

HOME BASE

Your Mangere Development magazine



MAUNGA LOVE
WHAT'S THE STORY OF
OUR MOUNTAIN?

THE MANGERE DEVELOPMENT
START PLANNING TO OWN YOUR
HOME NOW

HOME | KAI
MAKE YOUR OWN
PUMPKIN POKE

ISSUE 1 | WINTER 2020
mangeredevelopment.co.nz



Mangere Development



Belong here

Kia ora and welcome to Home Base, a magazine for the people of Mangere and surrounding areas. We called this magazine 'Home Base' because we wanted to represent what it's like to live in Mangere – it's a place where locals can, and have, put down strong roots.

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. We are in this together. 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 more affordable market homes available to buy. Take a look at page 15 to find out more about how you can plan to buy your own home.

*To keep up to date with the changes, grab this magazine and visit our website at **mangeredevelopment.co.nz** call us on **09 952 8585** or visit our **Information Centre at 12 Waddon Place, Mangere.***

Ngā manaakitanga,

The Mangere Development team



Mangere Development
Belong here



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TEZ, PHOTOGRAPHER

Born in England, Tez Mercer started his photography career shooting wrestling matches. The thing he likes most about Auckland is Aucklanders.



KATHY, WRITER

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.



WILL, ILLUSTRATOR

Practitioner of art and music, Will Saunders illustrated for iconic 90s rag, Tearaway magazine. He lives in Auckland and he likes it that way.



Maunga love

Kathy Hunter

They watch over us as we go about our lives in Tāmaki Makaurau. Wherever we are in the region, we're near at least one – sometimes, driving across the city, we might pass as many as four or five.

We're talking about our city's maunga, and Mangere has one of the best. It's Te Pane o Mataaoho, or Mangere Mountain. In Te Ao Māori, Mataaoho was the atua of volcanoes and earthquakes in this area, and te pane means 'the head' (Te Reo to English translations are available on page 5).

In fact, the Northern Manukau volcanic field of Auckland is collectively known as 'Ngā Tapuwae o Mataaoho' – the sacred footprints of Mataaoho.

Te Pane o Mataaoho is one of the best-preserved Māori pā sites in New Zealand.

**Blood was
shed here
from tā moko,
so it is a very
tapu place**

Many signs of ancient life can be seen – rock walls and gardens, trenches and terraces, middens and earth ovens, and nearly 80 rua.

The maunga was part of a busy network of pā on extinct volcanoes across Tāmaki Makaurau – the biggest network in Polynesia. But only Te Pane o Mataaoho

has what geologists call a 'tholoid'. This cooled lava dome in the middle of the huge volcanic crater has obvious mauri. It's awe-inspiring to walk over the rim of the ancient volcano and see it.

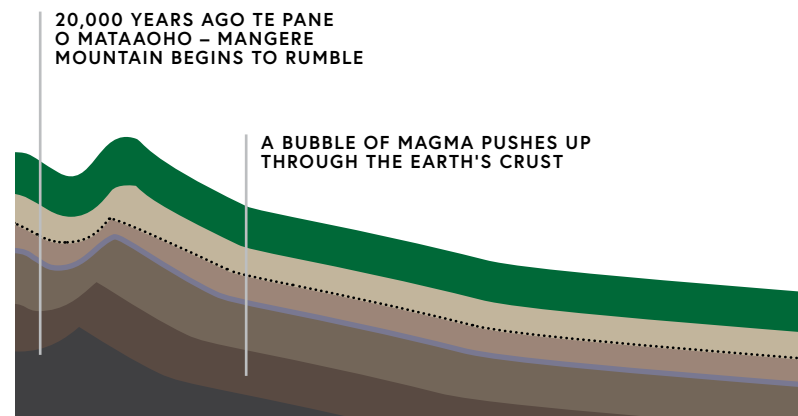
The way we lived

For Māori living around 700 years ago, Te Pane o Mataaoho was a gift – rich volcanic soil, forests full of birds, and both the Manukau and Waitematā harbours were stuffed with kai moana. The tangata whenua wanted for nothing and the maunga was home to several thousand people.

The maunga was where the tōhunga would perform ceremonial tattooing and consult on matters both medical and spiritual. Although a walking track now crosses over the tholoid, blood was shed here from tā moko, so it is a very tapu place.

Daily life on Te Pane o Mataaoho varied with the season. In spring and summer, gardening, hunting and storing was a priority. In autumn and winter there was more time for friends and whānau – food had been harvested and stored and the people could be more social, singing waiata, practising haka, poi and taonga pūoro or playing sports and games.

Geological timeline of our maunga



Times change

In the 1820s, Pākehā arrived. There were problems over ownership of the land. The Kingitanga movement began, with strong local input; some Iwi reasoned that uniting tribes under a Māori king would give them more power in dealing with colonists.

But Governor Grey decided the Kingitanga movement was a challenge to the Queen's sovereignty. On July 9, 1863 he issued a decree: all Māori living in the area between Auckland and Waikato must swear allegiance to the Crown, or be evicted. Faced with this decision, nearly all of the tangata whenua were forced to flee. Most of the area was taken over by colonists and those returning in later years saw major changes to their homeland.

Brave new era

The tūpuna maunga of Tāmaki Makaurau are entering a new era.

“The maunga are not simply parks, but are some of our oldest and most important cultural and archaeological landmarks”

In 2014, as part of a historic Treaty of Waitangi settlement, 14 maunga were returned to the 13 Iwi and hapū of Auckland. Since then the maunga have been under the protection of the new Tūpuna Maunga Authority (TMA).

Te Pane o Mataaoho is still owned by the Crown, but the TMA is now managing it, along with the rest of Auckland's maunga.

In 2016, the TMA adopted a plan to restore, enhance and protect them forever. These include managing pests and returning native animals. Vehicle access to the sacred tihi has already been restricted on most maunga, and eventually there'll be new trails, boardwalks and informative signage.



For archaeologists, Te Pane o Mataaoho is one of the best-preserved Māori pā sites in New Zealand.

THE MAGMA MEETS
GROUNDWATER AND
EXPLOSIONS BEGIN

FOUNTAINS OF FIRE
AND LAVA BOMBS
BURST INTO THE AIR

COOLING MAGMA FORMS A PLUG AND A LAVA DOME GROWS AROUND IT.
THE LAVA DOME (OR THOLOID) IN THE LARGEST CRATER OF TE PANE O
MATAAHO IS A VERY RARE FEATURE



ASH AND LAVA FROM THE ERUPTION
CREATES CAVES AND TUNNELS. THE EARTH
BECOMES RICH AND FERTILE

“The maunga are not simply parks, but are some of our oldest and most important cultural and archaeological landmarks,” says Paul Majurey, chair of the Tūpuna Maunga Authority. “And with this learning and understanding comes support for efforts to protect and restore them.”

On Mangere Mountain, around 150 exotic trees are being replaced by 13,000 natives. Over 600 native shrubs will also be planted to make a habitat for native ornate and copper skinks.

The tihi loop track will be widened, with steps added and rest areas to take in the views. There’s a special new playground to come too.

Te Pane o Mataaoho and the other maunga of Tāmaki Makaurau are part of our human history – births and deaths happened here, love and laughter, battles and storytelling. Aucklanders are beginning to understand that the maunga have enormous mana and mauri. We’re lucky to live among them.

www.maunga.nz

Te Reo - English

Atua	god
Haka	a vigorous dance with actions and words
Hapū	sub-tribes
Iwi	tribes
Kai moana	seafood
Mana whenua	authority over land or territory
Maunga	mountain
Mauri	life force
Pā	fortified village
Pākehā	European/foreigner
Poi	a lightweight ball on a string
Rua	kumara storage pits
Tāmaki Makaurau	Auckland
Tangata whenua	people of the land
Taonga pūoro	musical instrument
Tā moko	traditional Māori tattoo
Tapu	sacred
Te Ao Māori	the Māori world/worldview
Tihi	summit
Tōhunga	expert/priest
Tūpuna maunga	ancestral mountains
Waiata	song/to sing

The Mangere Development a great place to live

The Mangere Development is bringing 10,000+ new homes to the area. With new homes come new opportunities.

Building dry, healthy homes is the aim of the Mangere Development, but the overall goal is to create great places to live. It's a long-term plan that will happen over approximately 15 years.

The scale of the programme is big, and the aim is to bring the cost of developing down so that Aucklanders can have more choice and more affordable housing.

Mangere won't change as quickly as some parts of Auckland, but it will look and feel different from today. Our homes and communities have become more important than ever since the impact of COVID-19. For the Kāinga Ora – Homes and Communities development in Mangere, that means adding to the area in a way that improves it for the people who live here and for future generations.

Warm, dry homes needed

The last big wave of state housing development in New Zealand was during the 1950s and 60s. The homes are now 50-60 years old

and many are past their best, and less able to provide a healthy place to live.

Over the past 10 years a decision was made to replace a large percentage of the ageing Kāinga Ora State Homes (previously Housing New Zealand) with warm, dry modern homes and increase the number of state homes available.

At the same time bold steps were made toward alleviating Auckland's housing shortage by building homes to sell on the open market. The initiative is called The Auckland Housing Programme (AHP) and the Kāinga Ora Urban Development team (previously HLC) is in charge of overseeing these projects, including the Mangere Development.

This has all been made possible by the changes to Auckland's Unitary Plan, which has had wide consultation.

A place to build

Nobody wants to see our treasured bush and coastal areas turned into suburbs, but building at the edges of the city creates urban sprawl – and Auckland is sprawling enough.



*10,000 new
warm, dry homes
will replace
around 3,000
old state homes*



It made sense to build where there is existing infrastructure (drains, public transport, parks), keeping land around the outskirts of our city for industry and growing food. That's why development programmes are underway in Auckland suburbs like Mt Roskill, Tāmaki and now Mangere.



15 NEW STATE HOMES ON VENTURA STREET, MANGERE, WERE COMPLETED IN NOVEMBER 2019

The development process

In every neighbourhood land is being retained for state housing and some sold to builders for market housing. Homes will range in size from one bedroom to five, matching different households' needs.

Auckland's population is growing and the challenge is finding land to build on.

The development process begins with the Kāinga Ora Urban Development team talking with the community, including mana whenua, schools, business owners and the local board. The Tenancy Liaison team then notifies tenants and begins the process of rehousing them.

Once the old homes are empty, they are removed, the land is remediated, the streets and infrastructure upgraded where required and new homes built. Tenants living in state houses who are relocated during the building process have the choice to return to the same area (*read more about it on page 24*).

Sustainable housing

All the new homes will be built at a level of 6 Homestar, well above the building code. In Auckland, the building code only requires a minimum of 4 Homestar. A higher Homestar rating ensures greater energy and water efficiency. The building code has been strengthened since the leaky building crisis and now does a good job of ensuring new homes will not leak and are structurally sound.

Planning for a better life

Good urban design has a positive effect on people's lives. The Kāinga Ora Urban Development team carefully plans the Mangere Development: where the new houses will go, how the homes relate to the landscape and the way the houses, streets, infrastructure and amenity function together as a whole.

All the new homes will be built at a level of 6 Homestar, well above the building code. A higher Homestar rating ensures greater energy and water efficiency, which makes your home more comfortable, easier to heat and cheaper to run, as well as environmentally sustainable.

As the AHP progresses, the density of the neighbourhoods where development is occurring will grow. More density in our cities is required to support our housing needs, but it's positive too. More people brings more vibrant neighbourhoods, more hospitality and more retail.





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 10,000+ new homes approximately 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.



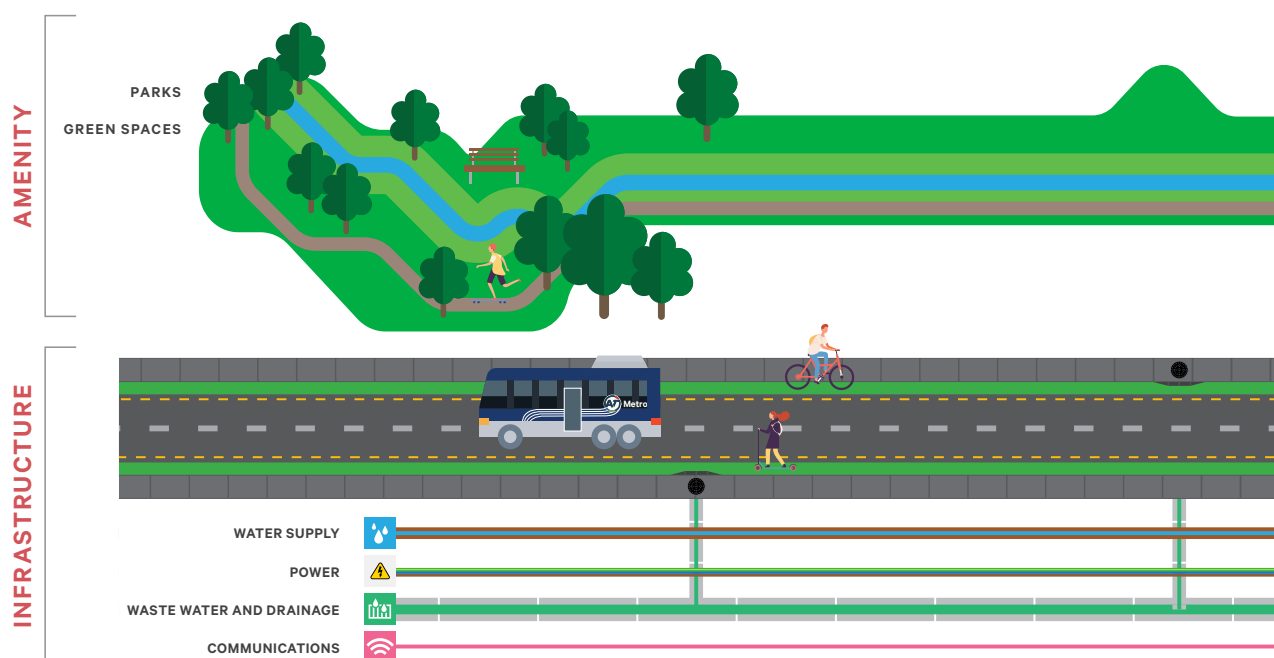


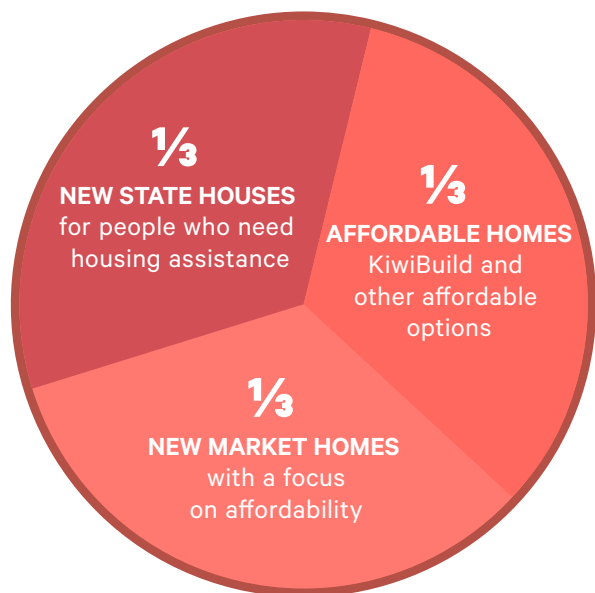
WHAT

NEW HOMES FOR MANGERE



NEW AND UPGRADED AMENITY AND INFRASTRUCTURE





Standalone

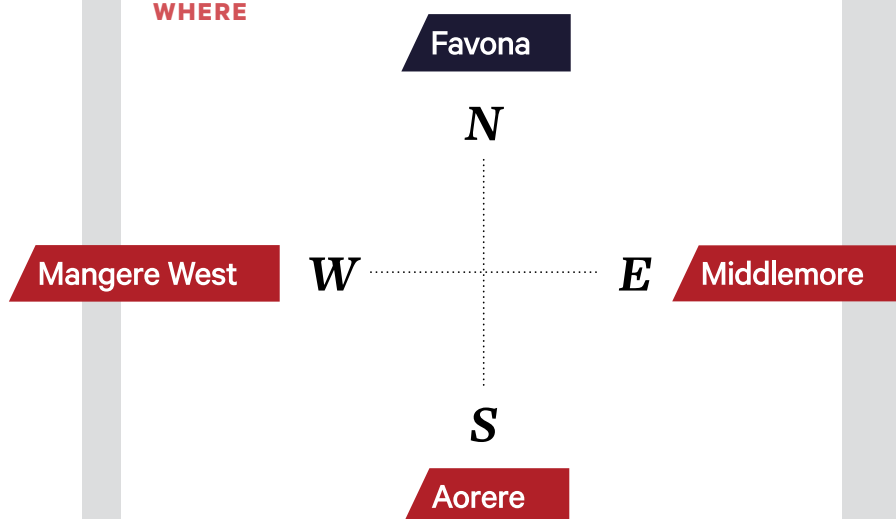
GOING UP

- + Housing choice
- + Affordability
- + Safe, pleasant green space
- + Public transport links
- + Neighbourhood walkability
- + Number of healthy homes
 - + State houses
 - + Local jobs

WHEN

10,000+
NEW HOMES
APPROX. OVER
THE NEXT
15 YEARS

WHERE



WHO

The Kāinga Ora Urban Development team is behind the development of Hobsonville Point.

Get the info here

Keen to know more?
The Mangere Development Information Centre is set up to answer your questions and help get people excited about the future of homes in Mangere.



The info centre is open from **Wednesday to Saturday, 10am – 4pm**, or call **(09) 952 8585**.

It's where you can find out more about the Kāinga Ora Mangere housing development. There's always a staff member to chat with (and some of the team speak different languages), or just walk around and check out the displays. If you're thinking that buying a home could be for you but you're not sure of the next steps, visit our Info Centre.

A free venue for our community to use

**Tui Lounge,
12 Wadden Place, Mangere**

There's a neat new space available to hire for meetings and events – once COVID-19 Alert Levels decrease of course!

Tui Lounge is an alcohol-free venue with one main room, plus another room that suits smaller meetings. The light and bright space is ideal for groups of less than 50 people – **and it's free for community groups to use!** If you're a commercial group, there's a small hourly fee.

You'll find Tui Lounge through the doors of the Mangere Information Centre.

If you'd like to book Tui Lounge, visit the Mangere Development Information Centre, Wednesday – Saturday, 10am to 4pm, call us on (09) 952 8585, or send us an email at info@mangeredevelopment.co.nz



The health and wellbeing of our community is our priority. The nationwide response to COVID-19 Alert Levels may require us to implement social distancing measures. Please call us if you would like to plan your visit in advance.

A chance to own your own home

Did you know Kāinga Ora's homeownership products could help you buy a home in the Mangere Development? Read on to find out how.

KiwiSaver first home withdrawal

Are you a KiwiSaver member? If you've belonged to KiwiSaver for three or more years, you may be able to withdraw some or all of your KiwiSaver savings to put towards purchasing your first home. \$1,000 must remain in your KiwiSaver account. Talk to your KiwiSaver scheme provider to find out more or check the KiwiSaver website. If you haven't accessed your KiwiSaver before and are in the same financial position as a first home buyer, you may still be eligible to access your KiwiSaver as a second chancer. Visit ird.govt.nz/KiwiSaver

Buying with KiwiBuild

KiwiBuild is a government initiative designed to increase the supply of more affordable housing options for New Zealanders. This gives more people the opportunity to buy their own home. You can check your eligibility, learn about the buying process, view upcoming and available KiwiBuild homes, and subscribe for the latest updates. If you are eligible to buy a KiwiBuild home, you may also be able to apply for a Kāinga Ora First Home financial product. Visit kiwibuild.govt.nz

First Home Loan

First Home Loans are 5% deposit loans issued by selected banks and other lenders, and underwritten by Kāinga Ora. Eligibility and lending criteria apply, so you'll need to discuss your individual circumstances with a participating lender to find out if you qualify. Visit the First Home Loan page of the Kāinga Ora website for a list of lenders

KaingaOra.govt.nz/Home-Ownership/First-Home-Loan

First Home Grant

First-time home buyers or previous home owners who have been making regular KiwiSaver contributions for at least three years, could be eligible for a First Home Grant of up to \$10,000. You apply for the grant through Kāinga Ora. You can even get pre-approval (or approval) directly on the Kāinga Ora website. Check out the First Home Grant pages of the Kāinga Ora website to find out more. Visit KaingaOra.govt.nz/Home-Ownership/First-Home-Grant



You could be eligible for a grant or a low deposit loan to buy your first home!

Find out more about the products available to get you into your first home

KiwiSaver first home withdrawal

What is it?

A government scheme whereby you can withdraw all of your KiwiSaver savings (except \$1,000) to put **towards buying your first home**.

Basic eligibility

- ✓ You must have been a KiwiSaver member for three or more years
- ✓ You must intend to live in the property
- ✓ You have not previously withdrawn your KiwiSaver funds to buy a home

Website

ird.govt.nz/KiwiSaver



Buying with KiwiBuild

What is it?

A government initiative designed to **increase the supply of more affordable housing** options for New Zealanders.

Basic eligibility

- ✓ You must be over 18
- ✓ You must be a New Zealand Citizen, Permanent Resident or a Resident Visa holder who is 'ordinarily resident in New Zealand'
- ✓ You must not currently own a home in New Zealand or overseas

Salary eligibility

Your income for the previous 12 months must be:

- \$ 120,000 or less before tax for a **single buyer**
- \$ 180,000 or less combined before tax for **two or more buyers**

You must commit to living in your KiwiBuild home for one year if it's a studio or one bedroom home, or at least three years for a home with two bedrooms or more.

House price caps Auckland

Studio or one bedroom	Two bedrooms	Three bedrooms
\$500,000	\$600,000	\$650,000

Website

KiwiBuild.govt.nz

If you're already a KiwiSaver, you could be eligible for a First Home Grant!

First Home Grant

What is it?

A government grant for eligible KiwiSaver members.

If you buy an **existing home**, you can get **\$1,000 for each of the three (or more) years** you've paid into your KiwiSaver. The most you can get is \$5,000 for five or more years.

If you buy a **new home or land to build on**, you can get **\$2,000 for each of the three (or more) years** you've paid into your KiwiSaver. The most you can get is \$10,000 for five or more years.

Basic eligibility

- ✓ You must not own any property
- ✓ You must have been contributing at least the minimum amount to KiwiSaver (or complying fund or exempt employer scheme) for three years or more
- ✓ You must purchase a property that is within the regional house price caps
- ✓ You must agree to live in your new house for at least six months
- ✓ You must provide evidence that you have a deposit of at least 5% of the purchase price of the house you want to buy or build

Salary eligibility

- 💰 **85,000 or less** before tax for a **single buyer**
- 💰 **130,000 or less** before tax for **two or more buyers**

House price caps Auckland



Existing property
\$600,000



New property
\$650,000

Website

KaingaOra.govt.nz/Home-Ownership/First-Home-Grant

First Home Loan

What is it?

A special loan underwritten by Kāinga Ora which requires just a 5% deposit for a home instead of the usual 20% deposit.

Basic eligibility

- ✓ The house you want to buy is within the house price caps for the region
- ✓ You must be buying the home to live in
- ✓ You must not own any other property
- ✓ You must be over 18
- ✓ You must be a New Zealand citizen or a resident visa holder who is ordinarily resident in New Zealand

Salary eligibility

- 💰 **85,000 or less** before tax for a **single buyer**
- 💰 **130,000 or less** before tax for **two or more buyers**

House price caps Auckland



Existing property
\$600,000



New property
\$650,000

Website

KaingaOra.govt.nz/Home-Ownership/First-Home-Loan





Meet John Kumitau

John Kumitau's business card says 'Community Connector' and that's the perfect description of his job. A Mangere local for over 20 years, John is passionate about the welfare and happiness of the people in a community he holds close to his heart.

Born in Niue, John came to New Zealand in 1981. He worked for 23 years as a probation officer with what is now the Department of Corrections. Then he spent eight years as a council community safety and community development adviser in South Auckland – until his current role as Community Connector for Mangere Development.

“I want to teach people that they can buy a house and put down roots their family and future generations.”

A father of five and grandfather of 10, John is 100 per cent a family and community man. He initiates and leads a number of projects including the Community Safety Gardens, Pacific Safety Wardens, Cadetships for Mangere Secondary Schools, HOPE Trust and a project that recycles materials from demolished houses.

Just ask John

He loves his job with the Mangere Development Information Centre because it has given him the opportunity to help so many different groups.

“We have been able to use windows and doors from houses that have been demolished to help families who need

them in Mangere,” he says. “We’ve even been able to send some of the materials to a number of Pacific Island nations to help rebuild after cyclones.

“Perhaps the part I enjoy the most is helping people realise that home ownership is possible for them. I feel really passionately about the fact that increasing rents keep pushing people from our community out of the suburbs they’ve lived in all their lives. It has been happening since the time when we lived in groups in Mission Bay, then it was Parnell, Ponsonby, Grey Lynn and so on.

“I want to teach people that they can buy a house and put down roots for their family and future generations. Kāinga Ora has all kinds of ways to help people and I love it when people come in looking for long-term rentals and leave realising that – with the assistance available – they can actually buy a house!

“In Niuean we say *‘Ka fia fano mafiti, fano tokotaha. Ka fia fano mamao, o auloa’*. It means *‘If you want to go fast, go alone. If you want to go far, go together.’* I think those are some of the truest words ever spoken.

“With a community approach we can create ‘Mangere for Mangere’ and help people live the lives they want, and deserve.”



Ina's Pumpkin Poke

2 cups pumpkin
1 cup tapioca flour or arrowroot
1 cup milk
2 cups coconut cream

1. *Preheat oven to 150°C*
2. *Peel pumpkin and cut into cubes*
3. *Cover with water, and boil. Mash when soft*
4. *In a bowl, mix tapioca flour and milk. Add to soft pumpkin. Stir till smooth*
5. *Spread mixture in an oiled roasting dish. Bake at 150°C for two hours until set*
6. *When the cooked pumpkin mixture comes out of the oven, cut into cubes and place in individual bowls. Heat coconut cream to boiling and pour over top of each bowl.*



Home | Kai

Food for comfort – with Ina Joseph Aria

Whether it's homemade or bought from a local food-spot, one of the best things about Mangere is our food. And one of the best tastes in Mangere is delicious, satisfying 'poke'. We talked to the lovely Ina Joseph Aria about the beloved Cook Island dish.

People's eyes light up when they see Ina's banana and pumpkin poke. It's definitely a nostalgic favourite. Maybe it's because poke isn't something you make every day. It's not a whip-it-up in 10 minutes process – especially if you use pumpkin, which is harder to peel and dice than banana.

"I remember making it with Mum when we were younger," says Ina. "There were eight of us girls and if there was a special occasion like a big dinner or a wedding, we would all help make the poke. Us Cook Islanders just love it and I guess it really reminds us of home, even when we live far away."



Ever made poke?

Poke is basically over-ripe fruit, or pumpkin, mixed with tapioca flour, baked in the oven, then served with coconut cream. It's comfort food at its very best. Traditionally it was baked in an underground oven. When

made with fruit it's like a thick, creamy pudding, but poke can also be a tasty side dish for a main meal such as goat or pork, especially when made with pumpkin.

Even though Ina, a Mangere local, has been in New Zealand since 1979, she holds strong to the culture she grew up with in the islands. She even designs her own clothes, based on Cook Island patterns. Ina has made a new life here, but that hasn't meant leaving her culture and traditions behind – try Ina's poke recipe to take your taste buds on a delicious trip to the Cook Islands.

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

Pop into our info centre or email us at info@mangeredevelopment.co.nz



Helping people grow – Aunty Yvonne works in community gardens in Mangere



LOCAL HERO

A treasure gardener

Yvonne Thomas or 'Aunty Yvonne', has been helping people and plants in Mangere grow – all it takes is a bit of time.

“Dad was in the Order of St John, so everything he did was about helping others. He was also a keen gardener who always gave any excess produce we had to anyone and everyone,” says Yvonne. “I grew up on a farm in Okaihau but I’ve lived here in Mangere since 1973.”

When Yvonne retired in 2011, there was no chance she was just going to sit at home. She got involved in the Auckland Teaching Gardens Trust after a perfectly timed phone call from a friend who had seen the job advertised. As someone who has spent her whole life growing vegetables in

her garden at home, helping establish teaching gardens in South Auckland was the right job for Yvonne.

“There are seven gardens all over South Auckland, but I spent most of my time here”

“It’s been over 10 years now and while we had a rocky start, it’s turned into something really amazing, mainly thanks to the support of the amazing Graeme Hansen.

“There are seven gardens all over South Auckland,

but I spent most of my time here,” she says of the sprawling three-acre Mangere plot, bursting with lush vegetables, fruit trees and chickens strutting around like they own the show.

The impact of the project has been obvious over the years. Individuals or families have a plot for six months and Yvonne, and other mentors, helped them to learn to grow what they want. Then they can take that knowledge home to start their own garden, if space permits.

Give it time

Yvonne has worked with groups from the Department of Corrections. She knows that many of the people have made some questionable life choices, but she worked with them like anyone else. “If we give them the time, we can give them some pride and mana back. We saw huge changes in their confidence. There’s nothing better than having a huge guy with tats turn around and say ‘man, I love you.’” Plus, now she’s in her seventies, it’s great to have some strong arms to help with the heavy work in the garden.

Over the years Yvonne has participated in the Kids at Risk ‘take a kid fishing’ scheme at Mangere Bridge Boating Club. “They had so much fun when we used to take them out and teach them a new skill, away from the drama at home.” She also provided respite care for the past decade, helping a local lady in her late seventies who has a 54-year-old Down syndrome daughter. “It’s nice to give parents a break. Poor Suzie has many medical problems and this has taught me how lucky I am to be as well as I am. Sometimes time given is more precious than gold.”

Aunty Yvonne is a true Mangere treasure and her contribution to the community will grow, blossom, and fruit in backyards all over the suburb for years to come.

Do you know a local hero?

Pop into our info centre or email us at info@mangeredevelopment.co.nz



Our tenants have the choice to return

As part of the development process, Kāinga Ora requires tenants living in state homes to relocate while we work to replace existing state housing stock with new warm, dry, healthy homes.

Relocating can be disruptive and a common concern for our tenants is the prospect of moving to a new neighbourhood, away from their community, their schools and their work.

At the heart of everything we do are the people living in Mangere. That's why Kāinga Ora has a 'Choice to Return' policy for our state home tenants. This means that if a tenant is relocated as part of our development work and would like to be rehoused in their current community, Kāinga Ora will try to make this happen.

Any tenancy relocations or changes will always be in accordance with current Residential Tenancy Act law and regulations.

What other factors does Kāinga Ora consider when rehousing tenants?

Kāinga Ora works closely with state home tenants to find a home suited to their needs and abilities. This includes taking into consideration mobility issues, proximity to local and tertiary education facilities, and access to jobs and medical services.

What if Kāinga Ora can't find a suitable home in the tenant's community of choice?

If we cannot find a suitable home within the community straight

away, Kāinga Ora relocates tenants into a temporary home while we continue our search. Tenants will receive progress updates from Kāinga Ora every six months until we find them a permanent home suited to their needs.

Do tenants get to accept or decline a property?

As with any rehousing initiative, tenants are given the chance to view and accept a property before committing to a permanent residency.

Who does the policy apply to?

The Choice to Return is open to all tenants rehoused due to redevelopment of their home.

Got questions?

If you are a Kāinga Ora tenant and you have questions relating to the development, please contact your Tenancy Liaison Officer. For general questions regarding your tenancy, contact Kāinga Ora customer service on **0800 801 601**.

Who you gonna call?

A hefty project like the Mangere Development is a team effort. There are central and local government organisations involved as well as private companies. If you'd like to talk to someone about a particular aspect of the development, take a look at these contacts below.



KĀINGA ORA STATE HOME TENANTS

Do you have a tenancy-related enquiry?

Kāinga Ora has a Tenancy Liaison team that looks after tenants who are being rehoused because of the development. They are in touch with tenants early and help them through the process until they are settled into their replacement homes. This includes paying all reasonable costs associated with the shift.

Kāinga Ora
0800 801 601



GROUNDWORKS

Do you have an enquiry about the civil works?

Before the house builders move in you'll be able to direct any questions or issues to Piritahi, our civil works partners. They prepare the land for the builders so are responsible for the removal of old state homes. They also build or upgrade streets and infrastructure.

Piritahi
0508 PIRITAHĪ | info@piritahi.nz



INFORMATION CENTRE

Have a question about housing construction nearby?

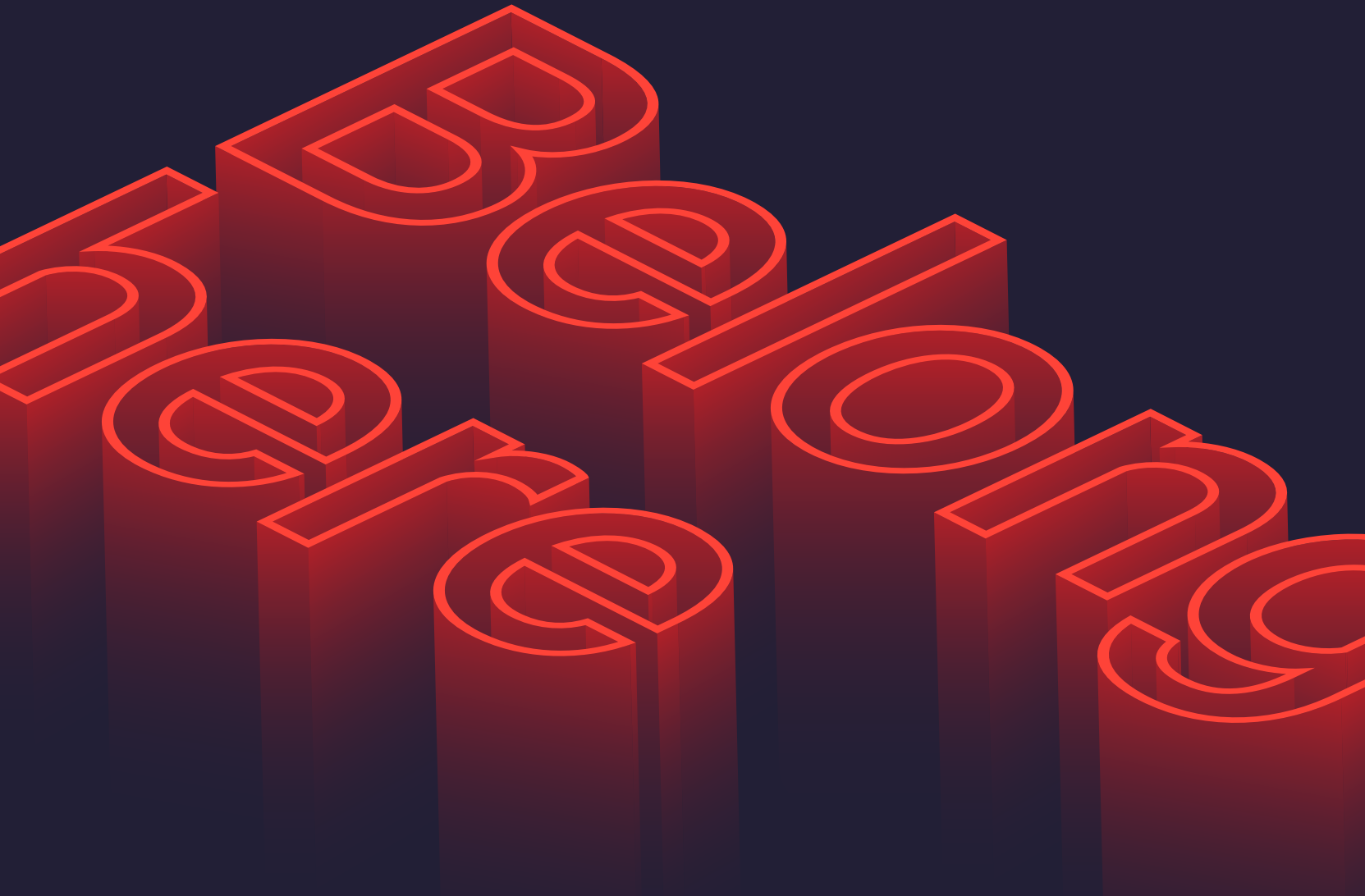
Once the houses are under construction you can approach the building company working on the site directly. They will often have their company names on the fencing around the site, or look for the name on the company vehicles. If you need help, please contact Kāinga Ora.

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.

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

info@mangeredevelopment.co.nz
09 952 8585



HOME BASE

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