

# UNLOCKING HENDERSON'S POTENTIAL



The Auckland Plan identifies Henderson as one of 10 metropolitan centres – important industry, infrastructure and housing hubs where significant change is expected during the next 30+ years. That's why it was chosen by the council as a priority area with great potential for urban regeneration.

## The vision for Henderson

The vision proposed for Henderson is for it to grow into an Urban Eco Centre, enhancing the mauri (life essence) of the Twin Streams Wai o Panuku and Wai Horotiu that converge in its centre.

This vision will guide planning and development in Henderson – with the outcome towards 'liveable growth' by creating a safe, attractive and vibrant mixed-use environment with a uniquely west Auckland identity.

It is hoped the strong 'eco' focus will act as a catalyst for high-quality living and development that resonates with and attracts families, businesses, investors and visitors to this growing metropolitan area.

## Where are we working?

The project area covers about 145 hectares (a hectare being about the same size as an international rugby field). Auckland Council controls 47ha and the Crown 14ha.

The council's landholdings are mostly made up of open spaces, community facilities and car parks.

In its role as the lead council agency responsible for urban regeneration, Panuku Development Auckland has identified nine council properties that have development potential.

The project area is centred around Henderson Train Station and the council building, which sit at the heart of Henderson.

## Building on what's good about Henderson

The regeneration of Henderson builds on strong existing plans and strengths – and wide support for redevelopment.

Henderson has good public transport links, one of Auckland's best interconnected series of walking and cycling paths along its Twin Streams, and is home to some excellent cultural, recreational and educational facilities. These make it an attractive area for current and future residents.

Panuku will explore partnership opportunities within the Auckland Council family, central Government and the private sector to ensure an approach which best benefits Henderson. This includes a staged approach to creating more housing.

## Supporting a growing community

As well as facilitating development of the nine sites in Unlock Henderson, Panuku is planning a number of development-associated initiatives to improve the area for residents and others. These include upgrading public spaces, further improving walking and cycling links and making the area more vibrant through place making activities.

We look forward to involving you further in these elements as they start to take shape.

## What are we doing – and when?

The projects in Unlock Henderson will be delivered in stages during the next 10 years. In the short-term, Panuku will focus on the following two sites:

### 2-4 HENDERSON VALLEY ROAD

- This site is currently occupied by a large surface car park utilised mainly by council staff, as well as the Central One commercial building.
- Panuku hopes to see the car park developed into 50-80 terrace homes and low-rise apartments, with additional enhancements to the plaza, garden and street area surrounding the existing council building.
- Central One will be commercially-leased and tenanted, with future potential for mixed-use development.
- Timeframe – beginning late-2018 (approximately two years).

### 21-33 HENDERSON VALLEY ROAD

- This is a vacant 2910sqm site adjacent to Henderson High School which it is envisaged will be developed into 40 Housing for Older People (HfOP) and 50-60 additional family-oriented terrace homes.
- Timeframe – beginning early 2018 (approximately 18 months).

## OVERVIEW

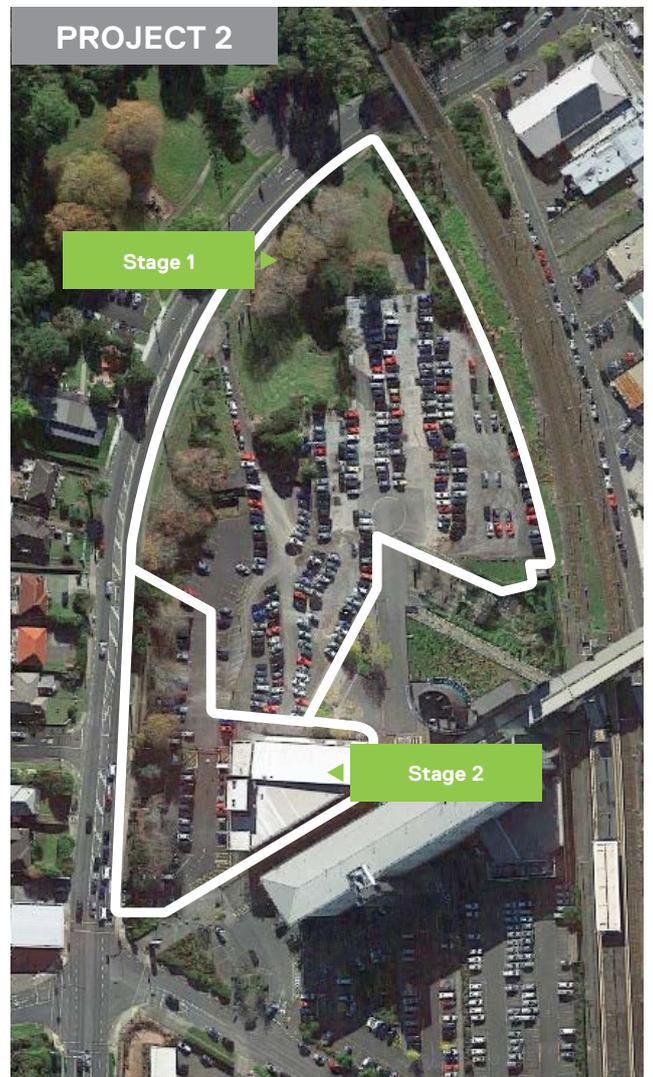


## PROJECT 1



**Project 1** – Delivery of 40 Housing for Older People units (stage 1) on 0.3ha and development of 50-60 terraced houses on 1.3ha (stage 2)

## PROJECT 2



**Project 2** – Development of 2-4 Henderson Valley Road

## WANT TO KNOW MORE?

Visit [panuku.co.nz/henderson](https://panuku.co.nz/henderson) to download the full version of our overall plan for unlocking Henderson's potential.