

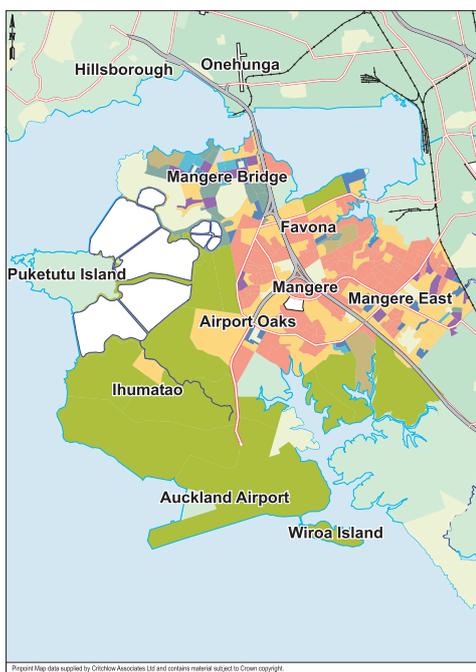
# Mangere ★★☆☆☆

South

including Mangere Bridge and Favona



The word Mangere chills the hearts of many people, but things are gradually changing in this area. Admittedly, roller-doors are evident as the preferred method of nighttime security for shops here, and there are still some streets with ramshackle houses and unkempt lawns, but there now seems to be more camellias than car wrecks on the front lawns; Mangere seems to have raised itself up a notch. This is primarily because demand for affordable homes is bringing more house-proud owner-occupiers into the area. The new homes being built on the sites of former farms and market gardens are also lending Mangere a look of respectability. The old sewage treatment ponds have now been restored as natural coastline, the area is clean and thriving, and wildlife has returned to the area in droves. In all, 13 kilometres of shoreline has returned to the harbour.



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For colour key, see page 230

## Population Profile

Population	60,195
% Aged Under 15 Years	30.45
% Aged Over 65 Years	6.94
% European	18.63
% Maori	16.46
% Pacific Peoples	54.86
% Asian	11.52

## Who Lives There?

This is a very multicultural area, with Europeans, Maori, Pacific Islanders and Asians all calling Mangere home for a long time, with the greatest concentration of Europeans in Mangere Bridge. Facing each other across Favona Rd are a Vietnamese Buddhist temple (a former state house, with a gold Buddha in the front yard) and a huge Tongan church (built in the traditional style).

The newer subdivisions attract a lot of Indians, both from Fiji and from India. Mangere Bridge prices are higher than Favona or Mangere, so it appeals to comparatively wealthier people, who refer to their enclave as "The Devonport of the South".

### Typical Homes

Being next to the sea, Mangere was one of the earliest parts of Auckland to be settled, so there is a smattering of villas and bungalows, often on the site of old farms or market gardens. Much of Mangere was developed by the state during the 1940s, 1950s and 1960s, with street after street of weatherboard homes and group housing. In Mangere Bridge large 1960s and 70s brick-and-tile homes dominate.

### Amenities

#### Schools ★★★

Mangere is very family-oriented, and the families are often big, so you're never far from a school. Primary and intermediate options are plentiful.

The neighbourhood includes at least four other institutions catering for all levels including the recently established Southern Cross Campus, New Zealand's largest area school.

At secondary level, choices include the Catholic De La Salle College, Auckland Seventh Day Adventist High School, and Mangere College. For a full list, see page 270.

#### Shops ★★

Mangere Bridge has an established shopping centre. Tucked between the slopes of Mangere Mountain and the Kiwi Esplanade Reserve, it has an almost village-like atmosphere and offers most of the daily basics. Mangere Town

Centre also sells just about everything, but it is run-down and rather depressing. Still, the shops of Otahuhu, Papatoetoe and Manukau are not far away.

#### Leisure ★★★

Mangere Mountain, once the site of one of the largest pa (fortified Maori village) in the region, is now a haven for recreation. It's a great place for walking (the view from the top is spectacular; if you like a challenge, try it on a windy day!) and the sports field are in regular use. Ambury Farm is an Auckland Regional Council park, a working farm where visitors are welcome, and home to a horse-riding centre for people with disabilities. It's located on the foreshore of the Manukau Harbour, and is home to more than 86 species of birds.

The 100-ha Otuataua Stonefields Historic Reserve near the tiny settlement of Ihumatao (pronounced 'Ishimota' by locals, for some reason) is fascinating, with remnants of early Maori and European occupation. There's a narrow strip of reserve along the pretty foreshore at Mangere Bridge.

Moana-Nui-a-Kiwa Leisure Centre offers a full range of gym and swimming facilities, and there are regular exhibitions at the Mangere Community Arts Outreach Service in the Mangere Town Centre. Dining out here generally means grabbing takeaways, although there are also casual ethnic cafés and some new restaurants along the beautiful harbourside walkway.



## Real Estate

### Trends

Prices are gradually increasing. Three-bedroom homes in the new subdivisions are going for \$400,000+, but you can still buy a house in the older areas of Mangere for \$300,000. Mangere's stately homes on big sites sell in the \$600,000s depending on the quality of the house and the size of the land. Investment buying is still strong throughout Mangere.

First homeowners, moving into previously tenanted properties, are showing initiative and pride in their surroundings. This is, in turn, lifting the suburb's overall image and making it more attractive to other buyers.

### Best Streets

Kiwi Esplanade in Mangere Bridge still reigns supreme, but it's no longer the lone ranger. Its beauty has spread to most of the streets leading away from the shore.

### Why I Live There



#### Organic Gardener Linda Lee

Linda (Ngati Whatua, Te Arawa and Ngapuhi) grew up here and finds great sustenance for her soul in returning home. She established the Pukaki Worm Farm, a centre for educating the community about organic gardening and recycling, in 1999 as a way of giving back to the community that nurtured her. "This is a very historic and significant place," she says, "with an active volcano, the Manukau Harbour, fossilized kauri forests, good agricultural land, and two pa – Pukaki and Ihumatao. The people who live here are the remnants of Te Aakitai-Wai-o-Hua, the ancient tribe that was here before the great Maori migration."

### At a Glance...

#### House Prices

##### Unit

Bedrooms   
Price \$380,000 - \$490,000

##### House

Bedrooms   
Price \$450,000 - \$600,000

##### Executive house

Bedrooms   
Price \$800,000

#### Average Rents

##### Flat

Bedrooms   
Price \$300/wk

##### House

Bedrooms   
Price \$350/wk

Bedrooms   
Price \$430/wk

Bedrooms   
Price \$490/wk

There's high demand for rental properties here, but some landlords have problems with tenants not caring for properties, so be aware that this is not an investment for the faint-hearted.

#### Travel Times

From Mangere:

CBD peak 60 min  
off peak 30 min

Southern motorway 2 min

Airport 5 min

Manukau city shops 10 min

Mangere is well-served by buses; the nearest train stations are Middlemore or Otahuhu.