

# TAMAKI

▲ **THE FUTURE IS NOW**

SPOKEN WORD POET  
MILAN MOALA IS  
SPEAKING UP

▲ **MASTERING THE WORLD**

MEET YOUNG BUSINESS  
OWNER JESSE MARSTERS

▲ **OWN IT**

OUR LIFE-CHANGING HOME  
OWNERSHIP PROGRAMME

**TAMAKI**

GLEN INNES / POINT ENGLAND / PANMURE



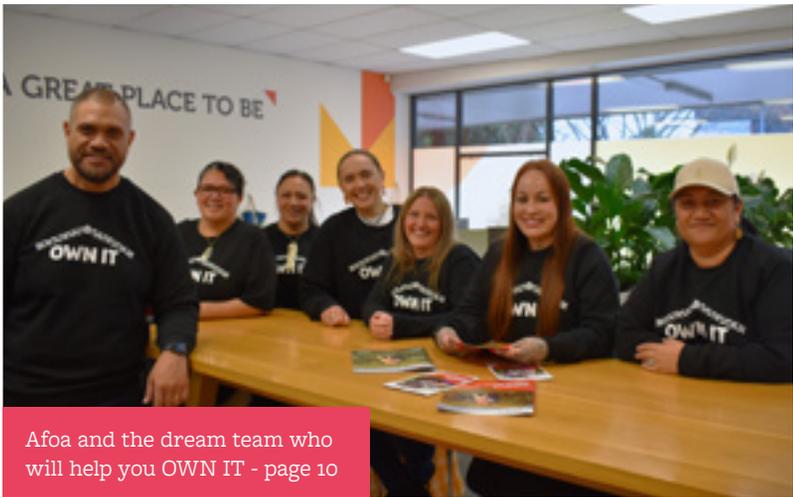
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## Editorial Team



### **SHILO KINO - WRITER**

Shilo is of Ngāti Maniapoto and Ngāpuhi descent and is a writer and journalist who loves getting to the heart of every story.



### **SHARLEEN HAIMOTU - WRITER**

Sharleen hails from Niue (Mutalau) and Tonga (Nukunuku) and is all about whānau. With a huge, blended family, she's always on the go! Shar has an extensive background in writing and loves getting out into the community. She is the Senior Media Content Specialist at TRC.



### **JESSE MARSTERS - PHOTOGRAPHER**

Jesse was born and raised in Glen Innes and is of Cook Islands' descent. Jesse is a freelance photographer who founded his own business, Marsters Media in 2021. Read his story on page 18.



### **CHASE HAURAKI - PHOTOGRAPHER**

Chase comes from the mighty Hokianga and has whakapapa back to Ngāpuhi and Ngāti Wai. When he's not taking photos, you'll find him designing posters and billboards that you've probably seen around the community! He is currently the Digital Specialist at TRC.

**HAVE FEEDBACK OR A STORY TO SHARE?**

Contact us at [communications@tamakiregeneration.co.nz](mailto:communications@tamakiregeneration.co.nz)

# KŌRERO FROM THE CEO

When my mum and dad were in their 20s, something significant happened that changed the lives of our whānau intergenerationally. A fella from Māori Affairs pulled up in a flash car and told mum and dad they were building affordable homes for whānau.

Dad grew up in a home that was made of tin and had a dirt floor in Tikitiki. He, along with many other rural Māori, migrated to towns and cities. Dad started work at 14, and then he married his next-door neighbour, my mum.

*“I am often told by the Tāmaki community that a warm, safe home is great... but not enough. Whānau have dreams and aspirations to own their own home.”*

Mum and dad joined the Māori Affairs home ownership scheme, along with 25,000 other whānau across Aotearoa and became the first in each family to own a home outside of our papakāinga or our ancestral land. Mum worked three jobs to save for the home, and dad worked two. The scheme helped many whānau into housing, and the impact of living in a home owned by my parents on myself and my siblings was huge: stability, education, and resilience.

I am often told by the Tāmaki community that a warm, safe home is great... but not enough. Whānau have dreams and aspirations to own their own home.

I love Ashley and Troy’s story and their journey to home ownership through our shared home ownership programme. Ashley and Troy are pioneers in their own right, and the impact on their tamariki will be life-changing. I acknowledge the hard work and sacrifice both Ashley and Troy put in – it’s not easy and this is why I want to encourage whānau to join the OWN IT programme.

I acknowledge that whānau are facing some of the toughest economic conditions at the moment and it may sound completely crazy even thinking about home ownership. However, the ‘own it’ journey has supported hundreds of whānau to increase income, decrease debt and increase savings, which has assisted greatly in easing the financial pressures felt in many of our homes in Tāmaki.

OWN IT removes barriers and helps build your financial confidence. You’re not alone on your journey – the OWN IT team and Isaac and Erin from Housing Foundation NZ are there with you every step of the way.

It is a deeply challenging time for whānau with the recent passing of some of our most gifted community leaders. I want to acknowledge the loss of Fa’anānā Efeso Collins. Kua hinga te tōtara i Te Wao Nui a Tāne.

Efeso was a champion for change, a leader who exemplified unwavering love and dedication to the Pasifika community.

His loss has been felt within TRC and the community and my thoughts are with his whānau at this time.

*“Efeso was a champion for change, a leader who exemplified unwavering love and dedication to the Pasifika community.”*

It is incredible to witness the trailblazers within the Tāmaki community. From Milan to Jesse who are our rangatahi leaders, to Kiri Nathan at Te Āhuru Mōwai who was nominated for New Zealander of the Year. Likewise, Czarina's shop Celebrate Aotearoa in GI was nominated for the people's choice at the 2degrees Auckland Business Awards. Kia mau te wehi! You might have also seen Everybody Eats, a koha-based award-winning restaurant that opened up in GI last year. Go down and check it out. During the day it turns into a cafe called Tātou and the coffee is awesome as!

You'll see there are several pages in this issue showing the developments that are underway in the community. In the coming years, we will provide an increasing number of quality homes to enable whānau to live well in a state home; affordable rental and, for some, a home they own through shared home ownership.

The whakatauki, "Tē tōia, tē haumatia" speaks to the importance of having a 'plan of attack'. Nothing can be achieved without a plan, a workforce and a way of doing things.

**Our focus is:**

**800** new homes in the next 4-5 years

**300** shared home ownership homes

**150** affordable rentals

**400** state homes

Over **65 percent** of all homes to be three bedrooms or larger

I want to re-emphasise our purpose here at TRC: we strive for better outcomes for whānau in the community. We know that delivering better housing will lead to greater health, education, employment, environmental and wellbeing outcomes for whānau.

If you have questions around development, housing or the OWN IT programme, please don't hesitate to reach out. We are here to support you.

For general enquiries, email [info@tamakiregeneration.co.nz](mailto:info@tamakiregeneration.co.nz) or pop in and see us at our Panmure or Glen Innes offices.

For OWN IT, email [ownit@tamakiregeneration.co.nz](mailto:ownit@tamakiregeneration.co.nz) or head along to one of the pop up community events run by our awesome team!

Ngā manaakitanga,

Shelley



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Shelley Katae hails from the mighty Te Rarawa and Ngāti Porou. She is the Chief Executive Officer at Tāmaki Regeneration and was the first wāhine Māori to be appointed in the CE role. She currently lives in Tāmaki Makaurau with her two sons and partner Nicky.



# IF THEY CAN DO IT, WE CAN TOO

Troy Henderson and Ashley Tofa never imagined they would become homeowners – until they were inspired by a local couple who bought with the help of OWN IT. “We would talk about it,” says Ashley, “but we always thought we had too much debt or weren’t making enough money.”

Ashley has whakapapa to Samoa and Tonga, and Troy to Ngāti Kahungunu and Ngāti Porou. They are both in their early 30s.

*“Just seeing how they went through their journey and how they got to own a house was pretty cool,” says Ashley. “I thought to myself: if they can do it, we can do it too.”*

For Ashley, Tāmaki has always been home. It is where she and her brothers grew up as their mum worked tirelessly to provide for them as a single parent. Ashley attended kindergarten on Taniwha Street, Glen Taylor School and Selwyn College.

Life changed for the couple when they joined the OWN IT programme and eventually moved into their two-bedroom home in Glen Innes late last year.

“When we were given the keys, it didn’t hit us at first,” says Ashley. “But then we moved in and we sat on

those camping chairs at the back – we had no furniture – and thought, wow!”

Their home ownership journey began when they were inspired by another couple’s success, Toko and Rose, whom they saw on a billboard in Glen Innes. Toko and Rose stepped into their place with OWN IT in 2015. They now own a four-bedroom home where they live with their four children.

“Just seeing how they went through their journey and how they got to own a house was pretty cool,” says Ashley. “I thought to myself: if they can do it, we can do it too.”

Ashley works for the Ministry of Social Development and Troy represents Mount Wellington and Panmure in darts, travelling around Aotearoa to compete. They have a five year-old son.

The couple faced financial challenges on the road to home ownership but attending the six-week financial literacy workshop was a game-changer. They cleared all outstanding AfterPay, Laybuy and Q Card debts and began depositing money into a savings account.

“We wrote down everything we were spending our money on and worked out what our bills were,” Troy said. “We really just sat down and said, okay, we need to be honest with ourselves if we want to reach our goal.”

Through a joint account, they began calculating their fortnightly bills and split the amounts equally.

The financial habits they gained through the programme still help them today. Ashley and Troy say they are now more comfortable discussing finances, and the prospect of purchasing their own home and achieving their aspirations changed their relationship to money.

*“I think a lot of people, including us, have that fear of having too much debt, so we think we can’t apply,” says Troy. “But even if you have those debts, they’ll work with you and help you lower it. It’s just about taking that first step.”*

“We would always butt heads,” says Ashley. “I was more free with my money, whereas he was more inclined to stick to a budget. And I think another thing that played into it was the cultural aspect – trying to help our family members too.”

Ashley says she understands there can be reluctance from the Pasifika community to talk about money openly and share financial details. “I know it’s easy to feel shame in showing income or loans.

We’ve shown our bank statements and our income and honestly, there is no judgement.”

They both credit Tāmaki Regeneration Company; Isaac and Erin from the Housing Foundation; and Geoff Fariu, the financial literacy advisor, for helping them on their journey.

“Don’t be scared to ask questions throughout the process,” says Ashley. “Even when we were in the application process, I asked if paying off our debts was enough. Once they know your income, KiwiSaver, and debts they can pretty much tell from that. Even silly questions, I remember asking Isaac, how much do you think the water rates are? Just ask any questions that you feel unsure about.”

“I think a lot of people, including us, have that fear of having too much debt, so we think we can’t

apply,” says Troy. “But even if you have those debts, they’ll work with you and help you lower it. It’s just about taking that first step.”

“There is a peace of mind when you have your own home. Just apply. You might be surprised at what comes back.”

**Ready to take the first step?  
Scan the QR code below to  
register for OWN IT.**



Erin and Issac Liava'a from the Housing Foundation

# GETTING LOCAL WHĀNAU INTO A HOME OF THEIR OWN

## What is OWN IT?

OWN IT is a shared home ownership programme run by Tāmaki Regeneration Company. OWN IT helps whānau with a Tāmaki connection to buy a new home in Glen Innes, Point England or Panmure.

In Tāmaki, home ownership can feel out of reach for many whānau, especially Māori and Pasifika. We know that the benefits of home ownership can change outcomes for whānau intergenerationally. OWN IT helps remove the barriers of home ownership.

## How does OWN IT work?

Whānau buy a majority share of the home (for example, around 70 percent of the value) and Tāmaki Regeneration owns the remaining share (for example, 30 percent) of the home. Over a 20-year period, whānau will buy the 30 percent off TRC until they own the home outright. This means a lower purchase price to get into a home and a much lower deposit.

## Am I eligible for OWN IT?

To qualify for OWN IT you must have a total household income of around \$85,000 - \$150,000 per year (before tax).

To qualify for our OWN IT multigenerational pathway, you must have a combined household income of up to \$205,000. This can be across whānau of six or more people, or whānau of two or more family units living together.

## Why is the minimum salary cap at \$85,000?

This is the income level needed so that mortgage payments are affordable.

## What if I have debt or no savings?

It's normal for whānau to start their OWN IT journey with debt or no savings. On average it takes two years for people who join OWN IT to get ready to buy a home. When you sign up for OWN IT, you must go through our 7-week programme, a course that teaches whānau financial capability and everything involved with owning a home.

## What kind of homes are available?

From two-bedroom apartments to large terraced homes – there's a whare for every kind of whānau.

## How much deposit will I need?

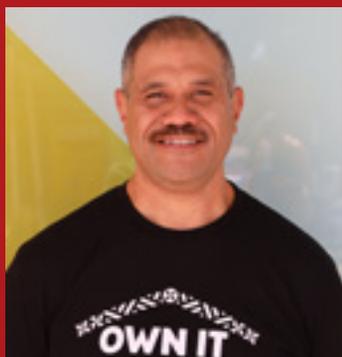
You need a minimum of 5% deposit. This means if you purchase a house at \$700,000, you will be required to pay a 5 percent deposit of \$35,000. Your Kiwisaver funds can also help towards your deposit.

[tamakiregeneration.co.nz/th/ownit/](http://tamakiregeneration.co.nz/th/ownit/)

For any questions contact the OWN IT team at [Ownit@tamakiregeneration.co.nz](mailto:Ownit@tamakiregeneration.co.nz)



# MEET THE OWN IT TEAM



## AFOA TEVITA MALOLO

(Samoan & Tongan. Samoan villages of Vaimoso, Saina and Vaisala)

General Manager of Social Transformation

I grew up in Panmure and went to school in the area. I have been involved with the Marist Brothers Rugby Club since my junior rugby days. After University, I lived and worked in Samoa for about 10 years. For me, Tāmaki is my home.

I'm passionate about the OWN IT programme because there's something special about having housing independence. Home ownership is one way, and an important way, to give whānau independence and create intergenerational wealth and wellbeing. I love being part of that journey for whānau.



## FLEUR RABANAL

(Samoan villages of Safa'atoa Lefaga & Safune Toamua & Falealili and NZ European)

Affordable Housing Manager

Maungarei has been my home for 10 years and Tāmaki the village that my whānau have worked in, raised two young bubs with my husband, and come to understand my purpose in life; to serve my tupuga (ancestors) calling of enabling our local communities and future generations to feel free.

I believe home ownership is a key to supporting intergenerational freedom. To hold a piece of whenua as your own, create a home where your whānau feel safe, anchored and can thrive whilst seeing how it unlocks the door to wealth-creating opportunities has been a game changer for many whānau who have come through our programme. We know our Tāmaki whānau are inspirational, hardworking and whānau driven. It's our role to unlock barriers for them to bring their definition of a home to life.



## VIOLETTA PETERSEN-LESATELE

(Samoan with connections to Falealili (too many villages to name), Manunu, Salelologa and of Danish and German descent)

Affordable Housing Community Advisor

I lived in a Housing New Zealand home from the mid-1970's until 1980 and attended Tāmaki Primary. I'm the youngest of eight and have seven older brothers! Tāmaki has always been home, the pull and connectedness to give back to Tāmaki and to serve is part of my DNA.

OWN IT is an opportunity that levels the playing field in terms of purchasing your own home for your whānau/aiga for all people, particularly for Māori and Pasifika. The step-by-step support that is provided is unmatched as we work with individuals on a personalised level. We are committed to supporting our whānau to reach what has previously been an unattainable goal. It's all about helping and supporting one whānau at a time, breaking generational cycles and creating legacies.



## ALEX COOKSON

(No Rotokawa ki Rotorua ahau)

Affordable Housing Community Advisor

Since becoming part of this community, I've developed a deep appreciation for its connectedness and vitality. Tāmaki is not just a place; it's a vibrant community woven with the tapestry of ahurea, tāngata and hāpori. I am passionate about nurturing its growth and development, ensuring that its unique identity is celebrated and preserved for future generations.

I'm passionate about OWN IT because prioritising Māori in housing outcomes is about righting historical injustices, reducing housing disparities, improving wellbeing, and economic empowerment.

It is essential for achieving social justice and a step towards fulfilling the obligations of Te Tiriti o Waitangi.

By including Pasifika communities alongside Māori in housing initiatives, we can further address disparities, strengthen communities, promote unity and improve overall health and wellbeing for all of Aotearoa.

Meet our kaimahi and find out why they're passionate about helping whānau into homes below. You can read more about how OWN IT works and register your interest at [tamakiregeneration.co.nz/th/ownit/](http://tamakiregeneration.co.nz/th/ownit/)



## SELINA PATIA

(Cook Islands Māori from the islands of Rarotonga, Atiu, Mitiaro, Mangaia and Manihiki. I also connect to other islands in Te Moana-nui-a-kiwa)

Affordable Housing  
Community Advisor

I love the diverse community we have here in Tāmaki. I've laid down roots here where some of my family and friends also live. I have worked in the housing space for the last 10 years and seen the different types of housing situations people have been in. I relate to those stories and when the opportunity arose to work in the Affordable Housing team, I knew it was a space I wanted to be in having gone through my own housing journey.

I have been blessed and privileged to witness whānau housing journeys and hand keys over to those who have done the hard mahi to get into their own home. It's not an easy journey but it is a rewarding one when you see whānau thriving and creating intergenerational wealth in a home they own.



## NITA HUITERANGIORA KOHU

(Ngāti Ranginui,  
Ngāti Kahungunu,  
Ngai Tūhoe, Kotimana)

Affordable Housing  
Community Advisor

I have been a member of the Tāmaki community for half my life, choosing Tāmaki to lay down roots here when I moved from Ruatoki with my whānau. I started my career as a Teacher at Te Kura Kaupapa Māori o Puau Te Moananui-ā-Kiwa in Glen Innes where I taught for 12 years. Tāmaki is home away from home and for the past 17 years, is the village that has sheltered and nurtured my whānau.

To plant the seed and show our whānau that it is possible to own your own home is beyond rewarding. It is a privilege to be a part of the OWN IT team. It is humbling to offer a pathway to shared home ownership for whānau.

It is a Papakāinga for future generations, a whare to call their own. This is my opportunity for me to serve my village, my people, my Tāmaki.



## RENÉ PATOLO

(Pākehā)

Allocations and  
Settlements Advisor

I've been working in shared home ownership for ten years and it's been amazing to see whānau achieve their home ownership dreams.

It makes me happy to know that our mahi is making a difference for whānau in terms of housing independence, intergenerational wealth, health, and wellbeing. It's amazing to see a shared home ownership whānau come through the approval process, read their stories of hard work to get into the home, and even more incredible when they have managed to buy TRC's shares out to own the home 100%. I feel honoured to be part of the journey of each whānau.



## ARIANNE ONG

(Filipino-Kiwi)

Affordable Housing  
Co-ordinator

I was born in the Philippines and have been lucky to call Aotearoa my home since 2002. I grew up in East Auckland and Glen Innes is now my home.

I was previously a registered Early Childhood teacher, I have always had an innate passion for helping others and giving back to the community. Being part of TRC is incredibly special to me, as it enables me to give back to the community that has given me so much.

OWN IT is an incredible way to help and support whānau into their journey towards home ownership, breaking generational cycles and developing better outcomes for Māori and Pasifika whānau.

# BEGIN YOUR HOME OWNERSHIP JOURNEY





## Kia ora koutou, Talofa lava and Malo e lelei.

Over the past six months, we have had record numbers of whānau signing up for the OWN IT programme. Our engagement team has been actively involved both in-person within our communities and through online hui, sharing the kōrero about home ownership. Already, we've hosted information sessions attended by 200 whānau, with four cohorts completing the comprehensive seven-week OWN IT financial capability programme. It's truly inspiring to witness more whānau embarking on their home ownership journey in 2024.

You may have caught glimpses of Shelley and I discussing OWN IT across various media platforms including television, radio, and social media. Our message remains consistent: owning a home is possible, it does take hard work, dedication and perseverance, and we are here to help.

Our programme is designed to build your financial confidence, and prepare you to become mortgage ready. Most, if not all, of the 93 local whānau we've supported into home ownership will have started their journey where you are today.

Registering for the programme is super simple. Why not take five minutes to complete a registration form, and let us help you build the tools to get to where you need to be in your home ownership journey.

I get asked a lot of questions about changes in government, what the market is doing, and I also acknowledge the financial strains many whānau face. We know it has been tough for our whānau navigating the challenges and change. I want to reiterate that the OWN IT programme is 100 percent committed to helping whānau into home ownership. With a pipeline of new homes entering the affordable housing programme over the next three years, we're expanding our workshop offerings and preparing more whānau for the journey ahead. Our commitment, as always, is to support more whānau, Māori, Pasifika and local communities to enjoy the benefits of owning their own home.

We look forward to seeing you soon - come join us in OWN IT.

Ia manuia  
Afoa Malolo

[tamakiregeneration.co.nz/th/ownit/](https://tamakiregeneration.co.nz/th/ownit/)

# SPEAKING HIS TRUTH

Milan Moala is a spoken word poet with whakapapa back to Waikato-Tainui, Ngāti Paoa, Niue and Tonga. The 14-year-old was born and raised in Glen Innes and is a member of ReheKōrero, the winners of 2023 National Grand Slam Champions of WORD – The Front Line, and winners of the Trans-Tasman Poetry slam competition. Milan performed his poem, Diabetes at both competitions. He currently attends Ngā Puna o Waiōrea.

## Diabetes

I've always been a Pacific-Māori boy,

**My culture's, just like my thoughts, spread out in all different directions, connected by the ocean.**

People like me like raw fish and rugby league,  
Bingeing Netflix with the RnB blasting in the background,  
My life, like an RnB record on repeat.  
the only thing I love more is....

## FOOD.

From the very first moment when that trifle hits my taste buds,  
the flavours swirling on my tongue,  
entranced by the textures and aromas of every bite –

## MAN – I LOVE FOOD!

And you know what's funny?

That wouldn't be a problem,  
if I didn't have...



“

A non-functioning pancreas,  
unable to cope with sweetness,  
that courses through these veins,  
so most days I have to do it myself.  
So why am I always being,  
slot in with the people who sit at home  
doing nothing?  
Is it because I'm a little bit bigger than others?

This stereotype that since I'm fat and brown,  
**THIS is more likely to be self-inflicted,**  
Self-inflicted?! Even if it wasn't,  
**I don't need your opinion.**

The freedom we lose when that doctor walks in,  
diagnosing our condition, nah -  
problems we will have to live with  
'til the day we draw that last breath.

## BREATHE.

**When I was diagnosed,**  
**I was told that everything would be the**  
**same, besides a few injections and how**  
**weary I would need to be of my body.**

I was never told about,  
all these assumptions that would be placed on me  
by faceless people that surround me.

Media stereotyping my condition,  
forming false opinions of these issues,

“Every diabetic must be fat.”

“It's their fault they're in this mess.”

Well actually - f\*\*\* you,  
This s\*\*\* is hereditary.  
Like the colour of your eyes or your skin,  
so how is this any different than your  
receding hairline,  
or your enlarged nose,

## STICKING ITSELF INTO OTHER PEOPLE'S BUSINESS.

But since I am like this -  
Brown skinned, long hair, with a deep past,  
it leads to your misconception,  
that I have always been a diabetic?!

But see 'cause, I was never born with this,  
So when being told that these issues may have been my  
fault, makes you feel less of the man I once was or never  
got to be.

Because when all you know,  
is vegetables are good,  
and takeout is bad,  
It's hard to process that,  
genetics have an effect on the way your life is gonna  
turn out.

Spiralling out, out of control,  
around this roundabout **we** call adolescence,  
calling it a burn out,  
burned out,  
ran out of wax,  
or really time before my **pancreas shut down.**

So, maybe sometimes,

## IT'S ENOUGH TO MAKE A BOY LOSE HIS APPETITE.

Second guessing all the foods he finds enjoyable,  
something that would sustain hunger no longer reliable, a  
burden he carries everywhere he goes.

So, do you know what it's like to force  
food down your throat?  
with tears forming at your eyes to wash away the pain,  
only problem is, tears won't wash away the pain of needles  
being latched to your stomach,  
teeth seeping into your pancreas.

And every bite only ever eats away at myself,  
Thoughts of unfulfillment rummage  
throughout my head,  
wishing it was all a dream,  
restless nights,  
from waking up so weak unable to move,  
hoping someone will save me from my coma.

Grateful that someone did,  
but still wondering, would it have been better  
just to let myself go.

And when that starts you begin to ask yourself...

When will this pain stop,  
when will I be able to stop lying to myself  
and accept this burden,

so sticks and stones may break my bones,  
but your words will forever scar me.

And I'll wear these scars and bruises like  
a patch internally etched into my back,  
reminding me of the life I live,  
Diabetic.

So next time when something comes out  
of your mouth,  
remember that it can affect what goes into ours.

I will, and forever more be, a brown Māori boy.

## I AM NOT A DIABETIC. I HAVE DIABETES.

It is not who I am,  
it is a part of me,  
It does not define the quality of my character.

So next time you want to binge Netflix,  
Or smash down some raw fish,

## HOLLA.

But leave your misconceptions at the door,  
'cause there ain't no room on this chat for dis-respect.

So excuse me,  
I think it's about time that this diabetic  
had his insulin,  
cause I think it's time that I get down from  
this high.





# SHOOTING FOR THE STARS

At just 19 years old, Jesse Marsters established his photography business, Marsters Media. Now at 23, the entrepreneur and Glen Innes local is on a mission to empower fellow rangatahi to tap their creativity, master their craft, and dream BIG like he has. Here's his story.

“ When I was a kid, I always carried my mum’s camera around, taking photos of whatever was in front of me. I eventually managed to save up from working after school to buy my own camera.

I didn’t know what to expect when I started my journey into photography. The idea that I could make enough money to pay my bills, whilst doing something I loved, was enough to make me happy.

I’ve lived in Glen Innes my whole life. My parents moved to the area in 2000 and as a family we live in the same house to this day. My dad is from the Cook Islands, my mum is Pākehā. I’ve built my entire life around the Tāmaki area – family, friends, work, gym, sport and my social life.

When I was 18, I was on the waiting list to join the Royal New Zealand Air Force. While I was waiting, I saw an ad from Tāmaki Regeneration Company looking for locals to help capture the area for upcoming campaigns. I responded to the ad expecting nothing to come from it but a few days later I was contacted and asked to get involved in their next shoot.

From that small opportunity I gained the confidence and the experience to commit myself full-time to photography – eventually opening and launching my business Marsters Media in 2020 and shortly after, Studio East.

Photography allows me to express my vision of the world. Working in Tāmaki means I have the ability to capture the area and the community in a way that I think best represents the people, the place and the culture.

I started Marsters Media a month before we went into the first Covid-19 lockdown. What followed was a rollercoaster of highs and lows. Starting my own business at 19 meant I was met with a lot of skepticism. However, over time people became genuinely supportive.

I recognise now that being young is an advantage. Rangatahi need to remind themselves that they have grown up in a digital world. Social media and content creation is second nature to us. This puts rangatahi in a position that is valued. Confidence in your skillset and creativity is key.

One of the first things I was told when starting my own business was that I’d be working 24/7. That couldn’t be more true! I can’t just leave work at 5pm on Friday, and I can’t separate myself from my business when I’m at home. As the owner, the responsibility is on me. I’ve worked very long days for months at a time without any days off. I work most weekends. On the flip side, the best thing about owning my own business is the freedom that it allows me. I don’t have to ask for permission if I want to take time off.

Marsters Media has grown over the last three years. I am lucky enough to be able to hire employees and contractors when it gets really busy. I’ve had many opportunities shooting alongside some of my favourite sports teams, athletes and musicians and across Auckland, the country and the world. My ultimate dream is to grow Marsters Media into one of New Zealand’s leading creative agencies.

I want Studio East to be a resource for rangatahi in the Tāmaki area to learn and grow their creative skillset. I recognise that becoming a photographer or videographer isn’t cheap and the tools required to continue to grow aren’t easily accessible. I want Studio East to be a place that can offer those tools, teachings and the environment in which

to support creative rangatahi and provide a pathway for them to find a career in the creative space.

To any rangatahi looking to get into the creative industry, my advice is to reach out to anyone creative, including business owners or individuals working with companies. You’ll get a lot of ‘no responses’ but you’ll also receive opportunities from a select few who are willing to give their time to help you get a foot up.

Some of my biggest opportunities have come from small conversations that over time built into friendships. Having a mentor is important. It’s tough to take this journey alone but being able to lean on and learn from others who have gone through the same experiences cannot be underestimated.”

*“When I was a kid,  
I always carried  
my mum’s camera  
around, taking  
photos of whatever  
was in front of me.”*

# THE GOOD THE BAD (AND EVERYTHING IN BETWEEN)



“My name is Gary Silipa and I run The Good The Bad Gallery here in Glen Innes. I’m a first generation New Zealand born Samoan. My family moved to Tripoli Rd, Panmure in the early 80’s when I was only a few months old.



Tāmaki is home. I still live here. There would have to be a big reason to leave. I imagine living here for the rest of my life.

*“The name of the gallery is a metaphor for life. It’s a place that shows what life is – the good, the bad, and everything in between.”*

My favourite thing about living in Tāmaki are my memories connected to this place. I did my schooling at Point England kindy, Ruapotaka Primary, Tāmaki Intermediate and then went to high school outside of Tāmaki. As kids we’d hang out at the spacey (Space Invaders) parlour, go to Swimarama or climb

Maungarei every weekend, and play rugby league at Pt England reserve.

I’ve always loved art and was painting graffiti around the neighbourhood as a teenager. I was encouraged to find a career that pays well so I studied Computer Science at University of Auckland and worked full time in the IT industry for almost 10 years. In my spare time you’d catch me painting graffiti on the train line. I gave up a lot in order to pursue a career in the arts in 2011. I had no idea what I was doing and had to learn on the fly but it was one of the best decisions I ever made.

I started The Good The Bad Gallery in 2015. It’s the first art gallery in Tāmaki. Back then we started in a vacant space above Nicola Johns Pharmacy in Glen Innes.

The name of the gallery is a metaphor for life. It’s a place that shows what life is – the good, the bad, and everything in between. I love making art and watching people engage with it.

I love how art brings people together, and how it is used as a visual way to communicate ideas and feelings.

I have high hopes and aspirations for this place. We are an independent artist-run space, which has its challenges.

But we’ve been able to produce nine exhibitions this year with 73 artists. Most are local or have connections to Tāmaki, and for a lot of them it meant showing their art in public for the first time.

I’m blessed to meet and work with so many amazing local artists and do what I love.

I hope to continue to improve our plans and processes so we can be open more regularly. This year was great after a few really tough years and I thank God we’re still here and for the growing support from the local community.

A massive thanks to TRC for supporting the arts in Tāmaki and understanding how it can improve community wellbeing. Thanks also to TGTB Charitable Trust and everyone who has supported the gallery over the years and in the years to come. The future of the arts in Tāmaki is exciting.

Drop by the gallery and say hello or contact us online. We’re a small, dedicated team that’s keen to help wherever we can.



# THE LATEST FROM TĀMAKI HOUSING

Kia ora and Talofa, everyone.

We hope you have been enjoying spending quality time catching up with whānau, friends, and loved ones over the summer. We have also been busy over this period, so I am excited to share what our Tāmaki Housing team has been up to.

It was nice to see the community spirit in action when our Tāmaki Housing and Tāmaki Regeneration friends took part in a neighbourhood clean-up. It was a great chance for us to build connections and offer support where needed, and to remind our housing whānau that we are always here to help.

A huge thank you to Mandy Kaisala and the team for their great work, going above and beyond their roles.

If you are a regular visitor to one of our offices, you might have noticed a few changes. To provide you with better services, many of the Tāmaki Housing team are now working together from the Panmure office for most of the week. But don't worry! You can still pop in to see us at either office, Glen Innes or Panmure, during our opening hours Monday to Friday – these are not changing.

If your family household earns around \$85,000 and you're keen to learn how our OWN IT programme makes home ownership within reach for more families, we encourage you to get in touch with the OWN IT team for a friendly chat. Your Tenancy Manager can connect you with a member of the team, or you can send a message to [ownit@tamakiregeneration.co.nz](mailto:ownit@tamakiregeneration.co.nz).

If you're experiencing some tough times, need support or a friendly ear to listen, your Tenancy Manager is there.

They will be able to put you in touch with a community group or local organisation to help with wellbeing, food, or budgeting services.



Ngā mihi

Daphne Amosa  
Area Manager  
Tāmaki Housing



**TĀMAKI**  
HOUSING

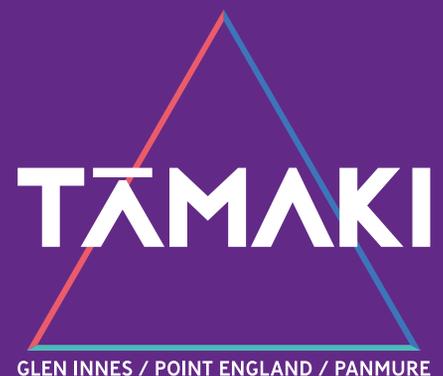


# BUILDING HOMES FOR TĀMAKI WHĀNAU

Glen Innes, Point England and Panmure have rich cultural histories and are home to strong and growing communities.

Over the coming years, TRC is building more homes within these neighbourhoods to meet the needs and aspirations of our community. This means delivering neighbourhoods that provide better social and affordable housing, infrastructure, parks and other amenities.

**Turn the page to learn more about our developments and what they will look like.**



# MORE HOMES THAT MEET COMMUNITY NEEDS

The regeneration programme plans to deliver 10,500 new, warm, and dry public, affordable and market homes for Tāmaki whānau by 2040. Over the next five years, we will deliver public homes that meet the needs of Tāmaki whānau or provide opportunities for whānau to move into other TRC affordable housing products.

[shaping.tamakiregeneration.co.nz](https://shaping.tamakiregeneration.co.nz)



# TRC'S PRIORITY DEVELOPMENT PROJECTS



## CONCORD

**29 OLD HOMES TO 84 NEW BUILDS**

**Location:** Our Concord development can be found on Concord Place in Glen Innes with extra frontage on Taniwha Street and Elstree Avenue. It is near Tāmaki College, the Glen Innes Pool and Leisure Centre, and has important links to the Tāmaki River, Ōmaru Creek, and Point England Reserve.

**Land area:** 18,372 m<sup>2</sup>

**Type:** a mix of apartment and terraced homes, ranging from 2 – 5+ bedrooms.

**Composition:** 60% public homes, 40% affordable homes.



## EPPING EVANDALE 1A

**24 OLD HOMES TO 76 NEW BUILDS**

**Location:** The Epping Evandale Stage 1A project is made up of three superlots that can be found between Epping Street and Evandale Street, and on Line Road in Glen Innes. The developments will be in close walking distance to the Glen Innes Town Centre, Glen Innes Train Station and local parks like Maybury and Taniwha Reserves.

**Land area:** 13,779 m<sup>2</sup>

**Type:** A mix of apartment and terraced homes, ranging from 2 – 5 bedrooms.

**Composition:** 38% public homes, 62% affordable homes.



# TRC'S PRIORITY DEVELOPMENT PROJECTS



## SITE A

### 25 OLD HOMES TO 65 NEW BUILDS

**Location:** Our Site A development is on the corner of Line Road and Taniwha Street in Glen Innes. It is across the road from the Glen Innes Police Station and borders the Glen Innes Town Centre and Taniwha Reserve.

**Land area:** 8,024 m<sup>2</sup>

**Type:** A mix of apartment and terraced homes, ranging from 2 and 3 bedrooms.

**Composition:** 60% public homes, 40% affordable homes.



## PIRANGI

### 25 OLD HOMES TO 88 NEW BUILDS

**Location:** The Pirangi development is located on Tripoli Road in Point England. It is near popular local reserves like Torino Reserve, Riverside Reserve, Dunkirk Reserve and Boundary Reserve, and close to public transport links.

**Land area:** 17,598 m<sup>2</sup>

**Type:** A mix of apartment, terraced and free-standing homes, ranging from 2 - 5 bedrooms.

**Composition:** 61% public homes, 39% affordable homes.

# TRC'S PRIORITY DEVELOPMENT PROJECTS



## 136 TANIWHA

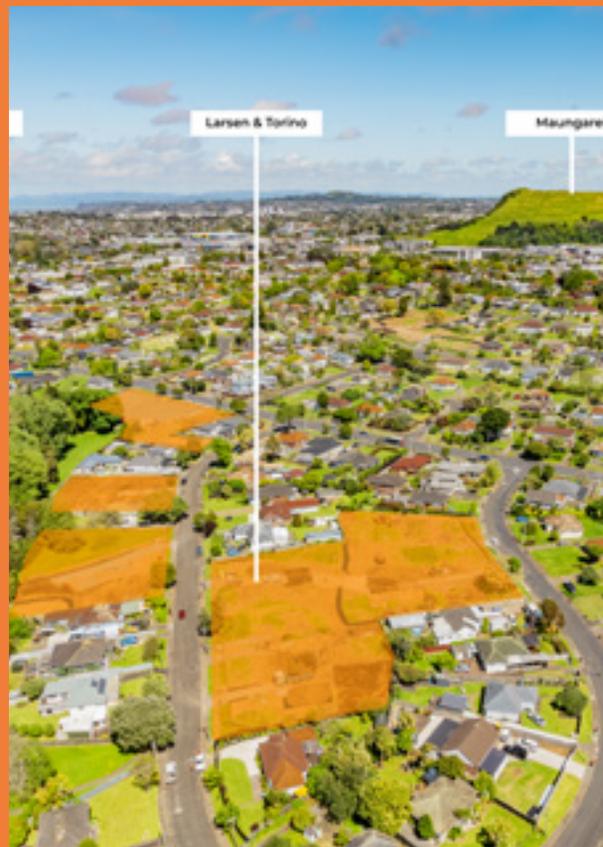
**NO HOMES TO APPROXIMATELY  
149 NEW BUILDS**

**Location:** Our 136 Taniwha development is located on the corner of Taniwha Street and Elstree Avenue in Glen Innes. It is across the road from the Glen Innes Pool and Leisure Centre and diagonally opposite Tāmaki College.

**Land area:** 43,554 m<sup>2</sup>

**Type:** A mix of apartment and terraced homes, ranging from 2 – 5+ bedrooms.

**Composition:** 66% public homes, 34% affordable homes.



## LARSEN AND TORINO

**10 SUPERLOTS, APPROXIMATELY  
226 NEW BUILDS**

**Location:** The Larsen and Torino development is made up of 10 superlots spread across the Panmure North and Point England neighbourhoods. As it is currently in the feasibility stage where our TRC teams are working through what the final housing options could look like, build numbers

mentioned here may be subject to change.

**Land area:** 38,540 m<sup>2</sup>

**Type:** A mix of apartment and terraced homes, ranging from 1 – 5+ bedrooms.

**Composition:** 51% public homes, 49% affordable homes.





# BRINGING THE COMMUNITY TOGETHER AROUND GOOD FOOD

*“We believe that everyone deserves to spend an evening with others, eating delicious chef-prepared food served by friendly faces.”*

*“If you can’t afford to pay, then know you are always welcome and are helping to reduce food waste and build community spirit.”*

Everybody Eats is a unique, ‘pay as you feel’ koha restaurant that has popped up in the heart of Glen Innes. The award-winning community restaurant has a simple concept. Everybody eats, everyone is welcome.

“At Everybody Eats, we believe that everyone deserves to spend an evening with others, eating delicious chef-prepared food served by friendly faces,” General Manager, Amy Tew says.

“We also know that the cost of this can be prohibitive for many people. However, our unique charitable model brings this wonderful experience of sharing quality kai together into everyone’s reach.”

Everybody Eats provides chef-prepared, three-course meals in a welcoming and inclusive atmosphere five nights a week. The restaurant offers the chance to meet new people and make friends and to give back to your community. Everybody Eats is run by volunteers and is a charity that rescues surplus food that would otherwise go to waste to produce restaurant-quality dinners.

Amy says the restaurant has been a huge hit with the community with over a hundred diners a night.

“If you love the food and can afford to pay, then thank you – your koha allows us to continue providing these meals. If you can’t afford to pay, then know you are always welcome and are helping to reduce food waste and build community spirit,” says Amy.

Since its launch, Everybody Eats has repurposed over 110 tonnes of food destined for landfill, engaged over 5000 volunteers, served over 150,000 three-course meals and sparked countless social connections.

Everybody Eats is located at Tātou, a new, unique shared-space owned by Tāmaki Regeneration and home to three organisations; Everybody Eats, Soulfood & Friends and Line Road Cafe.

Everybody Eats at Tātou opens for dining from 6-8pm on Wednesday-Sunday at 133 Line Rd, opposite the Glen Innes Police Station.

**[everybodyeats.nz](http://everybodyeats.nz)**



## JOIN US

Are you looking for a way to meet new people and do something positive for your local community? Then join the volunteer whānau at Everybody Eats. It’s fun, flexible and a great way to spend an evening. Sign up or learn more about group and corporate volunteering opportunities at **[everybodyeats.nz](http://everybodyeats.nz)**.



# SELINA WINS HEARTS AND AN AWARD

Congratulations to Selina Roimata Vainerere-Patia who won the Pasifika Futures Community Award at the Te Maeva Nui NZ Tu Rangatira Awards for her contribution to the Cook Islands community.

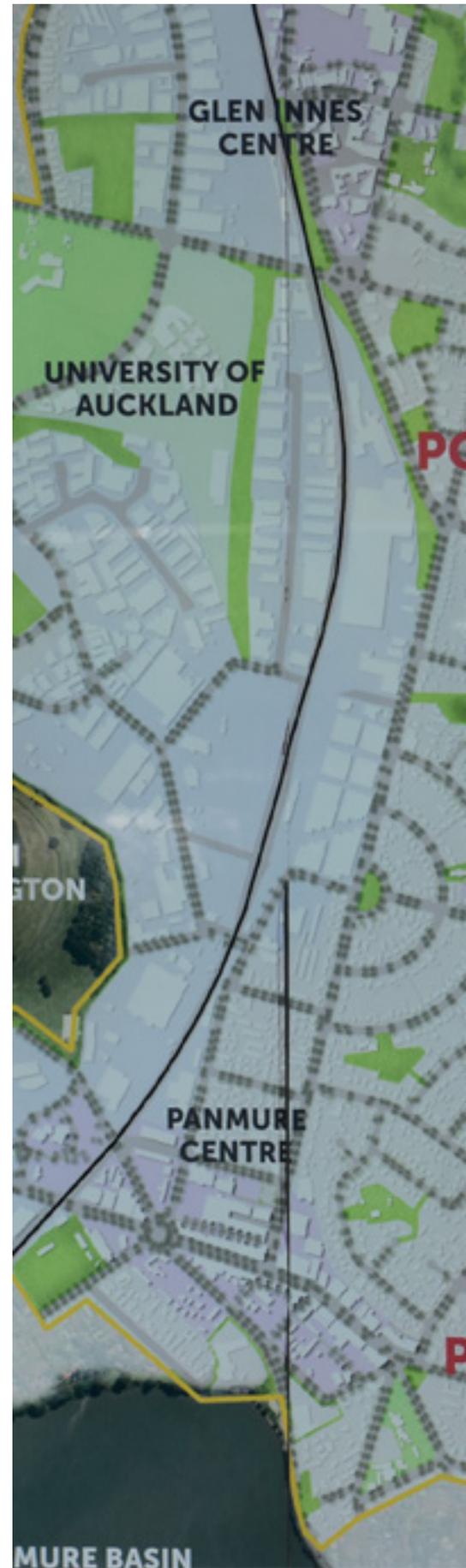
Selina is an Affordable Housing Community Advisor at Tāmaki Regeneration Company and is often described as the ‘beating heart’ of the Cook Islands community in Tāmaki for her willingness to go above and beyond to serve.

“I’m just really grateful for the opportunity to serve our people,” says Selina. “Serving my community has been instilled in me since I was young. My first memory of community work was when I was five years old. I was standing on a construction site with my great, great grandfather who was building a home for our Atiuan people on the main island of Rarotonga.”

*“I’m just really grateful for the opportunity to serve our people”*

“It’s no mistake that I am working in the community and in housing today. I’m humbled by the recognition because we do this mahi without thinking about any reward and we do it with all our heart. I want to make sure that our community and our people are taken care of in whatever way we can.”

A big congratulations to all the finalists and winners of the Tu Rangatira Awards and a mihi to the Te Maeva Nui NZ Board for their vision and mahi in creating a platform to recognise and celebrate our Cook Islands community here in Aotearoa.









## CHILLIN' AT WHEELS AND REELS

Whānau from all over Tāmaki gathered in their cars for a night of cinematic fun at TRC's Wheels and Reels movie event! A big thank you to all those who came along to the event, as well as our awesome volunteers who kept things running smoothly. Keep an eye on our social media pages for more exciting events planned for the future! See you all soon.





# MAI TĀMAKI

Mai Tāmaki is produced for the people of Tāmaki about the people of Tāmaki. The magazine is published by Tāmaki Regeneration Company.

The proposed Tāmaki Regeneration as depicted in this publication is indicative only and is intended to give an idea of what the final Tāmaki Regeneration 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. 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 Tāmaki Regeneration.

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maitamaki.co.nz

