placing high-density housing near the railway lines, making for easy eco-friendly commuting.

Amenities

Schools ★★★

Kelston is especially well served with schools, boasting seven schools within a 1km radius.

The decile five Arahoe School in New Lynn is one of the largest primary schools in the area with a roll close to 600. The well appointed school has a history of positive ERO reports.

Kelston Boys' High School and Kelston Girls' High School are the local secondary schools. Kelston Boys' High is well known for its rugby prowess. For a full list, see page 270.

Shops ★★★

Each community has its own shopping centre, including the expanded Kelston Shopping Centre, Glenmall in Glen Eden and the Glendene village shops at the roundabout. New Lynn's Lynnmall is the hub of the wider retail area with more than 120 shops. It is complemented by a wide variety of retail in surrounding streets.

Leisure ★★★

There are plenty of neighbourhood parks. New Lynn's pride is the 2ha Manawa wetland reserve created from a defunct clay quarry.

Glen Eden has its famous Glenora Rugby League Club, the swimming centre at Parrs Park, the Ceramco Park Functions Centre and a smart new library building.

Both New Lynn and Glen Eden have a large selection of ethnic eateries. If a juicy steak is required, you can't beat the Great Western Steak House at 3050 Great North Rd.

Real Estate

Trends

The roading project linking the airport to west Auckland has increased this area's current popularity. Ditto the completion of the New Lynn Rail Trench project that will separate road and rail and reconnect the two halves of New Lynn as part of the ambitious town centre redevelopment.





At present \$235,000 to \$320,000 will buy you a two-bedroom unit. For \$320,000 to \$420,000 you can get a three-bedroom house on a half site. For a similar house on a full, subdivisible site, expect to pay a perhaps 10% more. Even when a section is carved up, it's likely to still measure a healthy 500m², which is larger than the average full section in Auckland's inner-city suburbs. For a newer executive home expect to pay \$600,000+.

New Lynn's apartment and terrace houses (\$250,000 to \$350,000) are popular with migrants and younger workers who like being close to the rail line into the CBD. Glendene is a quiet place without the through traffic of other western suburbs. Prices range from \$480,000 to \$680,000 and its elevated homes get views of the Whau River estuary. Kelston has historically been slightly cheaper, so has been popular with investors and families, attracted to the schools, willing to pay \$320,000 to \$380,000 for a nice home.

Glen Eden's highest prices are for the older, more established homes. Prices rise as you get closer to Titirangi and Green Bay, where homes are also of higher quality – think granite kitchen benches rather than laminate.

Best Streets

In New Lynn, any road near the Titirangi border or Titirangi Golf Club. Pleasant Road in Glen Eden, and Manhattan Heights (and the little streets off it) in Glendene. Homes at the water's edge in Kelston will always be sought after.

At a Glance...

House Prices

Unit

Bedrooms 
Price \$400,000 – \$550,000

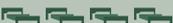
Older basic house on half site

Bedrooms 
Price \$580,000 - \$720,000

Newer house

Bedrooms 
Price \$750,000 - \$900,000

Executive-style house closer to Titirangi

Bedrooms 
Price \$950,000 - \$1,100,000

Average Rents

Flat

Bedrooms 
Price \$370/wk

House

Bedrooms 
Price \$450/wk

Travel Times

CBD peak 40 min
off peak 15 min

Airport peak 40 min
off peak 20 min

Henderson peak 15 min
off peak 10 min

The New Lynn transport centre is next door to the New Lynn Railway station and from there buses run to the CBD and other parts of West Auckland, Otahuhu, Panmure and Manukau City. Trains run to the CBD.