

# HOME BASE

YOUR MANGERE DEVELOPMENT MAGAZINE

ISSUE 3 | AUTUMN 2022



**TE ARA-RATA CREEK**  
THE LITTLE STREAM THAT COULD

**LOCAL HERO**  
MEET TONI HELLEUR OF I AM MĀNGERE

**"IT'S AN AWESOME FEELING"**  
A FIRST HOME BUYER TELLS HER STORY

# Belong here

*Kia ora and welcome to the Autumn 2022 issue of Home Base, a magazine for the people of Mangere and surrounding areas.*

*Kāinga Ora – Homes and Communities produces this magazine to keep you informed about what's happening in the Mangere Development, and to celebrate the awesome people and whenua of our neighbourhoods.*

*With the impact of COVID-19, our homes and communities are more important than ever. Supporting our local community and helping make Mangere an even greater place to live is what matters most to us.*

*Over the next 15 years, our development programme is bringing 10,000+ new warm and dry homes to Mangere. There will be new state homes to replace the older houses, and new homes, including more affordable homes, available to buy. Take a look at page 12 to find out more about how you can plan to buy your own home.*

*To keep up to date with the changes and be the first to know when homes are for sale, follow Mangere Development on Facebook and sign up on our website at: [mangeredevelopment.co.nz](http://mangeredevelopment.co.nz). Ask a question via the live chat on our website.*

*Email us at:*

**[info@mangeredevelopment.co.nz](mailto:info@mangeredevelopment.co.nz)**

*Call us on:*

**09 952 8585**

OR

*Make a booking at:*

**[mangeredevelopment.co.nz](http://mangeredevelopment.co.nz)**

*to chat with our friendly team at the Mangere Development Information Centre. We encourage you to make a booking to visit the centre under the 'red' and 'orange' traffic light settings. You'll find us at: **12 Waddon Place, Mangere.***

*Ngā manaakitanga,*

The Mangere Development team



**Mangere Development**  
Belong here



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## Contributors



**SEAN MCCABE**

*Sean says he has been taking pictures all around this wonderful country for 35 years, and still delights in shooting a smiling face or a well-made project. "People's creativity never ceases to amaze me."*



**KATHY HUNTER**

*Although she has lived all over Auckland, Kathy Hunter describes anywhere she can write about 'movers and shakers' in local communities as her happy place.*



**ALEXIA SANTA MARIA**

*Alexia is a freelance writer who loves the incredible food, people and stories that make up Aotearoa.*



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Hay bales are secured to the stream banks to provide temporary spawning habitat for native fish.

# The Little Creek that Could

For an unassuming little creek in the middle of suburbia, Te Ara-rata Creek has had more than its fair share of attention recently. Changing from a sad, rubbish-filled drain over recent years into a much cleaner stream edged with native plantings was one thing, but after an endangered native fish as well as inanga (whitebait) were found in it, the stream hit the headlines as an example of what can be achieved when a community decides to make a difference.

## The beginning of the Stream Team

Back in 2004, when Julia Tu'ineau graduated with a Master's degree in Environmental Science from Griffiths University in Australia, she decided to put it to good use locally. Te Ara-rata Creek was the ideal project; it was in her own community, and at that time there was a problem to be solved – some properties along the stream were flooding. “I convinced the residents that if we planted the banks, the flooding would reduce – and it did.”

Funding from community grants for more plants followed, other people came on board, and eventually the Stream Team was born.

***I convinced the residents that if we planted the banks, the flooding would reduce – and it did.***

They began planting the eroded banks with native sedges and progressed to harakeke (flax) and manuka as the banks stabilised. In 2017/18, Wai Care provided enough plants for a solid chunk of bush and over winter this year pūriri, kahikatea, rewarewa and taraire have been planted –

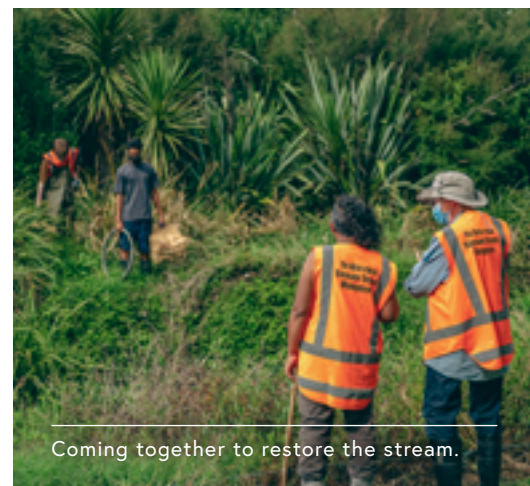
canopy trees which will bring more birds to the area. Already, species of ducks, shags and herons are often seen. Tuna (eels) are

now common and inanga (whitebait) lay eggs among the sedges every autumn.

In 2019 the fish that made headlines was discovered – an endangered giant kōkopu (native trout) – unexpected proof that the creek had been able to sustain this secretive fish. Environmentalists were amazed, and the team was fired with new enthusiasm.

## The outdoor classroom

Pragna Patel volunteers with the Stream Team and says she's learned an enormous amount from Julia. With a teaching background herself, she now contracts to the Local Board to help schools fulfil their native ecology curriculum through her



Coming together to restore the stream.

‘Curious Minds’ education programme. Streams provide opportunities to study various subjects, so the Te Ara-rata Creek regeneration has proven valuable.

Pragna is passionate about the programme. “Students from years 10-13 cover biology through plant identification, macro invertebrate metamorphosis and life cycles, fish migrations, food webs and cycles of energy. We plant shrubs and trees, measure their growth, take water samples and trap pests. Maths and engineering are covered too, with changes in water quality and growth of bush diversity logged using digital systems.”

There are increasingly well-known health benefits from spending time in green spaces too. ‘Shinrin-yoku’ is a Japanese concept which translates to ‘forest bathing’ and it has been proven to counter depression and anxiety, boost immunity, aid sleep and lower blood pressure – to the point where doctors are now prescribing it in the UK. It’s about being quietly present amongst trees and nature and as a concept it’s interesting to Kāinga Ora in its developments across Tāmaki Makaurau.

***“... connection through shared experience and work can all be experienced here.”***

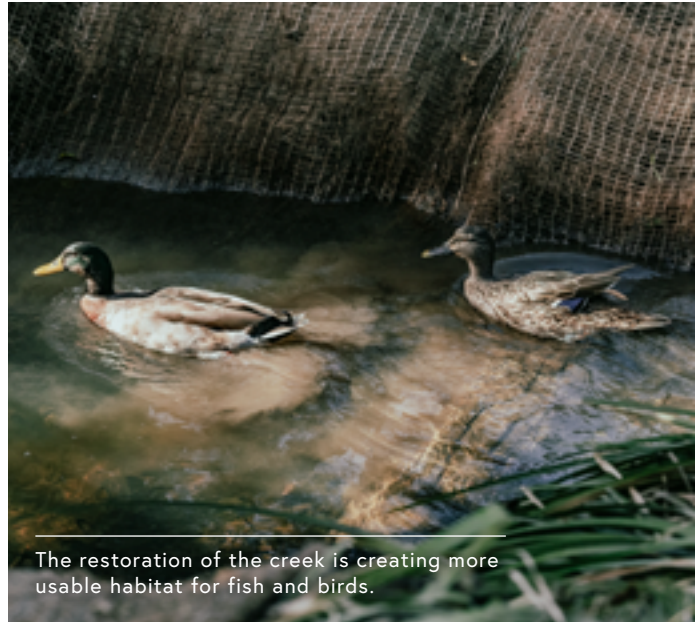
“Kāinga Ora has been very open to conversations around the future of our work,” Pragna acknowledges. “With so much new building happening near the banks of the creek, we’re concerned for the mauri (life force)

of the stream, but we’ve been able to have some input into stormwater design which may alleviate pressure on it in the future.”

For James Fisher, Development Manager for Mangere West, the Te Ara-rata Creek regeneration represents an opportunity. “We’re always aware of the need for people to enjoy green spaces in our developments, so we discussed different ways of working with Council, mana whenua and the Stream Team to enhance the environment further – stormwater outlets were one example. Instead of using traditional solid concrete outfalls, we’ve constructed rock beds planted with native wetland species. This stops erosion of banks in heavy rain events and

also creates more natural places for fish to spawn. We’ve also anchored obstacles in the stream such as rocks and logs which slows the water flow and creates safe habitats where fish can hide and breed.”

Along with educational opportunities,



The restoration of the creek is creating more usable habitat for fish and birds.

there are some big cultural concepts here that Pragna says are important to instil in young people. (education and wisdom); kaitiakitanga (stewardship of our land and water); and whanaungatanga (connection through shared experience and work) can all be experienced here. To gain an understanding of restoring and preserving our environment, our rangatahi need to realise how very unique the New Zealand environment is, and Te Ara-rata Creek is a wonderful place to do that.”

## A new era for the stream

The creek has now officially reverted to its historical name, Te Ara-rata, thanks to a partnership between 19 iwi and 15 Auckland Council Local Boards. Te Kete Rukuruku is a cultural identity programme which is all about collecting and telling the unique Māori kōrero (stories) of Tāmaki Makaurau (Auckland).



Julia Tu'ineau, founder of the Stream Team.

The naming component of the programme will restore Māori names in many of our parks and community facilities, along with the stories of how they came to have them.

The project aims to showcase history of the area and support 'te reo te kitea, te rongohia, te kōrerohia and te ākona' (the Māori language) to be visible, heard, spoken and



Maioha Walker, Alex Parker, Pragna Patel, Julia Tu'ineau, Maurice Sinclair and Clinton Walker of the Stream Team.

learned. In some places, bilingual signage will be put up with QR codes which people can scan to hear how the words are pronounced. The Mangere-Ōtāhuhu Local Board strongly supports this project, with 62 parks in the rohe (area) already provided with names.

Moyle Park, and what has for many decades been called Tararata Creek are two of the first places in Mangere to receive the new signage. Moyle Park's Māori name is Te Ara Tāwhana, meaning 'the curved pathway'. It was once part of an ancient track used to gain access to Te Ara-rata stream, which led out to the Manukau Harbour.

Te Ara-rata means 'the preferred route' because the harbour inlet was a favourite mooring point for waka and their crews who came for seasonal gathering of tuna (eels), inanga (whitebait) and water birds. The area south of Te Pane o Mata-oho (Mangere Mountain) was one of the largest wetlands in Tāmaki Makaurau and provided a rich source of food for the mana whenua who have called the area home for centuries. It's fascinating to imagine the ancient scenes of waka (canoes) being paddled up the inlet and loaded up with kai (food) provided by busy hunter-gatherers.

The names for the park and the creek were provided by local iwi (tribe), Te Ākitai Waiohū. For them and other iwi across Tāmaki Makaurau, the Te Kete Rukuruku programme represents much more than the return of names to the area. It's about the return of a unique sense of identity to a place that has seen much change, and it's Te Ākitai's hope that the community finds a sense of pride in their identity through new ownership of te reo (the Māori language) around Mangere.

## A bright future

Julia Tu'ineau and the Stream Team have plenty of ideas for the future of the stream and its associated activities. "We'd like to set up workshops in rongoā (Māori medicine), teach native plant seed collection and propagation, and build community gardens and art installations." Māpura Studios are inspiring local students with kōrero about Te Ara-rata Creek and hope eventually to install resulting artworks along the walkway. "We also want to build a māra hūpara or traditional Māori playground, and we'd really love to create a platform for an outdoor classroom beside the stream," says Julia.

Kāinga Ora is undertaking a flood study this year and depending on results, there may be options for more land to be made available near the stream. "Some old sites may not be feasible to build on due to existing flooding and these could potentially be utilised for localised widening of the esplanade or to make reserves that could be put to use - as community gardens, for example," James Fisher explains. "The 'I AM Māngere' group has taken a one-year lease on a vacant, grassed Kāinga Ora site nearby, so if that has positive outcomes there'll be more ideas to work with."

## The creek needs you!

**Te Ara-rata is the source of ongoing connections, not just within the community but to the water and land. The Stream Team would love to welcome more members. If you're keen to make a difference and meet new friends in Mangere, get in touch via their Facebook page: #Te Ara-rata Stream Team**



# I AM Māngere to create a community-focused pop-up

While it awaits development, a site on Elmdon Street will be put to good use by the community.

The team at community connection organisation, I AM Māngere, were delighted to find their bid for a year’s free rent on a vacant Mangere Development site had been successful. They have big plans for how they are going to support multiple groups to make this space a vibrant addition to the community.

“We saw the offer from Kāinga Ora some time ago and decided to apply as we are connected to so many groups that we knew could use the space collaboratively,” says Toni Helleur, Community Connector, Co-ordinator and Administration Management for I AM Māngere. “We’re thrilled to have won and we can’t wait to help them execute their plans.”

“The space is on the corner of Elmdon Street and Watchfield Close and is ideal for groups with a strong environmental focus and connections to Papatūānuku (Earth Mother) such as gardening, cultural arts, landscape design, dance and cooking groups,” says Community Connector, Coordinator and Marketing Management Mia King. And that’s exactly who will be ‘setting up shop’ there, in one way or another – Te Ara-Rata Stream Team, Whenua Warrior, Mau Studios and Māpura Studios are just some of the organisations currently confirmed.

While plans are yet to be finalised, it’s certain there will be at least two pop-up containers in residence for the whole year. These will be used to hold wānanga (workshops or classes), or showcase work, art or information from various groups.

*“There will be cooking classes, dance groups, waste minimisation workshops, business mentoring, a food truck where people can sell what they cook, and so so much more.”*



“We’re so excited,” says Toni. “There’s so much incredible expertise within these organisations. There will be cooking classes, dance groups, waste minimisation workshops, business mentoring, a food truck where people can sell what they cook, and so so much more.”

Kāinga Ora Regional Director Angela Pearce says having I AM Māngere operate in the space made vacant while Kāinga Ora works in the area, reflects the commitment by the organisation to contribute to thriving, inclusive communities. “Kāinga Ora is deeply committed to making sure that we work with community organisations to bring positive social, economic and cultural benefits to the communities that we work in. We are delighted we are able to support I Am Māngere to continue its good work in the community and look forward to seeing this space active in the very near future.”

To find out when the pop-up opens, follow Mangere Development at: [facebook.com/mangeredevelopment/](https://facebook.com/mangeredevelopment/)



*“I love what I do with I AM Māngere. There are so many incredible community champions doing the mahi (work) every day. I love being able to connect them to the right resources and give them support to be able to help even more people.”*



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Toni Helleur of I AM Māngere

# Helping the Helpers

Mangere is chocka with humble people quietly helping others who need it. This issue's Local Hero is Toni Helleur, of I AM Māngere, an awesome organisation that helps the helpers, boosting their impact in the community.

Toni Helleur has always been a carer and connector. If you could sum up her career in a few words, it would be 'helping people get to a better place'. More than 20 years ago she set up a massage therapy business to care for stressed and injured people in the corporate world. And while she still owns both the massage business, and a natural health clinic she founded later, her everyday work and true passion is in her beloved hometown, Mangere, where she supports many of the groups doing incredible community work with those who need it most.

"It's been an interesting path to what I'm currently doing, but in some way it all makes sense. I kind of just end up rolling into things that cross my path and that evolution has ended up here," says Toni.

"I love what I do with I AM Māngere. There are so many incredible community champions doing the mahi (work) every day. I love being able to connect them to the right resources and give them support to be able to help even more people. Sometimes it's just about assisting a group to apply for funding, or connecting them with another organisation who might have the missing piece to their particular puzzle. It's not always complicated, it's just about knowing who does what in the community."

Toni's entry into community work came through Mangere Connect, a Neighbourhood Support platform. Her role was area coordinator, which involved helping people join Neighbourhood Support and promoting safer communities. In 2017 she took a role that centred around helping both the homeless and youth of Mangere, and this led on to her current position as Community Connector for I AM Māngere. Toni says she has been hooked on community work ever since she took that initial role with Mangere Connect.

"I really enjoyed it right from the start. My approach was always to sit with our homeless, vagrants and youth - instead of calling the police - and find out what they needed and help make a plan by finding the right services. Many just needed advocates to get physical

or mental help but didn't necessarily have the capability to do that themselves. We also did things like shutting down the town centre until midnight, providing dinner, basketball with a DJ playing in the background to give our youth something to do that they really enjoyed. It was absolutely the beginnings of what I do now."

In organising these community events, Toni noticed something interesting. "It wasn't always the bigger organisations putting in the work to make things happen. In fact more often than not it was the small churches and community groups. It was clear that if we could connect these groups in some way it could be really powerful - less doubling up, and a sharing of resources." And so I AM Māngere was born - a community trust to support local champions and groups. A way to help the helpers do more.

***"It was clear that if we could connect these groups in some way it could be really powerful - less doubling up, and a sharing of resources."***

I AM Māngere has had plenty to do during Covid. Rather than holding fundraisers and community events it's more about helping at the coalface with Covid response and resilience planning and delivering food parcels. "It's absolute 'on the ground' stuff, essentially gap filling by meeting basic needs till social services can step in. We were blown away when we asked for volunteers to help us, and 90 people signed up, just like that."

When times are tough it really does take a village mentality to make sure everyone is cared for. The power of all those helpers grows when those with similar goals can be connected. It's people like Toni who make this happen and help amplify the immense goodwill and community spirit that already exists in special places like Mangere.

**Find out more about I AM Māngere on their Facebook page.**

[www.facebook.com/MangereCommunity](https://www.facebook.com/MangereCommunity)



Bader Ventura is a team effort. Thanks to our dedicated project partners Precision Construction (build partner), Peddlethorp (architects), Oculus (Passive House lead and facade engineers), Kirk Roberts (structural engineers) and 2PIR (building services engineers).

## PASSIVE HOMES

# Not just a pretty facade

These smart looking new state homes coming to Mangere will cost just \$1 per day to keep warm in winter and cool in summer.

Imagine if your home stayed cosy and warm all winter and you hardly ever needed to use a heater or heat pump. Or what about staying cool all summer with no need for air conditioning? Or having a constant supply of fresh air enter your home without needing to open the windows and let noise in too? These are the promises of the Passive House, and we are excited to share that there are 18 of these high-tech homes coming to Mangere.

The development is called Bader Ventura in honour of the street corner where the homes will be built. There will be 18 homes in total and they will be owned by Kāinga Ora and rented to our customers.

***We've done the maths and expect our customers will spend around \$360 a year (or \$1 a day) on heating costs. In comparison, a new home of the same size built to a 6 Homestar level would cost around \$2000 per year to heat.***

The benefits of building this way are huge. These homes are designed to regulate their own temperature. They are mechanically ventilated (with fresh air) and have a heat recovery system. The combination of this system, high quality materials and specialised building methods keeps the homes at around 20-25 degrees celsius all year round. They are exceptionally warm and dry, which makes them very healthy homes. They use much less energy than a new home built by normal methods.

This is a new way of building for New Zealand. In fact there have been only 61 certified Passive Houses completed so far nationwide. It takes a very specialised design team to achieve the Passive House standard. We have seven projects like Bader Ventura on the go across Auckland.

Once Bader Ventura is built, we will gather information on air temperature and quality, as well as feedback from customers about their experience living in these homes.

We're excited about this pilot project because it gives us an opportunity to prove the benefits of building this way and we hope it will lead to building more Passive Houses in the future. Passive Houses may be an excellent way to pass on health and cost benefits to our customers while doing the right thing for the environment and reducing our carbon footprint.

You can read more about Passive Houses and the pilot programme at [mangeredevelopment.co.nz/news/](http://mangeredevelopment.co.nz/news/)

**FIRST HOME PARTNER**

# A new way to buy your first home

If your deposit and home loan aren't enough to buy a home, First Home Partner could help to bridge the gap.

Not everyone's journey into home ownership is the same, and not all homebuyers need the same level of support to get their foot onto the property ladder. Even with a deposit and pre-approved home loan, households can find themselves still unable to afford home prices in the current market.

***We provide equity toward the purchase of the home and, in return, take a share in its ownership. The new homeowners then buy this share back from us over time.***

First Home Partner is a new and exciting way to help bridge this gap, and support aspiring first home buyers by giving them the helping hand they need to afford a home in the current market through shared ownership.

This means that instead of owning the home outright, a buyer initially purchases the home with Kāinga Ora. We provide equity toward the purchase of the home and, in return, take a share in its ownership. The new homeowners then buy this share back from us over time.

**The make-up of shared ownership is affected by several factors, including:**

- How much money you have to put towards your deposit
- How much a participating bank is willing to lend you
- How much Kāinga Ora will contribute towards buying the home

Applicants need to provide a minimum 5% contribution towards a deposit and meet the lending requirements of one of our participating banks. We can offer a maximum contribution of 25% of the purchase price or \$200,000 towards a home purchase – whichever is lower.

A home loan from a participating bank then makes up the difference.

What is even more helpful, is that you do not need to pay interest or fees on the equity contribution from Kāinga Ora for the first 15 years of ownership. We also provide guidance to help you find a home that is right for your household.

Once you've moved into your new home, we will work with you over the years through a Goals Management Programme to help support you in buying our share of your home back from us, and become full and independent homeowners.

Andrew Clapham, Senior Commercial Advisor at Kāinga Ora, has been part of the project development team and is glad to see the scheme be made available to New Zealanders.

“Supporting more New Zealanders into owning their own homes is a collaborative effort across government and business. The new First Home Partner scheme is an exciting addition to what Kāinga Ora can offer first home buyers to achieve their aspirations of home ownership,” Andrew says.

We have worked closely with Westpac and BNZ to help shape and design First Home Partner to be relevant and accessible to aspiring buyers, and both banks are on board as foundation supporters of the scheme to support more Kiwi families into owning their first home.

**If you'd like to learn more about First Home Partner, more information is now available online at**

[kaingaora.govt.nz/first-home-partner](https://kaingaora.govt.nz/first-home-partner)



# YOUR JOURNEY HOME

Feel at home in Mangere and keen to buy? Whatever stage you're at in your home buying journey, we can help.

## 1.

### DREAMING

**Sick of paying someone else's mortgage? Really, really need your own space? We know how you feel. Here are some tips that will help you get started on your homebuying journey.**

1. Check out [sorted.co.nz](https://www.sorted.co.nz) for tips and tools to get on top of your finances.
2. Ask our team about Sorted home ownership evenings and workshops coming to Mangere Development soon.
3. Take a look at the first home buyers section on [settled.co.nz](https://www.settled.co.nz).
4. Talk to real estate agents, banks and mortgage brokers – they can be super helpful.
5. Sign up for our emails at [mangeredevelopment.co.nz](https://www.mangeredevelopment.co.nz) or talk to us at the Mangere Development Information Centre.

## 2.

### INVESTIGATING

**You've thought about buying a home and realised buying could be easier than you imagined. Now you want to know what you can buy, where you can buy and for what price. Here are some good places to start.**

#### 1. KIWIBUILD

KiwiBuild offers a great choice of affordable homes. You can learn more about how KiwiBuild works, check if you're eligible, and see what homes are available on [kiwibuild.govt.nz](https://www.kiwibuild.govt.nz).

#### 2. FIRST HOME LOAN

Guess what? With a First Home Loan you only need a 5% home deposit. Visit Kāinga Ora's website at [kaingaora.govt.nz](https://www.kaingaora.govt.nz) to find out how it works and if you're eligible.

#### 3. FIRST HOME GRANT

Did you know you could be eligible for a First Home Grant of up to \$10,000 per person? You can apply for a First Home Grant – and get approval or pre-approval – directly at [kaingaora.govt.nz](https://www.kaingaora.govt.nz).

#### 4. KIWISAVER WITHDRAWAL

Yes, if you're eligible you can withdraw all of your KiwiSaver savings (except \$1,000) to put towards buying your first home. Call your KiwiSaver provider to find out more.

#### 5. FIRST HOME PARTNER

If your deposit and home loan aren't enough to buy a home, First Home Partner could help to bridge the gap. First Home Partner is a shared home ownership scheme where Kāinga Ora owns a share in the home, which you buy out over time.



#### TOP TIP

Check out Kāinga Ora's First Home Decision Tool at [kaingaora.govt.nz/home-ownership/first-home-decision-tool](https://www.kaingaora.govt.nz/home-ownership/first-home-decision-tool) to see what finance options might be available to you.

# 3.

## PREPARING

Now you've found what you're eligible for, it's time to get to work on those pre-applications and applications for loans, as well as government grants and schemes.

1. Get copies of important documents you'll need such as proof of residency, wage slips, bank statements and application forms.
2. Visit a lender (bank or mortgage broker) and find out how much you could borrow. Pre-approval for a home loan can come in very handy.
3. If you're eligible, apply for:
  - KiwiBuild pre-approval at [kiwibuild.govt.nz](http://kiwibuild.govt.nz)
  - First Home Loan through a participating bank. You can find the list of banks at [kaingaora.govt.nz/home-ownership/first-home-loan](http://kaingaora.govt.nz/home-ownership/first-home-loan).
4. Apply for your First Home Grant at [kaingaora.govt.nz](http://kaingaora.govt.nz).
5. Apply for your KiwiSaver withdrawal through your KiwiSaver provider.

See a whole lot of handy tips for **stages 4 and 5** - searching for and buying your new home - on the How to Buy page of our website: [mangeredevelopment.co.nz](http://mangeredevelopment.co.nz)

# 4.

## SEARCHING

How to make your house hunt easier.

# 5.

## PURCHASING

What to think about when making an offer.

### NEED HELP ON YOUR HOMEOWNERSHIP JOURNEY?

Contact us at the Mangere Development Information Centre

09 952 8585

[info@mangeredevelopment.co.nz](mailto:info@mangeredevelopment.co.nz)

12 Waddon Place. Open by appointment during the red and orange traffic light setting.

# A more affordable home you'll be proud to own

Solution Street focuses on building homes that offer value for money. They're priced in a more affordable range, fitted out with everything you need, and they cost you less to run.

Solution Street is underway with 10 new two-bedroom terraced homes on Welby Place, just a short stroll from Moyle Park. The new homes sold quickly off the plan. Priced from \$730,000, they represent good value for money for their new owners. Every aspect was thoughtfully designed, including open-plan living flowing through to fully-fenced and landscaped outdoor areas; modern kitchens equipped with quality appliances; and upstairs, two spacious bedrooms, a family bathroom and ample storage.

Solution Street builds homes to the New Zealand Green Building Council's Homestar standards, making sure every detail of the design and construction is carefully considered, even down to recycling waste construction materials. Their homes are consistently rated 6 Homestar and

***As a homeowner it's good to know that your choice to buy a Solution Street home is making a difference – not only to your cost of living, but also to your health and the environment.***

above, which means that they're kinder to the planet and cost less to run than a similar new home built to the New Zealand Building Code standards.



Managing Director, Gary Gordon says that Solution Street has been creating more affordable homes for 18 years, enabling the dream of homeownership for hundreds of Kiwis.

“Our homes are bought by first home buyers and young families who welcome the opportunity to create a home and lifestyle that’s genuinely their own. They’re also popular with older people looking for low maintenance convenience,” says Gordon.

Solution Street creates homes that people are proud to own, says Gordon. He believes that helps to build stronger communities. “The 10 homes we are building in Welby Place are examples of this commitment, and we are thrilled that Kāinga Ora has created this opportunity.”

Solution Street embraces the role of Iwi in urban development projects. “We have entered into several partnerships with Māori, whether it’s in a kaitiaki capacity or as a joint venture partner,” says Gordon.

If you’d like to see the quality of a Solution Street home, you can arrange to view a two-bedroom show home in Henderson.

To find out more about upcoming Solution Street homes, please visit their website or call the team.

[solutionstreet.co.nz](http://solutionstreet.co.nz)  
0800 SSTREET

MEET THE BUILDERS BEHIND THE NEW HOMES COMING TO MANGERE

# New homes from one of NZ's oldest building companies

Fletcher Living is building 27 homes in Bader Drive, ranging from one to four bedrooms.



Fletcher Living has been building homes for over 110 years. On their journey to becoming one of New Zealand's largest residential builders and developers they've learnt a lot about how Kiwis love to live in their homes. Today they use that knowledge to design and build durable homes to suit every lifestyle, from compact urban apartments to spacious two-level family homes. Each home is completed to a high standard of workmanship and packed full of quality features and modern appliances.

Fletcher Living is working to deliver more affordable, quality built homes to the Mangere Development, with construction well underway in their Bader Drive location.

These homes are close to Auckland airport, a number of schools and early learning options, great transport links and shopping - Mangere Town Centre is only a stone's throw away. You will find plenty of places to enjoy the outdoors in and around the neighbourhood, including Te Pane-o-Mataoho (Mangere Mountain) and Ambury Regional Park.

**All homes feature an open plan living and dining space, and come with:**

- European style kitchen with quality kitchen appliances
- Air conditioning heat pump
- Double glazing
- 6 Homestar rating
- 10 year Master Build guarantee (apartments are subject to Body Corp)

To find out more about Fletcher Living homes please get in touch with our Mangere specialists, Eve Park & Dave Prakash.

**Eve – 027 218 5165**

**Dave – 027 225 6862**

**[mangere@frl.co.nz](mailto:mangere@frl.co.nz)**

**[fletcherliving.co.nz/mangere](https://fletcherliving.co.nz/mangere)**

# A big choice of homes coming from this trusted building company

Mike Greer says the company he heads is very happy to be working in Mangere to build at least 100 new homes.

New Zealand's largest privately owned residential construction company, Mike Greer Homes was first to offer market and KiwiBuild homes in Mangere Development. The company is building one, two and three-bedroom KiwiBuild apartments, and a range of standalone homes with between two and five bedrooms for sale to the wider market. Work began in late 2020, some homes will be completed by the end of this year and more in 2023.

Mike Greer, executive director of Mike Greer Homes, is excited about the opportunity to bring a greater choice of more affordable homes to Mangere.

***Raised in an old, cold house in Greymouth, Mike knows first-hand the value of building high-quality, healthy homes in New Zealand.***

Close to half – 47 out of the 100 homes the company has currently planned – are KiwiBuild homes and all will be built to a 6 Homestar standard, which means they will be easier and cheaper to heat and more environmentally

friendly than a typical new house built to the Building Code.

Mike says he enjoys working with Kāinga Ora in the Mangere Development and the projects underway now will be the first of many over the next 10 years.



“We feel that Mangere is going from strength to strength – and we are excited to be partnering with Kāinga Ora to bring more homes to this community. The existing community in Mangere love where they live and we want only to enhance this.”

To find out more about the homes Mike Greer Homes is building in Mangere, please get in touch.

[mikegreerhomes.co.nz](http://mikegreerhomes.co.nz)  
09 930 6270

# HOMES FOR SALE

Over the next 10-15 years, the Mangere Development's builder partners will be building thousands of new homes in the area - over 10,000 in fact - including more affordable homes. Here's a selection of the homes that are available for sale off the plan. If you'd like to keep your eye on what is coming up, sign up to receive emails from us at [mangeredevelopment.co.nz](http://mangeredevelopment.co.nz) and we'll send you news of new homes as they are released.

TERRACE



Mangere West


2 | 1 | 1

5-13 KAOKAO LANE

**\$839,000**

Fletcher Living  
Love your new home

TERRACE



Mangere West


2 | 1 | 1

5-7 KITEA PLACE

**\$839,000**

Fletcher Living  
Love your new home

TERRACE



Mangere West

2 | 1 | 1

15A & 15B VENTURA ST

**\$839,000**

Fletcher Living  
Love your new home

APARTMENT



Mangere West

1 | 1

20 BADER DR

**\$500,000**

Fletcher Living  
Love your new home

APARTMENT



Mangere West


1 | 1

10 BADER DR

**\$500,000**

mikagreerhomes

TERRACE



Mangere West

2 | 1 | 1

WELBY PLACE

**\$730,000**

solutionstreet



**Love your place**

Mangere Development is one of six suburbs being regenerated by Kāinga Ora.

Significant investment is being poured into each to build on their strengths and prepare them for growth. Together with our partners and local communities, we're building homes and renovating

neighbourhoods - so you can be confident you're buying in a place you'll love. To see all six suburbs, go to [www.loveyourplace.co.nz](http://www.loveyourplace.co.nz)



## Mangere Development

Belong here

*There's a real sense of community in Mangere – that's what makes it a great place to live. As part of the Mangere Development, many of the old state houses are making way for approximately 10,000+ new homes over the next 15 years. More high-quality homes will be available for people who live or work in the area, creating a fresh vibe with upgraded streets and amenities.*

TE PANE O MATAAHO  
MĀNGERE

Favona

Buckland





Mangere West

Mangere Central

PUKAKI

N

### KEY

-  SH1 Southern Motorway
-  SH20 South Western Motorway
-  Town centre
-  Maunga



Sutton Park

Mangere East

Middlemore

Middlemore Crescent

Aorere

CRATER HILL

SH1

S

## INFORMATION CENTRE

### ***Have a question about housing construction nearby?***

Once the houses are under construction you can approach the building company working on the site directly. They will often have their company names on the fencing around the site, or look for the name on the company vehicles. If you need help, please contact Kāinga Ora.

### ***Looking to buy a house?***

Dropping in to chat to the team at the Information Centre is a good way to learn about most aspects of the development. If they can't answer your queries, they will know who to direct you to. For the latest opening hours, please check our website for the current COVID update.

**12 Waddon Place, Mangere.**  
**Open Wednesday - Saturday, 10am - 4pm.**

[info@mangeredevelopment.co.nz](mailto:info@mangeredevelopment.co.nz)  
**09 952 8585**





# Great things are happening in Aorere

Exciting things are happening in the Aorere neighbourhood as it continues to take shape; more housing is going to become available for locals, the infrastructure is being upgraded, new green spaces are opening up and a giant 35-year-old Pōhutukawa tree has been successfully moved into one of them. Covid may be slowing things down a bit, but progress is still being made in this great part of South Auckland, located between Mangere East and Papatoetoe.



Development Manager,  
Luke Hodgkinson from  
Kāinga Ora.

## Housing

The Mangere community is growing, and with it the need for warm, dry, safe homes for local whānau. The change seems disruptive at the moment, but the ultimate results are going to be amazing with more opportunities to rent or buy comfortable, modern houses. There's plenty of land that could be used better, so where

new housing is being built it will be divided three ways - a third state housing, a third more affordable homes (including KiwiBuild and long-term rentals) and a third regular market value homes. This means there will

be something for everyone, no matter where they are on their housing journey. There will also be a mixture of standalone homes, terrace homes, duplex homes and apartments. The new homes will be warm and dry with double glazing, insulation and modern materials and fittings inside and out. This will help to minimise the ill-health that can come with older, draughty, damp housing.

## Infrastructure

There's no point in upgrading housing, without upgrading everything that serves the people in those houses too.

“The local roads are being made safer and the connectivity between streets is being improved. Underground services are also being improved and the capacity increased to service the future growth of the wider area,” says Luke Hodgkinson, Development Manager for Kāinga Ora.



The goal is to improve the amenities in the area so Aorere locals have a community they enjoy spending time in. It will also make Mangere a more attractive area for new families and individuals to move to, and new people means more support for local businesses, new jobs in the area and healthy growth in local schools.

The area is so conveniently located with Papatoetoe's main street, Hunters Plaza shopping centre and both Papatoetoe and Middlemore Train Stations close by, as well as access to Aorere Park, Walter Massey Park and Kohuora Park.

"The majority of the existing services in Aorere have been in poor condition requiring significant improvement," says Luke. "Designing, consenting and constructing

new stormwater lines and wastewater lines has been challenging in this area. The flat topography results in deep drainage, usually near private properties. The locals have been extremely accommodating to the change and unavoidable disruption - our contractor Piritahi has built a great relationship with many of the families living in the area and have even been invited over for food by some of them. Pre-lockdown of course."

## New Park Space

The temporary active connection between Winthrop Way and Mayflower Close in Aorere is now open. One of the most exciting things about this green space is that it contains a 35-year-old eight tonne, six metre Pōhutukawa tree which has been moved 150 metres due to construction and is doing very well in its new home.

"Early in the project design, The Kāinga Ora development team received local community feedback that the existing Mayflower Park was not an enjoyable or safe place to play," says Luke. "It has very little street frontage and was described by a local resident as an empty lot for a house. It was obvious that the local community was looking for a desirable pocket park with good street access so consultation with them on the new design will commence this year."

This space contains a beautiful mural (see page 22) designed by Kingsford Primary.

**The Kāinga Ora pump track has been installed in the space temporarily. The pump track is designed for tamariki on bikes, scooters and skateboards and it's heaps of fun. Grab your whānau and head down to check it out. You could even bring a picnic - there's plenty of room to spread a rug out on the grass.**



A mural brightens the grassed area between Winthrop Way and Mayflower Close which has been turned into a temporary community space. This is also home to the 35-year old Pōhutukawa tree that was transported and replanted in 2020.

# Talented tamariki paint a bright picture

Kingsford Primary School students, guided by local iwi Te Ākitai Waiohū and artist Dr Johnson Witehira, have produced a 70-metre mural celebrating the rich history of the area near their school in Māngere.

The new mural in the temporary community space connecting Winthrop Way and Mayflower Close in Māngere, was unveiled late last year.

Kingsford Primary School teacher Laura McBean says around 20 students from different ages with a passion for art participated in the project, coordinated by Kāinga Ora as part of its Māngere Development. The junior creatives spent three weeks designing the giant work which was then organised by Dr Witehira to tell the story of the area.

***Fierce volcanoes and intricately carved waka feature prominently in the mural, emphasising the area’s geothermal beginnings and its historic significance to Te Ākitai Waiohū as a transport route.***

Laura says participating in the project was positive for the whole school community. “It was a unique opportunity. To be a

student who has a passion for art to be able to walk around in your community and see something that is so big that you helped create is a huge sense of accomplishment. It is something that they will be proud of and remember for a very long time.”

Kāinga Ora Placemaking Advisor for Māngere McKenzie Tuala-Pine says it is great to see the community working together to share kaupapa and stories which will brighten up the temporary space while work to build more warm, dry homes in the area continues.

“The temporary space was created because of community feedback and, in future, it is intended to be a permanent ‘backyard park’ for tamariki (children). It is fantastic to see how the students have stepped up to make it their own,” McKenzie says.

The temporary space is expected to be in place until spring this year, at which time the mural will be returned to Kingsford Primary School. Kāinga Ora will consult with the community about the final design of the permanent park later this year.



# Home | Kai

## It's all about sharing

When Kay Storrie first moved to Mangere there was "nothing but pigs, sheep, cows and paddocks." Luckily she found a group of young mums who shared what little they had and bonded over one of the few treats available to them – a homemade fruit cake.

By Alexia Santamaria

Kay Storrie remembers clearly when the famous fruit cake first appeared. “My husband Iain and I had moved into the Mangere area in 1964 – it was farmland back then – and there was a group of us girls who had babies and young children. We were like a league of nations – a Norwegian girl, some Māori ladies, some English and me – the country bumpkin from Taumarunui. I’m pretty sure it was our Norwegian friend who first made it. We used to meet up, us ladies, and crochet and drink tea and this was a cake you could make from easy-to-get ingredients, so we’d have a slice of that with our tea. I’m not sure I knew back then I’d still be making it 56 years later!”

Back in 1964, Mangere wasn’t the conveniently located area it is now. “It’s great now, so close to the motorway, Manukau, the hospital, but back then there was nothing – pigs, sheep, cows and paddocks. We would walk from where we lived to Foodtown in Great South Road. It took forever, especially when pushing a baby in a pram. Back in those days a car was a huge luxury. We’d all had to scrimp and save just to afford the hundred-pound deposit on our house package. Believe it or not, that was a lot of money back then!”

The fruit cake continued to be served through the ages, and as the recipe got handed around different people would add things and make it their own. “It was all about sharing, we shared everything back then as it was the only way to get by. We really didn’t have much. I remember the huge excitement when we got a phone box in the area. We’d all line up to make calls – I remember a magazine, a kind of catalogue, and you could ring up and order things like mops and groceries and they would deliver them. No one had their own phone or any way to transport items, so this was amazing. These were times of community – we looked after each other’s kids, shared food and resources. I still remember the first of us getting a car – it was like they were royalty. And if we needed things we’d all jump in the car together.”

The cake also became part of school life. “Jean Batten School was a community effort. We collected bottles, fundraised and all pulled together to build this amazing place. I worked there for 13 years, and I still think it’s the best school in the country. The fruit cake would appear for morning tea and at fundraising occasions. Those were some great years.”

And the cake is still going strong in 2022. Kay makes it at least once a month and friends regularly get them as gifts – recently even local labourers working on the new developments. “It’s a fun recipe, and beautifully moist. You can add whatever you fancy – ginger powder, cinnamon, almond essence – even Chinese five spice. As I said, it’s always been about sharing. Back then it was about sharing what we had in the cupboards, but we went on to share so much more in this community over a half century. I really believe that when you share, you can build mountains.”

**Do you have a favourite recipe you'd like to share?**

Drop us an email at [info@mangeredevelopment.co.nz](mailto:info@mangeredevelopment.co.nz)  
or give us a call on **09 952 8585**.

## “Accentuate the Positive” Boiled Fruit Cake

- |   |                     |
|---|---------------------|
| 1 C brown sugar   | 2 eggs              |
| 1 lb mixed fruit  | 1 tbsp golden syrup |
| 1 tsp mixed spice powder                                    | 2 C flour           |
| 5 oz butter   | 1 tsp baking powder |
| 1 C water (or you can use a small tin of crushed pineapple) |                     |

1. Boil brown sugar, mixed fruit, spice powder, butter and water together for 10 mins then put aside to cool.
2. Beat the eggs, add the golden syrup, then sifted flour and baking powder.
3. Mix everything together with the boiled fruit mixture and bake at 180 degrees celsius (350 degrees fahrenheit) for 1.5 hours.
4. Cool before icing. Great with butter when cold.





MEET VERA WIPANI

# Just Ask Vera

Vera Wipani (Ngati Kahu, Ngati Paoa) is originally from Taipa in the Far North, but as a young girl she would come and spend school holidays with her grandmother who lived in Viscount Street in Mangere. "It was 'town' to us but was so much smaller then," she recalls. "We'd walk down the road to the pools and play in the parks and town centre. A lot of our extended whānau (family) lived here – and still do."

Vera has come full circle and now works at the Mangere Development Information Centre, keeping people informed on the development and assisting with their homeownership journey. She has a big grin when she says, "I absolutely love my job. It's all about the people and we do get some amazing success stories."

"Over lockdown I got a message from a young woman in the area who we had been working with, telling us she'd been successful in buying a KiwiBuild apartment. It was awesome – the first time for me that I'd worked with someone all the way through the process, from first meeting at the info centre, to connecting with the build partner and helping with sorting out her funds. She's so happy!"

"And you know, some people here might be the first in their family to own their

***"Many don't realise they have enough funds to get a loan but when they come and talk to us, we can help them figure all that out."***

own home. A lot of people think it's out of their reach because of that. It can be hard for sure, but I just say, 'Keep going and you'll get there'. Many don't realise they have enough funds to get a loan but

when they come and talk to us, we can help them figure all that out. You might find you

have more options than you thought."

"Mangere holds so many great memories for me. My big sister still lives here – she climbs our beautiful maunga most mornings. And my kids think the Mangere Markets have the best dumplings!"

The Mangere community today is vibrant with multiculturalism, she says. "You're thrust into so many different cultures and ways of doing things, but you learn a lot about people, which I think is fantastic. And it's the gateway to the city, with the international airport in our backyard."

"I would encourage more people to come and have a chat with us. There are more homes coming in the Aorere and Mangere West neighbourhoods later this year and over the next 15 years we'll be adding around 10,000 more. So many more people will have the opportunity – and time, if necessary – to get everything sorted so that you too can have your own home in this beautiful place."

**Mangere Development  
Information Centre  
Open Wednesday to  
Saturday 10am to 4pm**

**12 Waddon Place, Mangere  
info@mangeredevelopment.co.nz  
09 952 8585**



# Signed, sealed and soon-to-be delivered

Buying your first home is not easy, but one first-time Mangere homeowner was able to make it work with the help of her KiwiSaver, the First Home Grant and joining forces with a friend to buy.

Candice Ama is the proud new owner of a two-bedroom, ground-floor KiwiBuild apartment in Mangere Development's Bader McKenzie complex. All the paperwork was finalised over lockdown – after five hard years of saving to get her deposit together, it was the best news she could get. “It’s an awesome feeling,” she says. “It has been a really long process but it’s so great to know that my money is going into my own home now.”

Like most of the new homeowners in the Mangere Development, Candice bought off the plans before her home was complete. Kāinga Ora works with reputable build partners like Mike Greer Homes to give buyers confidence to purchase this way.

Candice began the process by going to have a chat with Vera Wipani at the Mangere Development Info Centre. After an initial



Candice Ama visits her new home while it is under construction.

chat, Vera told her she was in a good place financially and there were homes available; she got Mike Greer Homes on the phone for an introduction and later that day, Candice found herself being shown around the Bader McKenzie complex. She was excited after checking it out, but wasn't sure she could make it work.

“I’d spoken to so many other people about houses,” says Candice, “but it seemed they were often in a rush and I felt like just another annoying person who wanted a house. This is my first home and I had so many questions. The process had ended in disappointment a few times so I didn’t



*“This is my future – it’s awesome to have a foot on the ladder in the Auckland housing market. And this is just the beginning!”*

want to get my hopes up. But Vera was so warm and understanding – all those fears disappeared and I started to believe it could work.”

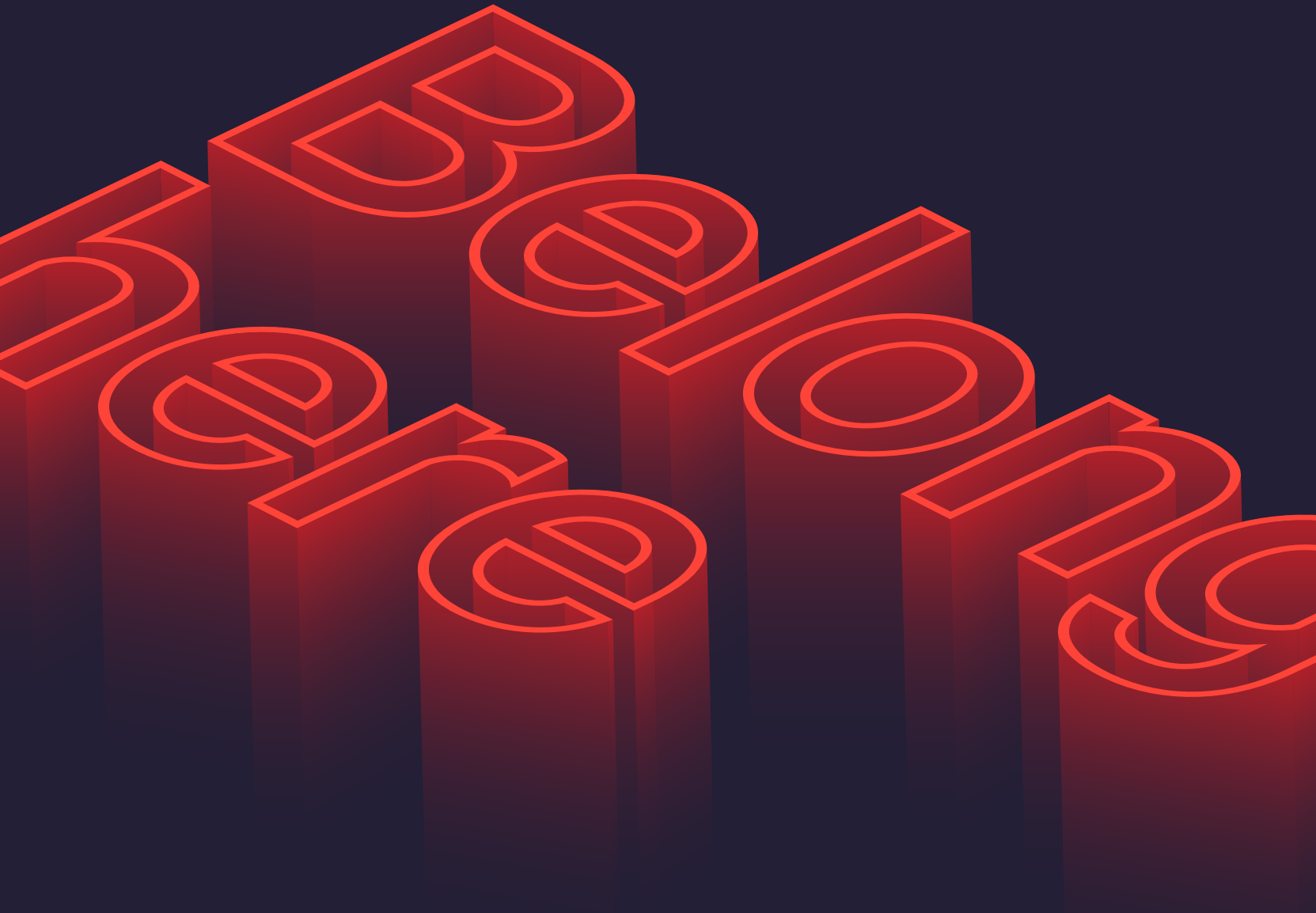
There were still some hurdles for Candice. Although she had her KiwiSaver, some extra savings, and the First Home Grant that Vera had helped her to apply for, the bank wasn’t keen to give her a mortgage on her own based on her current earnings. Candice got around that by asking a friend to share ownership with her.

“My friend hadn’t been saving for her own home like me, but she was earning a bit more, so the bank was happy. This is not our dream home, we would love a bigger house with a

big backyard but this is a start, you know? It’s modern and brand-new, it’s in a great location and we’ve learned heaps about the process, so maybe we can sell this at some point and get something bigger. It’s pretty exciting.”

Candice has had some delays due to lockdowns. Kāinga Ora builder partners were not able to work for several weeks, delaying Candice’s move-in date until April 2022. But that worked out fine, she says. “It gave me more time to save for furniture.”

“This is my future – it’s awesome to have a foot on the ladder in the Auckland housing market. And this is just the beginning!”



# HOME BASE

Your Mangere Development magazine

**ISSUE 3 | AUTUMN 2022**  
[mangeredevelopment.co.nz](http://mangeredevelopment.co.nz)

The proposed Mangere Development as depicted in this publication is indicative only and is intended to give an idea of what the final Mangere Development might be like. Some parts of the development are still at an early planning stage and the final development therefore may differ materially from that shown in this publication. Some applicable regulatory consents and approvals are yet to be obtained. Nothing contained in this publication should be taken as a representation that the Mangere Development will proceed as depicted or described or that any or all of the facilities depicted or described herein will be provided within any time frame expressed or implied. Some of the photographs and artwork in this publication are included for artistic purposes only and may not be accurate representations or reproductions of actual places or facilities at or in the vicinity of the proposed Mangere Development.

