

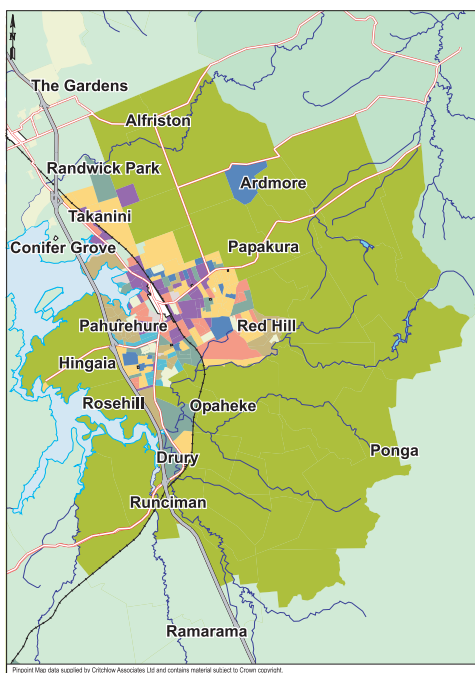
Papakura ★★★★★

South

including Takanini, Red Hill, Ardmore, Rosehill, Drury, Hingaia and Pahurehure



Papakura is generally considered a southern suburb of Auckland, but in reality it is a town in its own right with a district council and even satellite suburbs: Red Hill and Pahurehure. Local people enjoy a relaxed and relatively direct relationship with their local government, giving them a real hand in democracy and community development. The area is the gateway to the south-of-Auckland countryside, yet its passenger train station is the third-most-used station in greater Auckland. There are some surprises to be found here, such as the ornate white and gold Sikh temple in industrial Takanini, the opulent Parkhaven Estate in Opaheke, and the sweeping views from the residences on Red Hill. With subdivisions just getting underway to the west of the motorway, in Hingaia, this area stands to see plenty of development yet.



For colour key, see page 230

Population Profile

Population	40,602
% Aged Under 15 Years	25.30
% Aged Over 65 Years	10.14
% European	57.38
% Maori	26.09
% Pacific Peoples	10.04
% Asian	7.50

Who Lives There?

Although it has quite a diverse population, Papakura is still a fairly conservative town. The community is close-knit and largely working class. Papakura is considered a good place to raise a family – although bored teenagers who no longer see Calf Club Day as a social highlight might disagree.

Typical Homes

Good, solid standard Kiwi homes are the norm in central Papakura, which was mostly developed in the 1950s to 1970s. Red Hill and Pahurehure are newer developments, and the plaster homes which have sprung up around the substantial older farmhouses reflect that.

The fledgling Keri Hills, north of Red Hill, has brick-and-tile homes.

Amenities

Schools ★★★

The area is well-served with primary schools (both town-based and rural), most of which include intermediate years. The high decile Rosehill College is well regarded and the largest in the area with a roll close to 2000. Some parts of Papakura are in-zone for the increasingly popular Alfriston College in Manurewa. For a full list, see page 270.

Shops ★★★

Main-street shopping is holding its own and a few chain stores (Hill & Stewart, Mitre 10, etc) are at Southgate shopping centre in Takanini. The Italian Country Market in Clevedon Road, Ardmore, is a great relief for those who would otherwise need to travel long distances for their imported luxuries and necessities.

Leisure ★★★★★

There are ample parks and reserves in and around Papakura. There's also a golf course and the Manukau Counties Badminton courts. A pleasant drive through the countryside takes you to beaches as well as the country settlements of Whitford and Clevedon. Papakura is established enough to have a museum, an art gallery and the well-patronised Off-Broadway Theatre, and diverse enough to have many different ethnic eateries.

Real Estate

Trends

Development is going on in almost every direction. Pahurehure homes range from high \$400,000-\$800,000s. Rosehill's huge variety of housing stock sees properties run from high \$300,000s-\$700,000s. In Papakura, units range from \$250,000s-\$350,000, homes from mid \$300,000s to high \$500,000s.

The 1500-unit Addison development (including recreational and community areas and sustainable features) is a large 'masterplanned community' next to Bruce Pullman Park in

Takanini, selling in the \$400,000s. Homes in nearby Hingaia's new Karaka Lakes and Karaka Harbourside development are apparently attracting a lot of buyer interest.

Best Streets

You can't go far wrong on any of the water's edge streets in Pahurehure or in Opaheke. Streets around Rosehill College are popular. Views from the pretty homes up on Red Hill are spectacular.

At a Glance...

House Prices

Unit

Bedrooms  
Price \$390,000 - \$500,000

House on full site

Bedrooms   
Price \$490,000 - \$770,000

Executive house

Bedrooms    
Price \$700,000 - \$1,100,000

Lifestyle block with modest house

Price \$1,100,000+

Average Rents

Flat

Bedroom 
Price \$240/wk

House

Bedrooms   
Price \$410/wk
Bedrooms    
Price \$470/wk

Travel Times

From Papakura:
CBD peak 75 min
off peak 25 min
by train 50 min

Southern motorway 5 min

Airport 25 min

Manukau city shopping centre 15 min

There is a regular bus and train service.