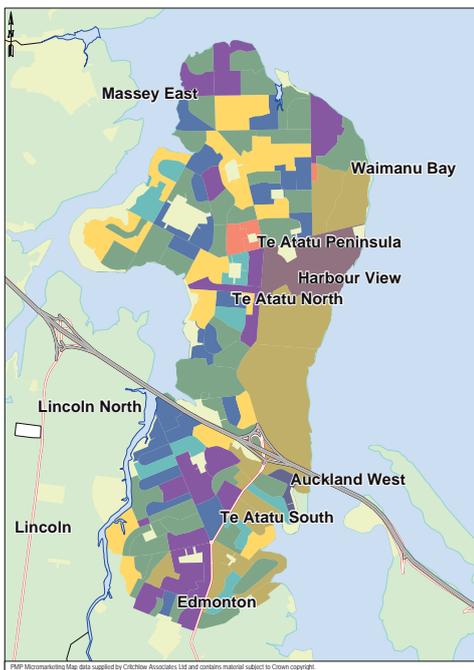


including Te Atatu Peninsula and Te Atatu South



It's hard to believe that Te Atatu Peninsula was once considered one of the roughest parts of West Auckland – today, it's coast to coast comfort, a mix of modest older homes and palatial contemporary residences. With the huge demand for waterfront property, especially so near the north-western motorway and the CBD, the peninsula is understandably popular. The views are of mangroves and the harbour bridge, not white sandy beaches, but there are boat ramps aplenty and it's a pleasant spot to kayak around. Blue collar Te Atatu South doesn't have the panache of the peninsula, but it does have easy access to the motorway and more affordable prices. It even has some waterfront real estate of its own, including a new development next to the wide Whau River (just before it joins the Waitemata Harbour).



For colour key, see page 230

Population Profile

Population	18,648
% Aged Under 15 Years	21.86
% Aged Over 65 Years	12.32
% European	52.91
% Maori	16.33
% Pacific Peoples	19.01
% Asian	9.95

Who Lives There?

As a suburb in transition, Te Atatu Peninsula is home to a variety of people. There's the traditional crowd made up of salt-of-the-earth families and retirees living on a tight budget, then there are the more affluent newcomers who have bought the swanky new houses and who have disposable cash in their pockets. They are a mix of families and professional young couples, keen on mod cons but also aware of the relative value of waterside living in this area.

They also like the fact that it's not a "through" suburb, so has comparatively less traffic.

Te Atatu South has many families with its good-sized homes and plentiful schools as well as being close to both Henderson civic centre and the motorway.

Typical Homes

On the peninsula, there are generally two types of housing – the older family homes from the 1950s and 1960s, and the new brick and plaster-finish and terrace houses, with not much in between. The general lift in interest in the area, has seen a revival of popularity in those earlier homes for their solidity and accompanying family-sized sections.

In Te Atatu South, the houses are standard suburban weatherboard numbers, very similar to the Dally palaces which made Henderson famous.

Amenities

Schools ★★★

As with other west Auckland suburbs, there are plenty of schools catering for the many young families in the area, with at least five primary schools, two intermediates and a large co-ed secondary school. It's predominantly a decile five area.

Rangeview Intermediate is the largest intermediate on the peninsula with a roll close to 900. A recent ERO report described the school as, "attractively presented... providing good quality educational and learning

opportunities". Rutherford College is the local secondary school, located at the base of the peninsula. For a full list, see page 270.

Shops ★★

There's a new supermarket on the peninsula. The proposed main street redevelopment is expected to bring in boutique shops as well. Upmarket café, Fuze, is evidence that the Peninsula is definitely on its way up. For a more unusual spot, Servo Licensed Eatery is in a converted old petrol station just off the main road in Te Atatu Peninsula.

Apart from its supermarket, Te Atatu South has only a small collection of shops, but it's closer to the diverse shopping opportunities of Henderson.

Leisure ★★★

A creative, marine-themed kids playground and skate park sit next to the community centre in the village. There are plenty of sports grounds, and you can virtually walk around the whole peninsula, along the sea-front, watching the many birds flit amongst the trees and mangroves. There's a yacht club, numerous boat ramps and a pony club. Boating buffs get the best views from the Te Atatu's Taikata Sailing Club at the tip of the peninsula.

Auckland Council is consulting on what to do with the run-down historic McCormick's Cottage, built on the sea-front in what is now Harbour View Reserve in the 1880s – it could





become a café, restaurant or information centre. There are plans to develop the 80ha of water's edge land looking across to Auckland city into a "People's Park" which will link up with the peninsula walkway. In Te Atatu South there are various local parks and sports grounds, including those on the banks of the Whau River, where many boaties have sheltered mooring for their craft.

Real Estate

Trends

Group houses on full sites and modern townhouses on smaller sites in the newer area of Te Atatu Peninsula appeal to young professionals and the like. A group house on a half site costs \$320,000-\$390,000. Houses on full sites start around \$350,000 (and go up to \$400,000) depending on the condition and size of the property. Bella Vista's apartments range from the \$300,000s to the \$700,000s. Bella Vista has 37 two and three-bedroom apartments. Another block of 61 apartments is proposed nearby. It will have one, two and three-bedroom options. The peninsula's new developments around the Harbour View Estate and Waimanu Bay include spacious homes in the \$1million to \$1.3million range. In Te Atatu South, a new circle road called Riverglade Parkway has been built by the Whau River for future housing. Older family homes here sell in the \$400,000s, more to second, rather than first home buyers.

Best Streets

The closer to the water, the more expensive the real estate, so the vote goes to Waikura Dr, Spinnaker Dr and Karemoana Dr on the peninsula.

At a Glance...

House Prices

Unit

Bedrooms 
Price \$420,000+

Older house

Bedrooms 
Price \$650,000 - \$800,000

Modern peninsula house

Bedrooms 
Price \$1,100,000 - \$1,900,000
(add \$100,000-plus for sea views)

Average Rents

Flat

Bedrooms 
Price \$330/wk

House

Bedrooms 
Price \$390/wk
Bedrooms 
Price \$460/wk

Travel Times

CBD peak 40 min
off peak 15 min

Airport 40 min

St Lukes Mall 10 min

Te Atatu South and the peninsula are divided by the north-western motorway and while that's handy, it can be hellish in peak hours. Buses run into town but hopefully some entrepreneurial spirit will establish a ferry service between the peninsula and the CBD soon.