

Specifically Pasifika: help us design homes that meet your needs

What does a house need to make it feel like home? It seems like a simple question, but is one with an endless number of answers.

It could depend on where you are from, your family, your culture, values, beliefs and community, or simply the things that personally bring you comfort. The list goes on.

For these reasons and more, Kāinga Ora wants to hear from you.

In July, we met with members of the Mangere community to hear your thoughts on a special project: how can we design and build homes for sale that best meet the needs of our Pasifika communities?

We heard from many of you, then we took those ideas and turned them into three concepts we want to share with you to see what you think of the work done so far.



Hui at Makaurau Marae

Here's where you'll find us:

Wednesday 26th October Talanoa Mangere East Rugby League Club 6 - 8pm	Thursday 27th October Drop in session Mangere Development Info Centre Midday - 2pm	Friday 28th October Drop in session Mangere Development Info Centre Midday - 2pm
Saturday 29th October Mangere Markets	Tuesday 1st November Talanoa Mangere East Rugby League Club 6 - 8pm	Wednesday 2nd November Drop in session Mangere Development Info Centre Midday - 2pm
Thursday 3rd November Drop in session Mangere Development Info Centre Midday - 2pm	Friday 4th November Drop in session Mangere Development Info Centre Midday - 2pm	Saturday 5th November Mangere Markets

Created by local Mangere architect Lama Tone with the backing of design partner Jasmax, the plans include the things you told us are important for Pasifika families in Mangere to be able to thrive.

We're making good progress, but we know we need to do more work to capture your vision fully.

That's why we want to see you again.

Hello Kia ora Talofa lava Malo e lelei 你好 Namaste

Groundwork lays path for more homes

New pipes, cables, roads and footpaths have paved the way for more than 200 new homes to be built in Mangere West.

Important work has recently been finished that will make it possible for Kāinga Ora to provide more warm, dry and safe homes for the Mangere community.

Our friends at Piritahi created two kilometres of new, wider footpaths, improved our roadways and built walkways that make it easier to get to Moyle Park and Welby Place.

They also improved storm and wastewater pipes and outlets, upgraded power and drinking water supply, planted new trees and shrubs... and the list goes on!

As well as helping make sure that Mangere West remains a great place to live now, and into the future, the work means Kāinga Ora can now get on with building new homes. More than 200 can now be constructed because of this work.

When these homes are finished, the people who move in will be able to thrive thanks to this work, providing them with access to essential services and amenities like new footpaths and walkways.

Watch this space – great things are happening in Mangere West.



A helping hand into home ownership

Not everyone's journey towards home ownership is the same and not all home buyers need the same level of support to get into their first home. If you are looking at buying your first home but are not sure where to start, Kāinga Ora offers and supports several products and resources that can give you a helping hand towards home ownership. Have a look at the table and see what could be right for you.

The eligibility criteria for all home ownership products is available at kaingaora.govt.nz/home-ownership.

Be first to know when new homes come up for sale

Sign up for our newsletter and we'll let you know when new KiwiBuild and market homes are released.

Product	For first home buyers	For previous home owners	Income Caps	House Price Caps	Remember that...
First Home Grant A grant of up to \$10,000 for KiwiSaver members to help with putting together a deposit for their first home.	Yes	Yes*	Yes	Yes	<ul style="list-style-type: none"> You must have contributed to KiwiSaver for at least three years. You will need a deposit of 5% of the purchase price of the home. You need to live in the home for the first six months.
First Home Loan Loans made by select banks and other lenders that can make it easier for you to get into your first home by lowering the required deposit to 5%.	Yes	Yes*	Yes	No	<ul style="list-style-type: none"> You will need to meet the lending criteria of a participating bank or other lender. You must live in the home for the full life of the loan.
First Home Partner A shared ownership scheme to help first home buyers whose deposit and home loan aren't quite enough to buy a home, purchase a new home together with Kāinga Ora.	Yes	Yes*	Yes	No	<ul style="list-style-type: none"> You will need to meet the lending criteria of a participating bank or other lender. You will need a deposit of 5% of the purchase price of the home. The maximum contribution Kāinga Ora will make is 25% of the price or \$200,000 (whichever is lower).
KiwiSaver first-home withdrawal You may be able to withdraw your KiwiSaver savings to put towards buying your first home. Kāinga Ora provides qualifying previous homeowners with a letter to assist in the withdrawal.	Yes	Yes*	No	No	<ul style="list-style-type: none"> The withdrawal is made through your KiwiSaver provider who will determine the withdrawal conditions. \$1,000 must remain in your KiwiSaver account.
KiwiBuild An initiative that provides opportunities for New Zealanders to purchase new homes at more affordable prices.	Yes	Yes	Yes	Yes	<ul style="list-style-type: none"> You will need to live in the KiwiBuild home for a minimum period of time before the home can be rented or sold.
Kāinga Whenua Loan An initiative between Kāinga Ora and Kiwibank to help Māori achieve home ownership on their multiple-owned land.	Yes	Yes	No	Yes (loan cap)	<ul style="list-style-type: none"> The dwelling must be on multiple-owned Māori land. You will need to meet the lending criteria of Kiwibank. There is a maximum loan cap of \$500,000.

*Asset cap conditions apply

Homes for sale

Keen to buy in Mangere? We work with trusted build partners to deliver high-quality homes built from durable, timeless materials. Check out below homes ready to buy now. For more information, reach out to our build partners directly.



1 | 1 | 0

20 Bader Drive

Open plan living and a private patio create an ambient, light filled space built ready to make your own. The kitchen and dining area are designed to reflect a versatile and practical living space with seamless indoor-outdoor flow.

*Eligibility criteria applies.

\$500,000

Fletcher Living
this is living



2 | 1 | 1

11 Kitea Place

Clever design with light and bright interior, boasting all the benefits of spacious and innovative open plan living. With a designer kitchen complete with high-quality kitchen appliances. The home is fitted with ample storage throughout.

\$799,000

Fletcher Living
this is living



Stream team helps Mangere beam

When you think of 'cleaning up' you probably don't imagine that means building new nests for eels to call home.

Unless, that is, you are part of the team helping to heal Te Ararata Stream in West Mangere.

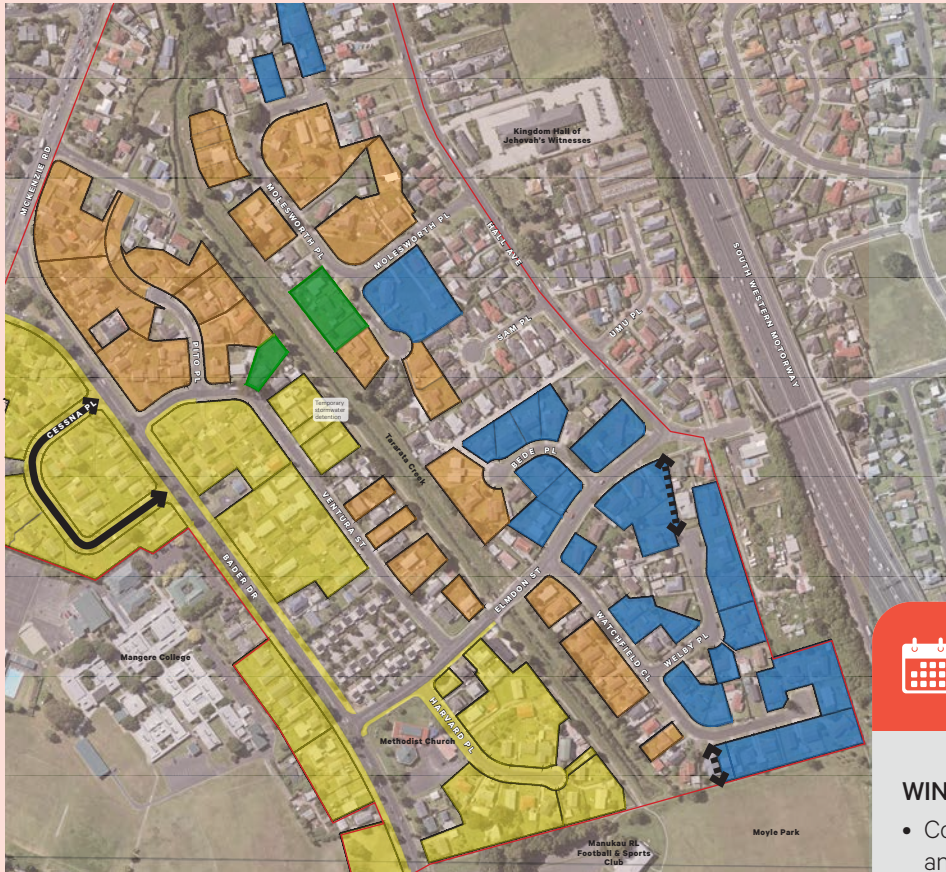
More than 50 Kāinga Ora team members from all across Counties-Manukau got together with Te Ararata Stream Team and other volunteers over winter to collect rubbish, mulch, build new pathways and – of course – restore nests for the eels that call the river home.

"It's been great to see so many people coming together for a good cause," said Kathleen Lolohea, Kāinga Ora Stakeholder Relationship Manager.








"This is ongoing as well. Kāinga Ora is part of this community, so we're keen to keep working with our neighbours to make this an even better place to live."

Kāinga Ora will continue to support the stream team in the New Year with their mahi in Mangere West.

If you'd like to get involved, get in touch with Kathleen on kathleen.lolohea@kaingaora.govt.nz



KEY

-  Māngere West Site Boundary
-  Stage 1
-  Stage 2
-  Future zones
-  Future reserves
-  Proposed walkways
-  Cessna Place cul-de-sac extension

Note: Boundaries are indicative only, update as of March 2022.



WHAT'S COMING UP IN MANGERE WEST?

WINTER/SPRING 2022

- Completion of many state, affordable and market homes in Stages 1 and 2.
- Shift to Summer/Autumn 2022/2023.
- Planning for future stages continues.

SUMMER/AUTUMN 2022/2023

- Building of almost all Stage 1 and 2 houses underway, with many houses completed.
- Completion of Te Ararata stream flooding study.

Mangere West Development Progress Update

Development work in Mangere West is a 5–7-year project. Civil works like roads, drains, pathways and parks are underway, we're excited to already have built and continue building houses in stages 1 and 2. These are marked in yellow and blue in the map.

We are also planning the next stages of development (shown in orange on the map). That means we're started talking to our existing social housing customers who may be impacted by these future stages.



WANT TO KNOW MORE?

Visit mangeredevelopment.co.nz/mangere-west



Meet Raymond Huang

ASSISTANT DEVELOPMENT MANAGER – MANGERE DEVELOPMENT
KĀINGA ORA – HOMES AND COMMUNITIES

What does your role involve?

I support the Development Managers and Senior Development Managers in delivering the masterplanning, civil and infrastructure design, and delivery of state, affordable and market housing required in the Māngere West A and Māngere East neighbourhoods.

What do you enjoy most about your role?

I really enjoy the community involvement aspect of my role. At Kāinga Ora, we're not simply focusing on delivering civil infrastructure and housing, as we're trying to work with the community to build homes and communities that will thrive. Whilst it may be more challenging than one can expect in a typical private development, I enjoy the fact that we're working hard to ensure we're meeting the community's aspirations by working closely with them and listening to their needs.

What do you love most about the Māngere community?

Everyone that I have met and spoken to in the community has shown great pride in their neighbourhood, family and history of the area. They're all so passionate about the future of their community and how they can contribute to it. I also love listening to stories and local people's experiences in the community, which are important for guiding me in my everyday work.

What were you doing previously?

I was an urban planning consultant at a large property advisory firm in Auckland.

What do you like doing outside of the office?

Outside of the office, I love to go fishing on a boat and various fishing spots in North Shore. I'm also a huge Arsenal football fan.

WANT TO KNOW MORE OR GET IN TOUCH?

Information Centre

12 Waddon Place

Wednesday – Saturday 10am – 4pm

Pop in for an in-person chat, or book a one-on-one appointment in advance. Appointments can be made via the website, email or by calling the Information Centre. Our friendly Info Centre team is also available on live chat via the website.

Phone: 09 952 8585

Website: mangeredevelopment.co.nz

Email: info@mangeredevelopment.co.nz

E-newsletter: Subscribe to our latest updates by visiting the website or sending us an email.

 facebook.com/mangeredevelopment/



Kāinga Ora State Home Customers

If you are a Kāinga Ora customer and have rehousing or customer-related questions, please contact the Customer Liaison Team on **0800 801 601**.



Laying the Groundwork

Piritahi is our civil works partner. They prepare the land, remove existing state homes and upgrade streets and infrastructure before building starts. For any questions about civil works please contact Piritahi on **0508 PIRITAHĪ** or email info@piritahi.nz