

MĀTAU TĀMAKI

▲ PERSONAL MILESTONE

A LIFETIME OF SERVICE TO TĀMAKI, JOSEPHINE BARTLEY IS INVESTING IN HER FUTURE

▲ NEW KIDS ON THE BLOCK

SOUL FOOD AND FRIENDS BREWING QUALITY COFFEE AND KAI IN GLEN INNES

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EDITORIAL TEAM



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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.



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.



JAIMIE HUTTON - GRAPHIC DESIGNER

Jaimie is based in Panmure and is a multi-disciplined graphic and digital artist with 12 years of industry experience in motion, print and online based mediums. He is the Senior Graphic Designer at TRC.



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HAVE FEEDBACK OR A STORY TO SHARE?

Contact us at communications@tamakiregeneration.co.nz

KŌRERO FROM THE CEO



Shelley Katae
Chief Executive

Kia ora e te whānau o Tāmaki. I hope you and your loved ones have journeyed through raumati (summer), well. I have enjoyed hanging out with my sons especially over this period, and a highlight (for me anyway), was building a deck together over a 4-week period, with the sounds blasting in the background as we worked

together across that time. My boys complained a little bit about forced labour, but I reminded them that this is what summer holidays felt like growing up in the 1980s!

Many of the Tāmaki whānau that we celebrate in this edition of Mai Tāmaki have been on their own deep and, at times I am sure, difficult journey alongside their whānau. They have achieved some huge life milestones

around home ownership and employment.

From what they tell me, one of the hardest things was just taking that first step, registering for the Own it Programme or walking through the doors of the Jobs and Skills hub. The trick was not feeling like they had to get more ready before they took action, especially in these times, when things feel tough. Hopefully, by meeting some of our team members in this edition of Mai Tāmaki, and reading about local resident successes, you can see we are easy to have a kōrero with.

Even if you just pop in to say hello at the Jobs and Skills Hub; look up the Own It website, or just have a chat to your tenancy manager about how things are going for you, that would be an awesome first step. On another note, for those of you that wonder what we are focused on at the moment, here is a snapshot of what we have been up to, as outlined by our new GM Comms & Engagement, Fleur Rabanal.

THROUGH OUR COLLECTIVE STRENGTHS WE FULFILL A SHARED PURPOSE.

As a tama'ita'i of samoan heritage I am reminded by the words of my matriarchs: "O lau o le Fiso, o lau o le Tolo, ua atu tasi ai mauga i olo." The union of the unique Fiso and Tolo trees will provide the strongest protection for our Mauga (Mountain). It is through our collective strengths, that we fulfill our shared purpose.

As a Māmā raising two beautiful children in the community of G.I, it's tough, but rewarding! Like many of you, we understand how vital it is to work towards a future that will allow our tamariki to flourish. We're well into 2025, and at Tāmaki Regeneration, we are in the season of ensuring we stay focused on delivering against our purpose.

A purpose that serves the Tāmaki community by:

- Delivering new, warm, dry homes for our local whānau. As we look to build 742 new homes in the next four years and enabling land for an additional 468 homes beyond FY28, 60% of these homes will be for social housing and 40% affordable housing homes.
- Ensure we provide the best possible outcomes for our social housing whānau through services provided by our Tamaki Housing Association.
- Continue to create opportunities for present and future



Fleur Rabanal
GM Comms & Engagement

tupuna (ancestors) to thrive through opportunities such as the Own It Programme.

Since the Shared Homeownership programme began, we've seen 117 whānau securing their futures, rewriting their stories, and creating a new legacy for their tamariki and mokopuna. It was a particularly special moment for us when we handed the keys to Councillor Josephine Bartley into her new home. Josephine is a known force in the community who is endlessly serving and advocating for Tāmaki.

After years of providing for others, it was a joy to witness her fulfil a lifelong dream of home ownership, supported by an abundance of love and manaaki from the Tāmaki community. Thank you, Josephine, for sharing your story, your vulnerability, and for showing others that home ownership can be an amazing possibility for all.

The moment we hand over the keys to whānau is always emotional because it's far more than just receiving a house. For some, it marks the first time homeownership becomes a reality. For others, they are the very first in their whakapapa to purchase a home. We share the story of Belinda and Ryan, who for years, had their heart set on laying roots in Tāmaki after actively serving here and volunteering through various programmes. Since moving into their home, they've welcomed their healthy pepi boy and look forward to raising him surrounded by the community they love so much.

For others, home ownership in Tāmaki symbolises a return to whenua after years of dedication, sacrifice, and dreams realised. This was the case for locals Haare and Joseph, who bought a home on the very street Haare had grown up on, in the area that moulded her into the community champion she is today.

Haare is proud to honour her ancestors through her transformative mahi as a social worker, and we are proud to have been able to support her to reach her home ownership goal - you can read the inspiring story in this issue. Homes like these become spaces filled with stories that connect generations.

Though home ownership may feel out of reach, on the OWN IT journey our team walk alongside you and support you every step of the way. As our financial advisor Anaru put it, "Home ownership represents hope". He also coined our new favourite phrase in the office, "Mana over your money!"

If you want to know more about OWN IT and home ownership, please email the team at ownit@tamakiregeneration.co.nz

I want to mihi to Alice Taupau and the Job and Skills Hub team. Alice is moving on from the hub, and it's important to recognise her legacy in Tāmaki. Since 2013, Alice and her team have helped 1,670 Tāmaki locals into sustainable employment. She has held this kaupapa with love, dedication, and care from the very beginning, supporting whānau and our community into meaningful mahi. We thank you Alice for leading this space for over a decade and giving your heart to this local community.

If you need advice, support, or just a kōrero about employment, or know someone who does, go and see the team at the Job and Skills Hub at 54 Mayfair Place in Glen Innes. Looking ahead, our purpose at TRC is clear - to ensure more whānau thrive through our regeneration programme. You'll see even more development activity ramping up across Tāmaki.

We have exciting projects planned to help this come to fruition:

800 new homes within the next 4-5 years

300 shared home ownership homes

150 affordable rentals

400 state homes

Over **65 percent** of these new homes will have three or more bedrooms.

Our commitment: better housing means better outcomes for our whānau - improving health, education, employment, intergenerational outcomes, and overall wellbeing.

INVESTING IN HER FUTURE IN TĀMAKI

Josephine Bartley has spent her life in service to her community, but now it's time to put herself first. At 52 years old, Councillor Bartley is marking a personal milestone: buying her first home through the Tāmaki Regeneration shared homeownership program.

“Everybody kept telling me, ‘Josie, it’s time you focus on yourself,’” she said. “I’ve always been about my community, and I thought that was enough. But I’m getting older, and my family started saying, ‘Think of your retirement, think of your future.’”

Bartley is well known and visible in the Tāmaki community. She serves on the Auckland Council and is a long-time advocate for the community.

“
**IT’S TIME
TO PREPARE FOR
MY FUTURE.**”

Her mother hails from Sinamoga, in Sāmoa, and her father from Tapatapao. Growing up, Bartley believed home ownership was out of reach. Her father passed away at age 52—the same age she is now—after a lifetime of working to pay off a mortgage, only for the family to lose the house.

“Becoming a homeowner is significant for me on so many levels—not just buying my first home but for my personal



growth and healing. I used to think, ‘Why commit to a mortgage just to die?’ But now I’ve made it to 52, and I’m not dead yet, so it’s time to prepare for my future.”

Bartley’s deep connection to her community runs through every aspect of her life. Since 2010, she has served the Maungakiekie-Tāmaki ward in Auckland—which covers Onehunga, One Tree Hill, Panmure, and Glen Innes—first as a Local Board member and then as its city councillor. She was the first Pacific woman elected to the Auckland Council and chairs the council’s Regulatory and Safety Committee. As a local councillor, Bartley has seen firsthand how home ownership is often out of reach for Māori and Pasifika women.



“We’re the worst affected,” she says.

“I’ve seen reports showing how hard it is for us to get on the property ladder. And it makes sense—many of us are caregivers, raising children, looking after whānau, working multiple jobs. Saving money? That’s a privilege most of us don’t have.”

“I used to sit around the council table as the only one without a home. It was humbling and frustrating. Everyone else owned their home. I didn’t. And I thought, this has to change—not just for me but for other women like me.” During the first COVID-19 lockdown, Bartley used her own money to create a food bank, packing parcels in the boot of her car and delivering them to families in need. “I loved being able to do that,” she says. “It’s what I’ve always done—prioritised the community.”

Bartley recounts her experiences with renting, including dealing with a slum landlord and the uncertainty and exploitation faced by renters, especially the elderly. “When I moved up from Wellington in 2006 and went to stay with my mum, the ceiling was molded, and the wallpaper was peeling. That experience made me want to advocate for things like warm, dry homes and at least

having minimum standards for what a home should be like.”

“The thing with renting is the uncertainty. It’s like, oh man, the landlord can come in anytime and just say they’re selling the house, and then you’re out. I’ve had lots of residents and constituents contact me as a councillor for that exact reason.

Elderly people, especially those in private rentals, are often affected.” When Bartley signed up for the Tāmaki Regeneration shared homeownership program, she was unsure at first. “I didn’t want to be part of the state housing redevelopment. I was worried because of the past hurt that happened in our community when the first housing redevelopment happened in Glen Innes North.



“NOW I CAN FOCUS ON DOING WHAT I LOVE IN THE COMMUNITY WITHOUT THAT UNCERTAINTY”

“IT’S ABOUT GROWTH, STABILITY AND FINALLY PUTTING MYSELF FIRST”

“But over time, I saw how it was creating more homes for more people and I’ve seen our local families now become homeowners through this shared homeownership programme. And as a single, older woman, the shared homeownership program was really the only way for me to stay in the community I love and work in as a homeowner.”

The Tāmaki Regeneration financial workshops helped in shifting her mindset. “Even with two degrees, I couldn’t wrap my head around things like insurance,” she says. “The program connected me to experts and showed me what I needed to do to succeed. Erin, the coordinator, really is a miracle worker and Roimata who signed me up at the opening of Taniwha Reserve a few years ago.”

Bartley says the Tāmaki community is on a transformative journey. “Tāmaki is a unique place—innovative and resilient,” she says. “It doesn’t get the same resources as other areas of Auckland, so we have to do things differently, faster, and better. I’ve seen the positive impact of the redevelopment: people buying homes, moving into better housing from the homes that were run down.

Her advice to others considering the program is simple: “Just do it. Get your name in the pipeline. This could be your chance to break barriers and create stability.” For Bartley, buying her first home means financial security and a foundation for the future.

“I used to worry about how I’d afford rent in retirement,” she says. “Now I can focus on doing what I love in the community without that uncertainty.”

“It still feels surreal to say, ‘I have a two-bedroom, two-storey home.’ But I’m excited. This isn’t just about owning a house; it’s about growth, stability, and finally putting myself first.”

A MESSAGE FROM AFOA

AFFORDABLE HOUSING

“ I am immensely proud of our OWN IT programme as it continues to go from strength to strength in impacting the lives of whānau who are becoming homeowners for the first time.

In reflecting on the year that has passed, we handed over keys to 30 amazing whānau who are now proud homeowners in this community.

Last July, we celebrated placing our 100th whānau into their whare under the shared ownership programme, and 17 more families since then! When the first whānau moved into their new whare over five years ago, we never imagined we would reach the 100 whānau milestone; that was a dream.

Well, I'm proud to say that the dream has been realised and the stories and journey of these 100 whānau will forever be an example of perseverance, dedication and the aspiration to provide a home for their children.

As I look ahead, I am excited about what we have in place. The team here at TRC will work with you every step of the way on your journey to home ownership. You now have access to our new Operations Team: Jared, Erin, Ari and Rene who are here to help guide you through the process.

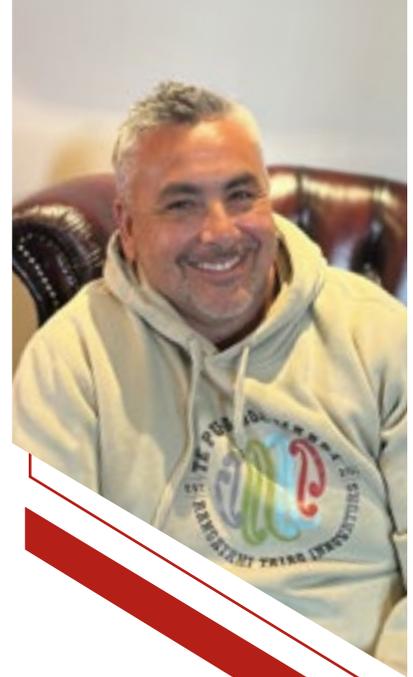
Finally, check out the information on our development sites and key projects on our website, because you will notice that we have more homes coming in the next few years. This means the dream of the next 100 whānau will become a reality.”



Afoa Tevita Malolo - GM of Social Transformation.

“ AS I LOOK AHEAD, I AM EXCITED ABOUT WHAT WE HAVE IN PLACE ”

FINANCIAL WORKSHOPS EMPOWER WHĀNAU ON THE PATH TO HOMEOWNERSHIP



The journey to homeownership is more than owning a home, it has even inspired some families to quit smoking.

According to financial mentor Anaru Ah Kew, the rewards have been life changing.

“*A home represents hope and intergenerational wealth,” he says.*

“People don’t have the bandwidth to think about health if they don’t have a roof over their head. I think of mana motuhake in a modern sense—when you pay off your own home, it’s truly yours, and I’ve seen real behavioral change.”

Anaru Ah Kew, who has whakapapa from Waikato and Ngāi Tahu iwi, is one of the mentors behind the Financial Workshops. As a homeowner himself, he understands firsthand the freedom and opportunities it has provided for his whānau. He says the workshops are more than just financial education; they are a beacon of hope. “People who had never thought about owning a home started to see it as a possibility.

Some even gave up smoking—a habit they wouldn’t break for anything else—because they saw a pathway to something bigger, like owning their own home. It’s powerful to witness that shift.” Financial capability workshops are a key component of OWN IT, Tāmaki Regeneration Company’s shared homeownership initiative, aimed at delivering new homes to the Tāmaki community over the next 20 years.

OWN IT is for first-time homebuyers whose household earns between \$85,000–\$150,000, with this increased to \$205,000 for multi-generational households. “We don’t give financial advice,” Anaru said. “What we provide is foundational knowledge, what we call financial well-being. It’s about helping whānau understand the basics

“*We need to have our eyes beyond the horizon, planning for the future*”

so they can make informed decisions about their future.”

Financial literacy is about having mana over your money, and the program, delivered in seven online sessions over seven weeks, covers a wide range of topics, from understanding the economy and housing market to managing debt and savings.

“We get a lot of people that say, ‘I wish I knew this when I was younger.’ It’s just about unlocking the information and showing that you don’t have to be super academic to understand this.” The workshops emphasise the importance of long-term thinking—a concept encapsulated in the name Akarara Mamao. “It’s a Cook Islands Māori term that means ‘to look beyond,’” he says. “In the world of money and financial well-being, it’s easy to get stuck in the now.

But we need to have our eyes beyond the horizon, planning ahead for our future.” This forward-thinking approach is at the heart of the workshops.

Families are encouraged to think not just about their immediate financial needs, but also about their long-term goals. Each session builds on the previous one, paving the way toward building intergenerational wealth, with a focus on goal setting, paying off debt, savings, investments, and insurances.

Families also have access to one-on-one financial mentors to help support whānau, whatever their end goal is.

“It’s about putting one foot in front of the other”

“It’s about putting one foot in front of the other,” Anaru says. “By the end of the seven weeks, participants have a series of steps they can take to move closer to mortgage approval. It’s a journey, and we’re here to support them every step of the way.”

The workshops also emphasise the importance of community and whānau support. For many participants, the journey to homeownership is not one they undertake alone.

“Homeownership is often a collective goal” The workshops encourage participants to involve their whānau in the process, ensuring that everyone is on the same page and working towards the same goals. “Homeownership is often a collective goal,” he says. “It’s not just about the individual; it’s about the whānau as a whole. We encourage participants to involve their whānau in the workshops so everyone is informed and can support each other throughout the process.”

This collective approach is particularly important in Māori and Pacific communities, where whānau and community ties are central to everyday life. By involving the entire whānau in the process, the workshops help to build stronger, more resilient communities.

In the pursuit of financial well-being, understanding the complexities of homeownership can feel daunting. For many whānau, the journey to homeownership starts with confronting difficult truths, like addressing debt or understanding savings.

The workshops are structured to guide participants through these challenges, providing action points after each session. These workshops provide whānau with the knowledge and confidence to take control of their financial futures, one step at a time. “We talk about understanding KiwiSaver, compounding interest and how to make it work for you, how to confront your debt, and what are the barriers to getting mortgage approval.”

“We need to have our eyes beyond the horizon, planning for the future” “We’re quite real and we don’t dress it up. There’s so much more we can do to support whānau on their journey to financial independence and homeownership. It’s about creating lasting change, not just for individuals, but for entire communities.”

Even if participants don’t end up purchasing a home immediately, the knowledge and skills they gain through the workshops are invaluable. “It’s not just about getting into an affordable home,” he says. “It’s about financial well-being. Whānau might walk away with a better understanding of how to manage their money, reduce debt, or maximise their KiwiSaver benefits. That knowledge is powerful.”

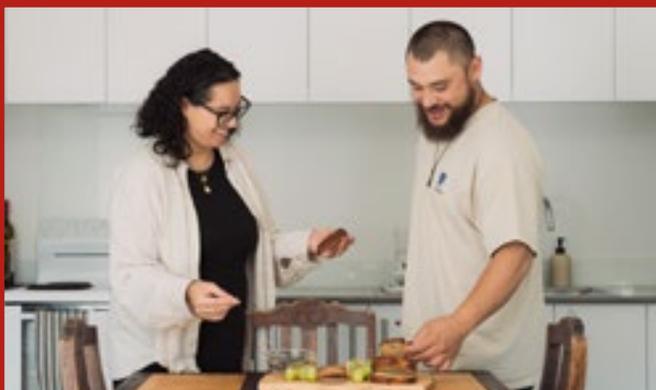
The future looks bright as the initiative continues to empower whānau with the knowledge and tools they need to achieve their dreams. With a focus on long-term thinking, community support, and practical financial education, these workshops are making a difference, one whānau at a time.

“Everyone’s situation is different,” Anaru says. “I’ve seen whānau coming into these workshops with hundreds of thousands in debt, but it’s about starting the process, taking those first steps.”

OWN IT WHĀNAU

After years of apprehension watching the housing market from the sideline, Belinda Holmes (Lepea, Vaiusu, Vailele - Samoa) and Ryan Martin (Ngāti Porou) took a leap of faith and joined the OWN IT programme.

Today, they are happy owners of their very first home in Panmure.



Belinda and Ryan in their new home.

Becoming a homeowner was a big deal for Belinda, having grown up not knowing what the pathway to home ownership looked like and believing it was something out of reach. She is the first person in her aiga to purchase a home and feels relieved to have housing stability for her growing family, which has set them up for life.

“Not only has this opportunity through the OWN IT programme allowed us to have a place to call our own, but it has also been a stepping stone in being able to solidify our future and the future of our whānau.

“ IT HAS ALSO BEEN A STEPPING STONE IN BEING ABLE TO SOLIDIFY OUR FUTURE AND THE FUTURE OF OUR WHĀNAU. ”

“We’re so happy now, knowing we’re secure here in our own home. We feel safe and comfortable and have been able to grow our family without the fear or worry about needing to pack up and move on elsewhere.”

The couple have a close connection to Glen Innes/ Tāmaki where Belinda’s extended whānau have lived for decades, and her sister has also settled in the area with her own small aiga. Belinda works full time as a Hospital Play Specialist at Starship Hospital, and partner Ryan recently received certification as a fully qualified Roofer.

They are active figures in the Tāmaki community, having supported several local community projects like the Kai Collective Project, The Good Fale and Glen Innes Playcentre when Belinda’s nephews were young. Raising a family near whānau has always been their dream, but there were barriers in the journey to homeownership.

“You build it up in your head, that it’s going to be too hard. Filling in paperwork can be difficult, and it can put you right off. But it was a relief to know we could lean on TRC during those stressful times. If they hadn’t encouraged us, the doubt probably would have taken over and we would have given up.

We hope our journey inspires Māori and Pasifika whānau to engage in the programme, not only to keep Tāmaki as rich in culture as it has always been, but to solidify their place in our community for generations to come.”

They also credit their success in the programme to Erin and Isaac Liava’a, who walked beside them throughout their housing journey. Erin applies her expertise from her previous role at the Housing Foundation, having joined the TRC team as a Household Advisor. Today, the pair are passionate about encouraging



“ TO GET ON THE PROPERTY MARKET, PARTICULARLY HERE IN TĀMAKI, HAS MEANT OUR ROOTS ARE FURTHER GROUNDED IN SUCH A RICH COMMUNITY ”

other whānau who feel they are not quite ready, to “just sign up”, as the OWN IT team can help you look at ways to improve your financial situation.

Belinda says, “Erin and Isaac’s openness and honesty were a blessing, and we felt comfortable because there was no judgement. They helped us navigate lawyers, understand jargon around the mortgage process, learn about sales purchase – and so much more. They were our safety net, so we never felt alone or vulnerable. We feel so fortunate to have been supported by them.”

With their first baby on the way, Belinda has started nesting in their 2-bedroom terraced home to prepare for pepe’s arrival and Ryan is excited about the future. They are proud of the tight-knit relationships they’ve fostered with neighbours - a mix of private renters, homeowners and Tāmaki Housing tenants. Belinda added, “Becoming homeowners created a momentous change for Ryan and I. To get on the property market, particularly here in Tāmaki, has meant our roots are further grounded in

such a rich community allowing us to raise our children in a community that is reflective of us and our cultures.

It didn’t just provide us with a roof over our heads, it equipped us with the tools to communicate better with each other, especially about our finances. But our favourite part is coming home at the end of the day. We love the wind-down and enjoying the security of our own space. Nothing beats the feeling of stability and being settled.’

Learn more at tamakiregeneration.co.nz/th/ownit/





SOUL FOOD AND FRIENDS

Soul Food and Friends are the new kids on the block, brewing quality coffee and prepping café kai from the Tātou building on Line Road in Glen Innes.

Locally owned and run, the social enterprise operates under the umbrella of the Project RISE collective, a joint partnership with students and staff from Tāmaki College.

The RISE group offer business support and guidance for students to learn the ins-and-outs of running a business, networking and management, all while building lasting relationships. Through their mahi, they create employment and training opportunities by connecting small businesses with local schools, removing some of the barriers that youth can encounter.

To tautoko the pilot venture, TRC provided the Tātou building, which is shared with Everybody Eats, and boosted the initiative by funding a fully- equipped commercial kitchen. TRC Pacific Outcomes Manager, Tessa Seu, is pleased to see the Tātou space being utilised by the budding baristas, and immediately noticed the boost in confidence trainees were gaining.

Tessa says, “Providing the Line Road building has unlocked so many great outcomes, specifically for local rangatahi who are learning first-hand about daily operations and how to run a business. It gives a sense of community ownership and helps contribute to the local economy.”

RISE Executive Director, Ina Michael, is excited about the opportunities that the partnership is providing. Through collaboration and connection, students are learning to navigate smart business themes and the importance of understanding branding, digital marketing, compliance, distribution, and so much more.

Ina says, “As a response to some of the challenges our rangatahi encounter out there, we’re doing our part to come up with some long-term solutions.

We wanted to create a model that will generate a successful student-led social enterprise, something sustainable.



“We wanted to create a model that will generate a successful student-led social enterprise, something sustainable.”

Because building a food business is more than just about cooking. It takes a lot of grit and resilience – great attributes some of our kids already display.” Fellow RISE Group Director, Rouruina Emil’e-Brown, is passionate about empowering women in business and plays a key role in the Soul Food and Friends operations. She stresses the importance of young adults having economic resilience and financial awareness in these current times.

Rouruina says, “Through this experience, the students gain work experience and training, while also gaining credits. We want to support every part of their entrepreneurial journey. They all have the potential to turn their amazing skills into pay, and we’re here to guide them along the way.” Since its launch, Soul Food and Friends has gone from strength to strength, quickly becoming a central spot for locals to meet, eat, and connect.

The crew have hosted a number of successful events and celebrations at the Line Road spot, providing full catering services with rave reviews. Pop in and see the Soul Food and Friends team at 133 Line Road Glen Innes, for your next coffee fix.

OPERATION HOURS

Monday - Friday 8am - 5pm

Saturday - 8am-5pm, Sunday - 8am-5pm



EMPLOYMENT HUB CELEBRATES HUGE MILESTONE

1600 JOBS AND 1000 DRIVERS' LICENSES

Over the span of a decade, Tāmaki Jobs and Skills Hub has helped 1600 Tāmaki residents into employment. Tāmaki Jobs and Skills Hub Manager Alice Taupau has been there from the beginning.

In 2014, Alice Taupau was the sole employee at Tāmaki Jobs and Skills. There was no office yet, and Alice would walk the streets of Tāmaki, handing out pamphlets and talking to the community. “I was coming into a community that was very wary,” Alice says.

“So many people had come into the community and made promises and then disappeared. I was told, ‘that’s what the last person said.’” Three years later, the Tāmaki Jobs and Skills Hub opened, and over the span of a decade, Alice and the team have helped 1600 people into employment and over 1000 people gain their driver’s licenses.

Tāmaki Jobs and Skills Hub is now a significant landmark in Glen Innes with a team of six employees. “We have incredibly intelligent, hard-working people in the community who just need that one connection to get through the door to help them succeed,” Alice says. “If you were to ask me what the key to longevity is, I would say it’s the trust and relationships we build. It’s delivering on the promises we say we are going to do.” Alice is of Samoan whakapapa and was born in Aotearoa. Her commitment to helping whānau reach their aspirations is inspired by her own upbringing.

“My own personal history of growing up watching the struggle of my parents,” she says.

“ IT’S DELIVERING ON THE PROMISES WE SAY WE ARE GOING TO ”

“I grew up during the dawn raids, so I want to help minority groups who don’t have a voice.” The first person Alice helped find a job was Geraldine Lee-Kum.

“Geraldine was a former Tāmaki College student and she had a degree in graphic design but couldn’t find a job. When she joined the programme, we were able to connect her with a provider and she got her first job as a graphic designer in the marketing team.” There have been many highlights throughout the years, including helping 15 members in one whānau find full-time employment.

She says the best part is seeing the changes in whānau, many who go from feeling hopeless to feeling hopeful. “I’ve had staunch, ex-gang members who sit with a huge wall in front of them, and once we start talking, I say to them, ‘I know you are capable of living a better life and being successful and happy,’ and they go from staunch to bawling in front of me.”

“It’s like the first time someone has told them they can have a better life. They meet a group of people who actually tell them that they can achieve things,” Alice says. Throughout the years, the most meaningful highlight for Alice is working with her sister Victoria, who passed away in August 2022.

Victoria was a mentor who worked for the hub over a span of four years. “Everybody loved Victoria,” Alice says. “She had the biggest heart; she believed in people when others didn’t. She believed there was hope for

everyone. It was amazing because we both understood each other. It was effortless. She knew exactly what to do when someone needed help.”

Max Leuila grew up in Glen Innes and went to Tāmaki College. He was the 500th Tāmaki job seeker the Jobs and Skills Hub helped into work. He is now a qualified plumber who is following in the footsteps of his grandfather.

“We have incredibly intelligent, hard-working people in the community who just need that one connection to get through the door to help them succeed”

Max was recently chosen to travel with Habitat for Humanity to Fiji to help build houses. “It was an opportunity to give back to the islands,” Max says. “I wouldn’t have been able to do it without the Jobs and Skills Hub.”

The Hub supported Max to complete a defensive driving course, gain his full driver’s license, complete First Aid Course Levels 1 & 2, and get a Sitesafe passport. “He always knew what he wanted; he just needed the help to get it,” Alice says.

“Simple things people take for granted - tools, boots, a license to help him progress as an apprentice. He needed an employer who believed in him, and we were able to connect with him. He quietly does what he is meant to do to get things done.”

“ I WOULDN’T HAVE BEEN ABLE TO DO IT WITHOUT THE JOBS AND SKILLS HUB ”

And it’s not just plumbing where it ends - Max has big dreams and inspiration to start his own plumbing business one day.



BUILDING FUTURES

Khyba Rapana is helping to shape the future of Glen Innes, contributing to the construction of 42 new homes through a cadetship he secured with the support of Tāmaki Jobs and Skills Hub.

Khyba Rapana is on a mission to help rebuild the very community that shaped him. The 28-year-old is playing his part in the construction of 42 new homes in Glen Innes. Khyba’s connection to Tāmaki runs deep. He grew up on Line Road in Glen Innes and attended the local kura, Te Kura Kaupapa Māori o Puau Te Moananui a Kiwa.

In late 2023, Khyba secured a cadetship with Signature Construction—a company working in partnership with Tāmaki Regeneration to build homes. “I was looking for work after completing a pre-trades course,” Khyba says. “One of my mates had gone through the Tāmaki Jobs and Skills Hub, so I thought I’d give it a shot.”

He reached out to Sala at the Tāmaki Jobs and Skills Hub, who helped him polish his CV and sent it out to various companies. The process wasn’t straightforward—he went through multiple rounds of interviews—but Khyba credits the Tāmaki Jobs and Skills Hub for providing him with the opportunity to step into his career. “They’ve been amazing. Without them, I don’t think I’d be where I am now,” he says. “I’d definitely recommend them to anyone looking for work.” Khyba’s background in scaffolding

“THEY’VE BEEN AMAZING. WITHOUT THEM, I DON’T THINK I’D BE WHERE I AM NOW”

and building gave him a solid foundation for this role. After completing a two-year building apprenticeship, the COVID-19 slowdown in the industry pushed him to explore new opportunities.

“I’ve been wanting to move off the tools for a while now, and this feels like the right step,” he says. His role includes balancing office tasks—managing records, emailing contractors, and ensuring safety equipment is in place—alongside hands-on work on-site. “A lot of it’s on the computer—keeping records, emailing contractors—but I also help out with labouring and keeping the site tidy,” he says.

Khyba has already made a strong impression at Signature Construction, working closely with Mark Stilborn, a project manager with over 25 years of industry experience. Mark has been mentoring Khyba throughout his cadetship. “This is the first time Signature has worked with Tāmaki Jobs and Skills Hub, and it’s been a great experience,” Mark says. “I’d do it again in a heartbeat. The Hub has brought local talent like Khyba into the industry.”

He says Tāmaki Jobs and Skills Hub’s connections are crucial in opening doors for people in Tāmaki to enter the construction industry. “If Khyba went to a larger company, they might not have looked at him because of experience. But Tāmaki Jobs and Skills Hub opens doors that wouldn’t otherwise be there,” Mark says. Signature’s partnership with Tāmaki Jobs and Skills Hub isn’t just about filling positions; it’s about investing in the local

community. Mark believes this initiative can create long-term positive change in the area. “With all the work we’re doing out here, I see us bringing in more local contractors. It’s about giving people a chance and seeing where it leads,” he says.

“It’s about growing and learning, and I feel like I’m on the right path.”

Since opening in 2014, Tāmaki Jobs and Skills Hub has been a crucial resource for the community, helping over 1,600 locals find work and re-enter the workforce. Now an integral part of Glen Innes, the Tāmaki Jobs and Skills Hub continues to support people like Khyba in building their careers.

For Khyba, this cadetship is more than just a job—it’s a stepping stone toward building a future in an industry he’s passionate about. His long-term goal is to become a project manager. Working in construction has also given him a new appreciation for the collaborative nature of the industry. “I enjoy seeing how all the different trades work together. It’s so important to stay organized to keep everything on track,” he says. “There aren’t many Māori or Pacific Islanders in roles like this,” he says. “It’s about growing and learning, and I feel like I’m on the right path.” And he’s making a lasting impression on the team.

While mentoring can be demanding, Mark emphasised that finding someone with the right attitude makes it worthwhile. “When you find someone like Khyba who wants to learn, it’s worth it. He’s already stepping up and proving he’s got what it takes.”

TĀMAKI HOUSING UPDATES

“How can we make things that are tricky, easier to navigate? How can we make sure whānau can live well in whare that meet their needs?”



These are questions that motivate Juliet Erihe every day in her role as she leads Tāmaki Housing as General Manager.

Juliet (Ngātiwai and Ngāpuhi) was raised in Auckland, but her whakapapa links to Te Tai

Tokerau which led to her spending a big part of her life living and working in Whangārei. With a background of 30 years in the social service sector, across several roles, she brings along her proficient skills and heartfelt passion for working with people.

She says, “Housing is a fundamental right, and I feel passionate about supporting this community through my role. Visibility is key across community at any level, as opposed to just sitting behind a desk. So, I’m excited about the future, and I look forward to working with my team to create more opportunities for our housing whānau to thrive.” One of her fondest memories as a child was going to the Panmure Market on Sundays to help her mother run a stall selling second hand goods. “Mum was an accumulator of things, a very resourceful lady who also baked muffins to help bring extra money into our household”.

Juliet admired her mother’s dedicated work ethic and credits her own drive and resilience to the life lessons passed on from her mum.

To help settle into the new space, Juliet enjoys interacting with different groups of people throughout Tāmaki and loves spending time listening to stories from residents she meets while out and about.

“People in Tāmaki are so friendly. There is so much history here and the richness in stories is inspiring. The area is vibrant and diverse - and the food places are amazing! I love that there is still a strong sense of community. I just feel so privileged to be a part of Tāmaki.”

Juliet shares her favourite whakataukī as a reminder of her purpose, which touches on the message that whanaungatanga and working together can help move people beyond survival and onto prosperity.

Nā tō rourou, nā taku rourou ka ora ai te iwi
(With your food basket and my food basket the people will thrive).

“**HOW CAN WE
MAKE SURE
WHANAU CAN LIVE
WELL IN A WHARE
THAT MEETS
THEIR NEEDS?**”

Juliet is married with four tamariki and one mokopuna and is proud of her Ngātiwai and Ngāpuhi roots. She loves whānau, dogs and helping out at netball.

SUMMER UPDATES

Kia ora and Talofa, everyone.

I can't believe it's Autumn already! It's been a busy time in the Tāmaki Housing space, so I am excited to share what our team has been up to. First, I would like to congratulate Juliet Erihe, who has replaced Neil Porteous as the Tāmaki Housing General Manager.

A huge welcome to you Juliet! I would also like to acknowledge Neil for his great leadership in the housing space for the past eight years. His heart and drive for better housing outcomes has left a huge impact on us all at Tāmaki Housing. Fa'afetai lava, manuia tele – thank you and best wishes Neil.

We've celebrated a number of exciting milestones, and wish to congratulate Malaea, Irene and Leslie on 20 years of providing outstanding housing services in Tāmaki. We are grateful for their hard work and dedication, and we look forward to many more years of great work for all our Tāmaki whānau.

Our Placemaking Team has been busy building neighbourhood connections by hosting several community Whānau Days. These events are a good way for tenants to get to know each other better and helps to build good neighbourly relationships.

So, if you see the team out and about in your neighbourhood, be sure to say 'hello'. If you have a visit from a member of our maintenance team for a repair job on your property, just a friendly reminder that you have the right to ask the tradesperson to

show their identification before they enter your home.

If you are still feeling unsure, feel free to give us a call on **0800 521 555** and we can help you verify the visit.

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.

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.

On behalf of the team at Tāmaki Housing, we wish you a happy and prosperous 2025.

Ngā mihi
Daphne Amosa
Area Manager
Tāmaki Housing





HAARE AND JOSEPH WHĀNAU JOURNEY IN TĀMAKI



Haremate (Haare) and Joseph Burke signed up for the OWN IT programme with the hopes of fulfilling their dream of buying a home for their son's future.





Haremate (Haare) and Joseph Burke signed up for the OWN IT programme with the hopes of fulfilling their dream of buying a home for their son's future. In less than a year, they were approved for a brand new 2-bedroom whare in Glen Innes. The couple were buzzing from the life-changing news and still can't believe it's real. Haare says, "The best part is that we get to stay in Tāmaki.

We feel remarkably blessed to be in this position, overwhelmed and proud. It's so important, because for us, Tāmaki is our home. The area is significant to our family, and we can't see ourselves living in any other suburb or community." The Burke whānau were living in public housing before deciding to put their names forward to join the OWN IT programme. They took advantage of the free, online Financial Capability Workshops sessions on offer, and committed themselves to paying off their debts quicker, reducing unnecessary purchases, and learnt better ways to save money.

Now, they are encouraging other whānau who are renting to jump on board the OWN IT programme and make their money count. Haare says, "We were paying \$611 dollars a week for a two-bedroom house that needed an upgrade and a lot of home improvements. But I really wanted our hard-earned money to go towards something we owned." The proud Glen Innes natives are well known in the area, both attended local schools - Haare at Tāmaki College and Joseph at Sacred Heart. Their passion for community led them to get involved in many local projects and initiatives, including taking on leadership roles at the local rugby and netball clubs, and with youth ministries and camps.

Although they were not in the financial position to begin with, the couple were able to grow their income to reach

the minimum threshold to qualify. Becoming homeowners was a pivotal change for the whānau as they reflect on the fruits of their labour with pride. "I became a young parent at the age of 17, but I was still able to return to university to complete my studies, gain a degree, get married - and now, buy a home! I want our journey to motivate others, to know that with hard work, homeownership through the OWN IT programme is possible. Especially our Māori and Pasifika whānau who are still unsure about it. For us, this is not just any home or any location.

"The area is significant to our family, and we can't see ourselves living in any other suburb or community."

This is the street where I grew up, where I dreamt all these dreams to begin with. And now all those things have become a reality. Not just for myself and my husband - but for our son. I love that we were able to achieve and accomplish all these beautiful milestones here in Tāmaki," says Haare. TRC Household Advisor, Erin Liava'a, has been supporting the couple on their journey to home ownership, offering sound advice when needed. She credits hard work and commitment to their success and hopes this story will inspire other hardworking whānau to look into shared home ownership as a way to buy a home for them and their loved ones. And Haare hasn't stopped smiling since.

She says, "The most joy I felt was surprising our boy when he arrived home from his school trip in Europe. We received the acceptance news the week he left - but we wanted to surprise him when he returned after three weeks.

Every inch of my heart and soul wanted to tell him sooner, however, we waited for the day after he came home to share the exciting news. When we arrived at the house, Erin was there too, and once we made the announcement there were tears, cheering, and so much love and hugs! It will forever be one of the happiest moments of our lives."





GLEN INNES



GLEN INNES TRAIN STATION

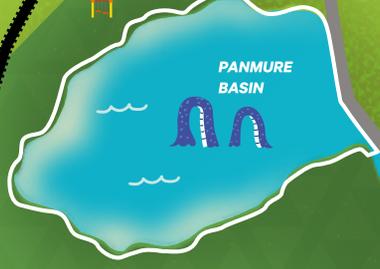
GLEN INNES TRAIN STATION

PANMURE TRAIN STATION

PANMURE



PANMURE TRAIN STATION



PANMURE BASIN

TĀMAKI RIVER

HOUSING DEVELOPMENT UPDATES

Tamaki has a strong cultural history and is home to strong and growing communities.

From leading cultural inductions for workers on development sites and hosting site blessings, to working behind-the-scenes enabling local iwi to input into development project, Māori values and practices are deeply embedded in TRC's mahi.

Turn the page to learn more about Tikanga Māori in development processes at TRC.





TIKANGA MĀORI IN DEVELOPMENT PROCESSES

Upholding Tikanga Māori (Māori practices) and infusing Te Ao Māori (Māori world view) in development practices is second nature to Michael Phillips (Ngāti Pāoa, Ngāti Whanaunga, Ngāti Tamaterā, Ngāti Maniapoto, Te Kawerau-a-Maki, Ngāpuhi, Te Rarawa), TRC's Project Manager - Māori Development.

Alongside Kristin Winiata (Ngāti Kahungunu, Ngāpuhi, Ngāi Tamarawaho o Ngāti Ranginui), TRC's Mana Whenua Engagement Lead, the two can be seen on TRC development sites across Tāmaki creating space for Māori practices.

From leading cultural inductions for workers on development sites and hosting site blessings, to working behind-the-scenes enabling local iwi to input into development projects, Michael and Kristin tirelessly ensure Māori values and practices are deeply embedded in TRC's mahi.

"This job starts and ends every day, but my whakapapa (genealogy) never ends," says Michael. "From an iwi and a Māori perspective, my identity as Ngāti Pāoa comes first. At the end

of the day, the work that I do at TRC will create good outcomes for my iwi and Māori in Tāmaki, and I'm heavily invested in those outcomes, and so fortunate to be able to give back to iwi in other means."

Archaeological signs in the whenua are one of the many pieces that paint a deep history of Māori settlement and movement in and

"The work that I do at TRC will create good outcomes for my iwi and Māori in Tāmaki, and I'm heavily invested in those outcomes"

around Tāmaki, the discovery of which requires the involvement of mana whenua if found. "Tikanga and Māori processes are just one of the ways we can uphold the values of mana whenua when it comes to whenua (land) and the taonga (treasures) we find," says Kristin.

It is through tikanga, says Michael, that we are guided on how we look after taonga, which connects us to our whakapapa (ancestry).

CONTINUED ►►



TĀMAKI
REGENERATION

“ TĪKANGA AND
CULTURAL VALUES
IS THE SOUL, THE
OUTCOMES IS
THE BODY ”

“

THIS JOB STARTS AND ENDS EVERY DAY, BUT MY WHAKAPAPA (GENEALOGY) NEVER ENDS ”

“Tāmaki is filled with taonga, and markers within the soil reinforce and expand on what we know about Māori movement and settlement patterns. Māori artefacts are often a symbol of the footsteps of our tūpuna (ancestors), things from different times that carry a specific mauri (essence, life force), especially when they’ve been touched by our ancestors.”

“Mauri and mana can be protected on sites through the preservation of taonga or signs of settlement, such as the repurposing of shell midden (remains from historic activity in the area) into pocket parks or repurposing perishing native trees by wood chipping and reintegrating them back into the land.”

“We also have an obligation to protect and look after people in the area”

“If trees can be salvaged, then they will be moved to another part of the site. We don’t want to be taking mauri out of this space if we can help it”.

Tikanga practices can be observed in a multitude of ways including karakia and waerea (blessings and incantations) to clear spaces or through cultural inductions to help educate contractors and site visitors on the cultural context of sites. “Tikanga is fluid - doing the right thing, at the right time, with the right people,” says Michael.

“We also have an obligation to protect and look after people in the area through acts of cultural health and safety.”

Furthermore, Kristin and Michael’s mahi involves creating space for Māori in development processes, both inside and outside the office.

“Tikanga is fluid - doing the right thing, at the right time, with the right people,”

“We are trying to enable mana whenua and iwi to bring back or uphold their presence in this space, while maintaining tikanga they’ve given to us. It’s important we create innovative ways to uphold the tikanga and kawa,” says Kristin.

“Tikanga and cultural values is the soul, the outcomes is the body.”



IN THE NEIGHBOURHOOD

Photos of our Tamaki Housing community out and about in the Tenant gardens.





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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