

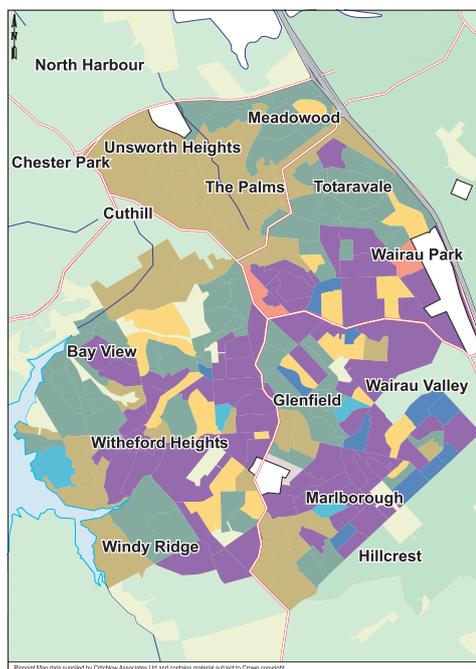
## Glenfield ★★★★★

North

including Wairau Park, The Palms, Unsworth Heights, Bay View, Marlborough and Witheford Heights



Glenfield's claim to fame is twofold. Firstly, its population is said to personify average New Zealand. Secondly, our very own Rachel Hunter, model and ex-wife of ageing rocker Rod Stewart, came from Glenfield. She may live in Hollywood now but she's a Glenfield girl at heart. Glenfield is the heart of North Shore suburbia, where the buzz of the lawnmower is alive and well. Its affordable houses make it attractive to people who are not suburb snobs, many of whom work on the Shore or from their vans as self-employed tradespeople. Glenfield may not have a beach on its doorstep but it's not far to either coast, has an amenity-crammed sports and community centre, is handy to all of the North Shore, has some of the best shops in Auckland and a firm community spirit. This is a family neighbourhood through and through.



For colour key, see page 230

### Population Profile

Population	32,439
% Aged Under 15 Years	20.01
% Aged Over 65 Years	10.41
% European	54.32
% Maori	7.35
% Pacific Peoples	4.69
% Asian	27.32

### Who Lives There?

Glenfield had become second-home buyer territory but now its comparative affordability has renewed its strong appeal among first home buyers. The number of local trade vehicles confirms the perception that this is a hearty self-employment area, with residents who give a lot back to their community.

Newer housing developments are attracting professionals from within and from outside Glenfield. Some prefer to think of themselves as living in more up-market Albany rather than Glenfield.

### Typical Homes

There's huge choice in Glenfield, from the well-known traditional group houses with their simple design to the newer developments. The group houses built, street by cul-de-sac-street in the 1960s and 70s, have come back into favour. They may not be the height of architectural style, but they're popular with homeowners in the middle to lower income spectrum.

There are larger executive homes in Unsworth Heights and The Palms. Glendhu Rd has an almost rural feel, a striking contrast to the busy Glenfield Rd thoroughfare.

### Amenities

#### Schools ★★★

Glenfield is a mid to high-decile area well served with schools, especially at primary level. There are at least eight primaries, including Westminster Christian School and Wairau Valley School (a special school).

Glenfield Primary school, with a roll of around 500, is a popular choice; according to a recent ERO report, the school provides "good quality learning programmes".

Glenfield College is the main state co-educational high school in the area. It was one of the first secondary schools to attract fee-paying international students and it has a strong pastoral emphasis to its curriculum. For single-sex education, the secondary boys' and girls' high schools at Westlake are the closest, but it's important to check zones. For a full list, see page 270.

#### Shops ★★★★★

Glenfield shoppers are spoiled for choice, whether it's the many little suburban blocks of shops, the mall or the Link Dr retail area at Wairau Park. On Glenfield Rd, the Westfield mall was the largest on the North Shore (it's now been outdone by the one in Albany). Its "family destination" style includes 114 shops, department stores, a food hall, cafés and two supermarkets.



#### Leisure ★★★

Glenfield has many small parks and a coastal walkway, and the east coast bays beaches are within easy reach. The Glenfield Leisure Centre just about has it all: heated pools, hydroslides, diving boards, saunas, spas, a gym, squash courts and even a crèche. There's also the Activzone sports and inline skating arena. The North Shore Events Centre is also in Glenfield. It's the frequent home of the Silver Ferns, as well as three professional basketball teams, including The Breakers, New Zealand's sole entry in the fully professional Australian Basketball League.

Wairau Park has a cinema complex and bowling alley. There are several cafés for a chance to check the shopping list. Eateries include Asian restaurants and Valentines on Wairau Rd. The Glenfield Tavern is a quaint watering hole opposite the Glenfield mall.

### Real Estate

#### Trends

The long-awaited completion of the Northern Busway has enhanced this area's popularity.

House prices here are amongst the lowest on the North Shore. Entry level is at about \$320,000 for a basic three-bedroom home on a half site. A nicer home on a full site will cost \$400,000+.

Many people trade up within the wider suburb (to larger houses in places such as Marlborough or Glendhu and Daldys Lane) as they work

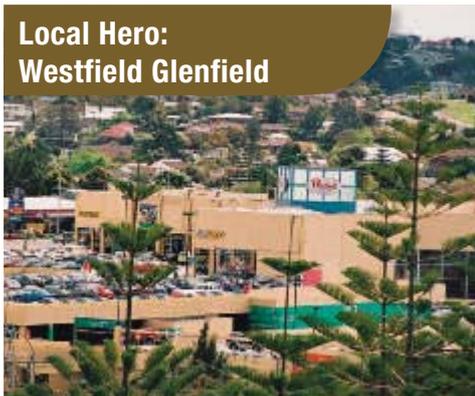
their way towards the more upmarket east coast bays suburbs on the seaward side of the motorway. Houses in areas such as Bay View, which has long been associated with rental properties, are now being bought by young couples and those with young children.

Unsworth Heights and The Palms and their executive homes (from \$600,000) are popular with Asian families, established professionals and those buying their second homes.

### Best Streets

High Rd and Glendhu Rd in Glenfield; Calypso Way in The Palms; Westminster Gardens in Unsworth Heights and Pemberton Ave in Withford Heights.

### Local Hero: Westfield Glenfield



How can you drive past it? It's big, it's on top of the ridge along Glenfield Rd and it's the hub of the retail area that services the western area of the entire North Shore. Westfield Glenfield is huge, with 114 shops including major department stores such as Farmers, The Warehouse and two supermarkets. There's every specialty shop you'll ever need, a food court and cafés to suit all appetites and an area for young children to be supervised while parents shop. The mall as we know it officially opened in Oct 2000 following massive redevelopment. It's close to bus routes, local businesses and the Glenfield Leisure Centre. It's also smack in the middle of residential Glenfield, which is great for the locals

### At a Glance...

#### House Prices

##### Unit

Bedrooms   
Price \$300,000 - \$350,000

##### House on half site

Bedrooms   
Price \$380,000 - \$450,000

##### House on full site

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

Bedrooms   
Price \$500,000 - \$600,000

##### House in Pemberton with estuary views

Bedrooms   
Price \$550,000 - \$650,000+

#### Average Rents

##### Flat

Bedrooms   
Price \$270+/wk

##### House

Bedrooms   
Price \$360/wk

Bedrooms   
Price \$450/wk

#### Travel Times

CBD peak 60 min  
off peak 20 min

Glenfield mall 5 min

Airport 25 - 30 min

The widening of Glenfield Rd is on track for completion by 2010, at which point a bridge will be installed to link the two parts of Glendhu Rd. This will give Bay View (west Glenfield) residents a route north through Albany instead of the current route south through Manuka Rd and onto Glenfield Rd.