

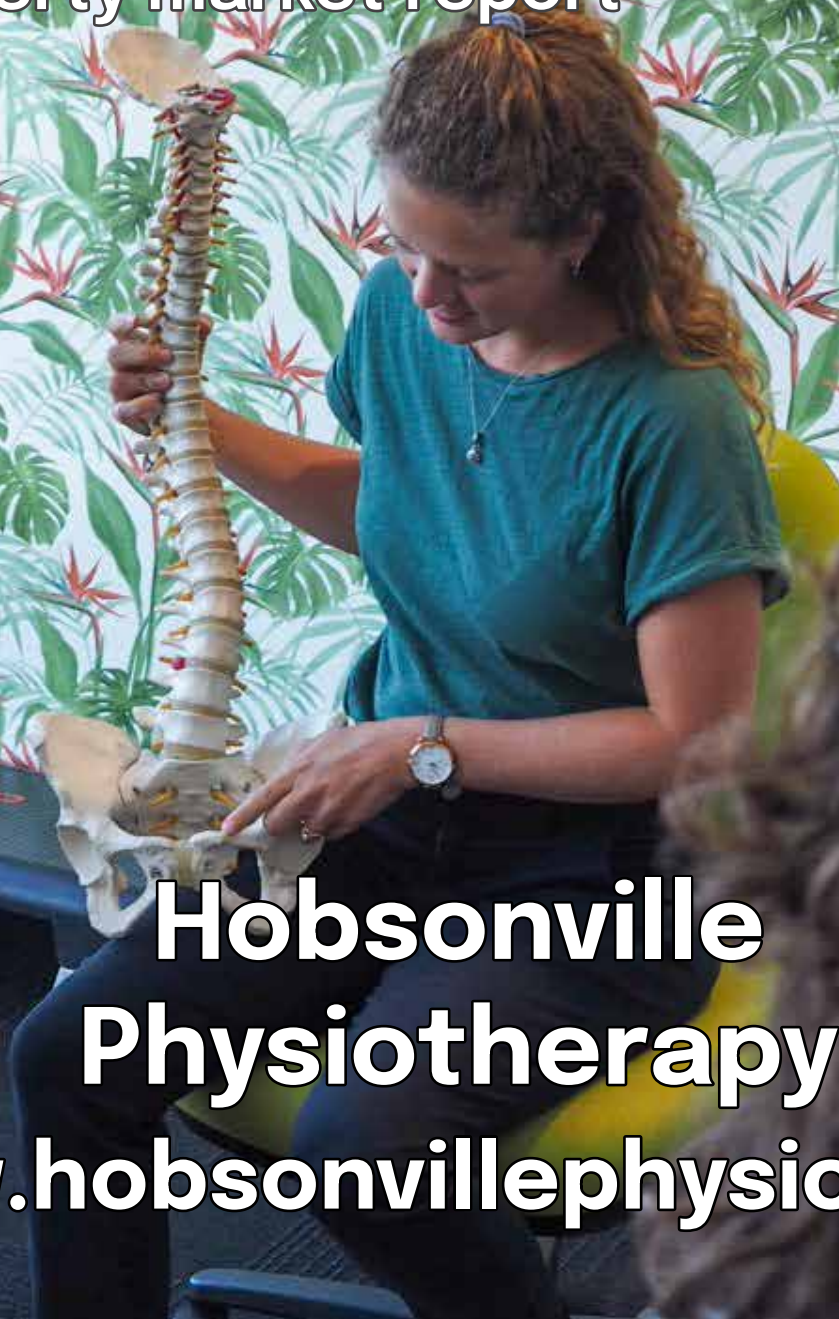
April 2025

The

Westerly

FREE monthly community magazine
for Massey to Hobsonville Point

- Safer communities
- Home & garden
- Health & beauty
- Property market report



**Hobsonville
Physiotherapy**

www.hobsonvillephysio.co.nz



Greetings

World issues have been changing rapidly this year. Although some change is inevitable, it can be difficult to distinguish between a threat and an opportunity. Asking yourself how you feel may provide some insight, sharing your feelings with those you trust can take the edge off potential anxiety. The further we look into the longer term, the easier it is to get overwhelmed by uncertainty. Focussing on the day-to-day and what is in your power to accomplish may bring your planning into perspective. So much of what is happening around us is completely beyond our control.

It's important not to dwell on the past, fixate on the future or get bogged down by things you don't know! Thinking about what's going well, activities that make you happy, small moments of satisfaction and recognising your achievements and the support of those around you may help to focus on positive strategies when change feels out of control. Positive affirmations can transform our identity and reality, while negative self-dialogue merely reinforces limitations on what we can achieve. We can become defined by our habits, so we should nurture empowering ones. Reflection is essential for growth, as it is too easy to live on auto-pilot and forget to consider what changes we can develop to take us forward.

Enjoy taking time to explore the positive activities happening in our communities. Individuals who have rejected the tiring motorway commute and got on their bikes. Local groups organising preparations for an emergency, rather than waiting for one, then using analysis to improve future outcomes. Positive role model mentoring to offer support in our changing world.

Don't forget our regular columns, with Graham's analysis of the way forward for the housing market, property news and tips, news of the community, food ideas, what is topical for your home and garden, health and beauty, and ideas from our area columnists, avoiding scams when buying on the internet, events associated with Anzac Day, and things to do during the Easter school holidays.

Enjoy April.

John Williamson



What's inside

- 3 People & Places
- 9 Safer Communities
- 10 Community News
- 16 Food & Beverage
- 17 Property Hub
- 19 Property News
- 24 Property Statistics
- 26 Hot Property
- 30 Property Market
- 34 Hot Property
- 41 Home & Garden
- 49 Young Learners
- 51 Heart foundation
- 52 Aged Care
- 54 Health & Beauty
- 57 Area Columnist

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People & Places

THEWESTERLY.CO.NZ

Move Freely, Live Fully: Expert Care at Hobsonville Physiotherapy



At Hobsonville Physiotherapy, we know that moving well means living well! Whether you're overcoming an injury, looking to improve mobility, or simply want to feel your best, our expert team of physiotherapists, acupuncturists, and massage therapists are here to help you recover, strengthen, and thrive. Plus, no referral is needed for ACC Physiotherapy treatment—getting care has never been easier!

- Sports Injury Rehab - Whether you're a weekend warrior or a pro athlete, we'll get you back in the game.
- Personalised Physio - Tailored treatment plans for pain relief, mobility, and long-term recovery.
- Careway Provider - Hassle-free treatment fully covered by ACC under Careway for eligible injuries.
- Strapping & Taping - Extra support for injury prevention and recovery.
- Acupuncture & Dry Needling - Unlock deep healing and pain relief.
- Massage & Lymphatic Drainage - Relieve tension, improve circulation, and rejuvenate.
- Joint Manipulation & Mobilisation - Restore natural movement and function.
- Home Exercise Programs - Easy, effective routines to keep you moving.
- Education & Prevention - Empowering you with the knowledge to stay injury-free.

Exciting News!

We've recently welcomed Claire and Caitlin, two skilled physiotherapists bringing fresh expertise to our team. Plus, Caitlin and Julia are now providing Home Visits in the community, and Holly is now offering Pelvic Health Physiotherapy for both men and women.

Call us on 0272640003

email physio@hobsonvillephysio.co.nz.

Alternatively, you can book online at hobsonvillephysio.co.nz

Boost Your Workday: Set Up Your Desk Like a Pro!

Feeling stiff or sluggish after a long day at your desk? Your workspace setup might be the culprit! A few simple tweaks can keep you comfortable, focused, and pain-free.

Desk Setup for Success

- Chair Height: Keep feet flat on the floor, knees at 90 degrees. Use a footrest if needed!
- Keyboard & Mouse: Position them close to maintain a relaxed arm posture.
- Monitor Magic: Keep your screen at eye level and an arm's length away to prevent neck strain.

Quick Desk Exercises

- Spinal Twist: Sit tall, twist your torso to one side, hold for 10 seconds, then switch.
- Neck Stretch: Tilt your head toward your shoulder, hold for 15 seconds, then switch sides.

A few small changes and movement breaks can make a big difference. Try these today and feel the change!



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- ACUPUNCTURE / DRY NEEDLING
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124 Hobsonville Road (by Woolworths)
physio@hobsonvillephysio.co.nz
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Big buddy offering free mentored programme

For youth in West auckland

After the successful pilot of its new Group Programme, Big Buddy is calling for young boys between 14 and 17 throughout Auckland who would benefit from a free seven-week mentored experience ending with a four-day adventure camp. The programme has been enabled by generous sponsorship. Each young man receives \$3,500 worth of mentoring, adventure, and personal growth at no cost to their whānau. It is open to boys who do not have a significant male role model at home. The FREE programme connects boys with mentors and facilitators to tackle challenges, build confidence, resilience and responsibility and complements core support programme "Big Buddy One-2-One" which matches one Big Buddy to one Little Buddy aged between 7 and 13.

Responses to the pilot have been very positive. One boy shared: "I've really grown into a different person on this programme. When my dad passed away, I held all my emotions inside because I didn't want to worry the people around me. This programme showed me it's healthy to show how you feel and not hold everything on the inside." Of participants surveyed after the pilot, 80% felt calmer and more positive, 90% said had better understanding of others and seeing things from their perspective and 86% felt more confident in overcoming challenges.

Big Buddy Co-CEO Steve Sobota is excited about the feedback and what's ahead. "This isn't just about giving boys something to do, it's about giving them the tools to navigate life with strength, courage, and support," he says.

Big Buddy will run the eight week programme in Auckland, Wellington and Tauranga delivering four programmes in 2025, with a future plan to expand the programme into Hamilton in 2026.

Apply today here. <https://www.bigbuddy.org.nz/buddy-up/find-a-big-buddy/> or email info@bigbuddy.org.nz

Big Buddy works on the simple philosophy that a boy will benefit greatly from having a positive male role model in their life.

Big Buddy has been matching boys without a dad in their lives to volunteer Big Buddies for over 25 years, matching over 1200 boys and men. The programme supports boys aged between 7 and 17 in Auckland, Hamilton, Tauranga and Wellington. A Big and Little Buddy typically catch up for 2 to 3 hours most weeks. They choose what they want to do together. This can be anything from walking the dog, throwing a ball around, or visiting a café or even a museum.

bigbuddy.org.nz



New life at Easter

Discoverers Informal Church Baffin Lounge Headquarters Building Easter Sunday 20 April 3.30pm.

Easter is a holiday, a time for families, a welcome break. An annoying day with no malls open, but with chocolate and hot cross buns to compensate.

Eggs and bunnies in popular culture have come from ancient Spring festivals.

For Christians there is another meaning. Easter marks the end of 40 days of Lent.

Easter is the oldest Christian festival, celebrating the death and resurrection of Jesus.

It is the central event at the very heart of Christianity;

On 20 April Discoverers will be looking at what Easter looks like in 2025.

We'll ask the questions

- What do the "icky bits" of Easter - the suffering of Christ on Good Friday say in our secular age?

Can this also be a reminder of suffering around our world?

- How do we celebrate the Resurrection amidst bunnies and chocolate?

What can Christ's new life offer our broken and divided world.

- How can we celebrate Easter alongside our Muslim, Jewish, Hindu, Sikh, Buddhist neighbours?

How can we celebrate Easter in our multi-cultural and multi-faith community while keeping what is unique for us?

Discoverers informal church usually meets monthly in the Baffin lounge, 214 Buckley Avenue Hobsonville Point from 3-30pm to 4-30pm. All are welcome!

For further details please contact Richard Small. Email Richard.Small@pacificlegal.co.nz or phone 021 385-748



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10

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the trusts
Keeping it local

Reasonably practicable



As a Health and Safety Consultant I am often asked to interpret the Health and Safety at Work Act 2015 which talks about reasonably practicable.

Very hard, I must say, as it is a term of the Courts, suffice to

say that we all run the risk of not doing what is reasonably practicable, even a person who works for himself.

From a sole trader to a company with over 10000 people we all need to assess the risks and hazards in order to meet the term in the Act, reasonably practical.

The term "reasonably practicable" is a pivotal concept in the Health and Safety at Work Act 2015, particularly within the framework of promoting workplace safety and preventing hazards. It embodies a balancing act between the potential risk of harm and the measures necessary to mitigate that risk. Essentially, "reasonably practicable" requires employers to take responsible steps to ensure safety, without imposing excessively burdensome costs or efforts that are disproportionate to the level of risk involved.

To determine what is reasonably practicable, several factors must be considered, including the likelihood of harm occurring, the degree of harm that could arise, and the availability and suitability of measures to eliminate or minimise those risks. This often involves a careful risk assessment, where businesses are obliged to evaluate

**You're responsible?
Let's get your
H & S sorted**

Businesses must now have an effective Health and Safety culture with an ever-increasing personal liability for Business Owners, Managers, and exposure for Company Directors, Trustees, and members of Governing Entities.

Contact Securo's John Riddell, phone 0274 779 750, for practical advice, tools, and solutions for an effective workplace Health and Safety plan.



www.securo.co.nz 0800 55 33 44

securo

specific hazards and implement practicable solutions. For example, if a construction site poses a high risk of falling objects, measures such as safety harnesses, nets, and protective equipment should be adopted, provided they are feasible in cost and implementation. Conversely, if the risk is minor, overly rigorous measures may not be justified.

Ultimately, "reasonably practicable" underscores the necessity of a proactive and balanced approach to health and safety, ensuring that employers foster safe environments without incurring unreasonable costs. This legal doctrine encourages a culture of safety, promoting ongoing assessment and continuous improvement in workplace practices. Through this lens, the Health and Safety at Work Act 2015 aims to enhance overall safety standards while remaining grounded in practicality.

If you need help then contact John Riddell by email securo4@securo.co.nz or check out www.securo.co.nz



RSA Hobsonville

114 Hobsonville Road, Hobsonville, Auckland
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We welcome all Members and guests of reciprocal rights clubs.
New members welcome to join at any time.
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Dining Room open Wed - Sun 5pm to 8pm, group bookings welcome, lunch group bookings for 20 plus by arrangement

- Camper Vans welcome to stay (bookings essential)
- Facilities available for private functions, work meetings, small conferences

Contact Manager for further information & costs

THE SMALL RSA WITH THE BIG HEART

Pelvic Health Physio: Why It Matters for You



Pelvic health physiotherapy is a specialised area of physiotherapy that focuses on the muscles, ligaments, and connective tissues of the pelvis. While often overlooked, the pelvic floor plays a crucial role in bladder and bowel control, core stability, and overall well-being.

Who Can Benefit?

Pelvic health physiotherapy isn't just for new mums—it's for everyone. If you experience:

- Bladder leakage or urgency
- Pelvic pain or discomfort
- Postnatal recovery challenges
- Lower back or hip pain
- Prolapse symptoms or post-surgical rehab

...a pelvic health physio can help!

How Does It Work?

Your physiotherapist will assess your symptoms, posture, and muscle function before developing a tailored treatment plan. This may include:

- Gentle exercises to strengthen or relax the pelvic floor
- Hands-on therapy to relieve tension
- Breathing and posture techniques
- Lifestyle advice to improve daily function

Many people suffer in silence, assuming symptoms are "normal" after childbirth, surgery, or aging—but they don't have to be! Pelvic health physio provides safe, effective solutions to restore confidence and quality of life.

Ready to Take the Next Step?

Book your pelvic health appointment with Holly at our Hobsonville clinic today. Start your journey to improved comfort and well-being!!



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124 Hobsonville Road (by Woolworths)
physio@hobsonvillephysio.co.nz
www.hobsonvillephysio.co.nz



Cycling for health, happiness, and survival



I've been enjoying riding my e-bike into work recently. It takes me just over an hour down the NorthWestern Cycleway. Often, when there's traffic on the motorway, I am going faster than the cars. As I get closer to the city, the number of cyclists increases - there are small crowds of us at the crossings. The bike cages and showers at work are chocka-block. I feel like I'm part of a movement, glimpsing a future where maybe, just maybe, we don't all need private cars.

On the days I ride to work, I have more energy. I don't get that after lunch slump anymore. My leg muscles are getting bigger. My brain feels more alert, I feel more productive and cheerful. I love that I got to work under my own steam, burning calories instead of fossil fuels, and that I saved \$9.90 each way (the new price of my ferry).

The cycling infrastructure is improving too. Hobsonville Road can still be a little scary when the cycle lane is full of parked cars, but even that is getting better, with parts of the future cycle lane being built, bit by bit. I'm excited about the day I can get all the way to work on a dedicated cycleway.

You don't need a flash e-bike or to ride very far. Studies from the Netherlands, bike capital of the world, show that even short rides have health and mental health benefits. Bikes are useful in emergencies too - as explained by Bike Auckland (<https://www.bikeauckland.org.nz/a-resilient-transport-system-bikes-and-emergencies/>).

So, if you have a bike sitting in the back of the garage, consider dusting it off. If your bike needs fixing, or you want some advice or to try an e-bike, pop in to your local bike hub: 14 Edmonton Road, Henderson, open Friday to Sunday 10am-4pm.



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Safer Communities



Auckland changed to a prohibited fire season on 14th March.

Fire and Emergency New Zealand (FENZ) enforces a prohibited fire season to protect our communities, homes, and environment from the devastating impact of vegetation fires. During this time, certain outdoor fires are banned to reduce the risk of accidental blazes that could threaten lives and property. This includes the use of braziers, bonfires, incinerators, campfires, burn piles etc. A key reason for this restriction is extreme weather conditions. Long dry periods, high temperatures, and strong winds create the perfect conditions for fires to ignite and spread rapidly. Dry grass, shrubs, and other vegetation become highly flammable, making even a small spark dangerous.

Keeping our communities safe is the top priority. Vegetation fires can destroy homes, businesses, and farmland, putting families at risk. By following fire bans and taking precautions, we all play a role in preventing devastating fires and ensuring the safety of our neighbours. Protecting our natural environment is another crucial reason for fire restrictions. Fires can cause lasting damage to native forests, wildlife habitats, and local parks that our communities cherish. Preventing wildfires helps maintain our shared spaces for future generations to enjoy. Finally, reducing fire incidents ensures that emergency services can respond quickly to other urgent needs. When we all work together and respect fire restrictions, we help keep firefighters available for other potentially life threatening emergencies.

By understanding and supporting the prohibited fire season, we can protect our communities, landscapes, and way of life.



For further information, refer to www.checkitsalright.nz



Jamie Shaw
Deputy Chief Fire Officer
Waitakere Fire Brigade - 09 810 9251

Going fishing from the rocks?



Know how to float

Only go fishing from rocks if you know how to float well. Always wear a lifejacket and take a flotation device, like a life ring or a bucket, with you. Lifejackets will increase your chance of survival if you fall in.

Find the safest place

Check conditions: tide, swell, weather, and local hazards. Always face the ocean and be alert for large waves which can knock you off the rocks.

If in doubt, stay out

If the weather or conditions look dangerous don't go fishing - wait for another day.

Take care of yourself and others

Always fish together. If something happens they can help. Wear light, warm clothing, a lifejacket and shoes with grip (not gumboots).

Know how to get help

Always take a mobile phone; in an emergency call 111 and ask for Police.

dpanz.org.nz



KMR's two millionth tree a solid foundation



Kaipara Moana Remediation Pou Tātaki Justine Daw says her team is preparing for even more significant achievements this year following a highly successful 2024.

KMR has planted or contracted this winter, to put in 2.04 million plants.

In addition, Justine says her team has helped facilitate several other impressive milestones in their efforts working with landowners to help reduce sedimentation and siltation flowing into the Kaipara Moana.

"By the end of January, 900km of fencing – the same distance as from Kerikeri to Wellington – has been completed or are contracted to be completed before the end of summer, and 921 hectares have been planted, contracted to plant, or are regenerating into native forest," says Justine.

"That's an amazing achievement by the 755 landowners and groups taking action with KMR support."

Across the 600,000 hectare catchment in both Northland and Auckland, KMR invests in projects to restore wetlands, fence off rivers and streams, plant trees and regenerate forest on erosion-prone land.

"KMR projects not only reduce sedimentation, by definition, our work to recloak the waterways, re-wild special places and protect areas of remnant forests also support thriving biodiversity, mahinga kai and carbon storage. We also invest in local jobs and businesses and support the local people working with us into training and nature-facing career pathways," says Justine.

KMR offers free advice to landowners and groups and provides funding by paying a contribution (up to 50%) towards eligible sediment reduction projects, with experienced Field Advisors working closely with landowners and groups to prepare a plan to access KMR funding.

Support is also available for engagement and project management costs for community groups, marae, iwi/hapū or other collectives.

More than 1150 landowners and groups have expressed interest in KMR since the initiative began.

"Our community – and farmer – led projects build connectivity to local waterways, community well-being and also resilience to extreme weather in areas hard hit by recent storms, cyclones and droughts," says Justine.

KMR has created 350,000 hours of new work (a year's work

for more than 225 people), invested at least \$21 million in restoration projects, accredited 47 local businesses and nurseries to supply KMR projects, and helped train and mentor 184 people.

Justine says they want to hear from people whose land is in the Kaipara Moana catchment "If landowners and groups are thinking of fencing this autumn, planting this winter or would simply like to know more about KMR support, they can contact the KMR team on hono@kmr.org.nz. You can also read more about the people working on the land with KMR support at <https://kmr.org.nz/news-publications/our-people-25/>."

Justine says on-the-ground advice and guidance from the KMR's Field Advisors over the past three years has been key to ensuring that KMR projects are delivered successfully – and cost-effectively – and that landowners and groups have the knowledge they need to target projects on the landscape where they will make the greatest difference.

"The work of our Field Advisors and the quality of their advice, enabled by our smart digital systems, has been instrumental in KMR being nominated for the globally prestigious 2025 Earthshot Prize," says Justine.

The Earthshot Prize is an initiative inspired by President John F. Kennedy's 'Moonshot' challenge in 1962, which aimed to land a man on the moon within a decade. Launched by Prince William in 2020, the Earthshot Prize aims to search for, and scale, the most innovative solutions to the world's greatest environmental challenges.

The ten-year global initiative aims to identify and support programmes and initiatives that can accelerate and scale the environmental innovations needed to repair and regenerate our planet across five categories.

Every year, the winners with the best chance of helping achieve the identified 'Earthshots' are awarded significant funding to scale their solutions, with all finalists receiving tailored support from a global alliance of partners.

Increase in battery-related fires highlights need for consumer education

A 17% rise in lithium-ion battery related fires was recorded last year according to data from AMI, with mishandling during charging, storage, and disposal being the primary causes.

AMI Executive General Manager Claims Wayne Tippet says that more than 50% of all battery-related fire claims pertain to when devices are not in-use or being actively

Community News

monitored, for example, when being charged, stored or disposed of.

"Consumer safety and battery handling education to ensure the safety of New Zealanders is vital. Lithium-ion batteries can be found in devices everywhere, including in our pockets, so it's important we all learn how to take care of these items to ensure they don't ignite."

Last year, over 20% of AMI's lithium-ion battery related fire claims occurred when the battery or device was charging.

"We've received claims for drones, e-bikes, cars and even campervans which have caught fire while being left on charge for long periods of time, unsupervised."

The recent claims data also reveals that battery-related fires are not limited to residential properties. Claims spanned various policy types, including motor (27%), contents (25%), home (23%), commercial (23%), followed by marine/boat (2%).

AMI's data follows recent reports from councils about a surge in lithium-ion battery-related fires, which have started inside the containers of waste collection trucks.

"Please don't throw batteries and battery-powered devices in your household waste," he cautions.

"There are a number of collection facilities around the country for used batteries, including at most Mitre 10 and Bunnings Warehouse stores, and e-waste services or recycling services for electronics."

Fire and Emergency New Zealand's Community Education Manager Tom Ronaldson says while there is nothing inherently dangerous about lithium-ion batteries, they can be a fire hazard if they are damaged, mishandled, or improperly disposed of.

"When lithium-ion battery fires do occur, they can happen very quickly," he says.

"Therefore, it is important that if your battery is emitting vapour or unusual sounds, you evacuate immediately and call 111.

"To protect your battery, always use the correct charger for the device. If your battery is damaged, or hot to touch while charging, replace it immediately with one from the manufacturer.

"Always avoid charging devices on soft surfaces or leaving them plugged in for extended periods." Quick safety tips for lithium-ion battery powered devices:

Only use the charger that is specifically designed for the battery in your device.

When charging household items such as laptops, gaming consoles or mobile devices, do not place them on soft surfaces. Charge them while you are awake, unplugging them before going to bed.

Do not overcharge the battery by leaving it unattended for a prolonged period of time.

Keep an eye on the battery while it is in use and remove it immediately if it starts to feel hot.

Avoid exposing lithium-ion batteries to extreme temperatures, and do not puncture, crush, or otherwise

damage the battery casing.

Do not dispose of batteries in household waste. You can contact your local council for a recycling location – most Mitre10 and Bunnings Warehouse stores, e-waste services or recycling services for electronics have battery recycling collections.

Quick safety tips for EV, e-bike and e-scooter charging:

Where possible these should be stored and charged outside of the house in a garage, shed or carport, away from living spaces. Keep them away from any exit doors, escape routes and combustible materials.

Only use electric vehicle charging adaptors supplied by the vehicle manufacturer or by an electric vehicle supply equipment (EVSE) manufacturer.

Don't use any household adaptor (such as a multi-box, double plug or a travel plug) between EVSE such as an In-Cord Control and Protection Device IC-CPD and a

socket outlet. Never use damaged or modified charging equipment, such as overseas equipment that has been fitted with a New Zealand plug.

Don't use any faulty charging equipment, get it checked by the manufacturer.

For more information, please visit [Lithium-ion battery safety | Fire and Emergency New Zealand](#).



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111 Veterinary Clinic – Setting a New Standard in Pet Care

Kumeu's only 24-hour veterinary clinic, 111 (Triple One) Veterinary Clinic, continues to lead the way in both emergency and integrative pet care. Since opening on December 1st, we've been dedicated to providing cutting-edge treatments alongside compassionate, around-the-clock care for your small animals.

We are proud to be Auckland's first veterinary clinic with infrared intensive care and post-operative recovery cages. Infrared therapy offers numerous benefits, including enhanced circulation, faster healing, pain relief, and improved oxygenation of tissues—all of which contribute to quicker recovery times for pets undergoing surgery, or recovering from illness.

Beyond exceptional medical care, we understand the deep emotional bonds between pets and their families. Our 'Four Seasons Garden of Remembrance' has a growing array of colourful rocks, hand painted with love, by grieving pet owners. These rock tributes help heal broken hearts and serve as a reminder, that although physically gone, each pet lives on forever connected energetically to the hearts they touched, through cherished memories. Our memorial garden is our way of honouring the special place pets hold in our community's hearts.

Dr. Fiona Mead (Dr. Fi), a seasoned local veterinarian, is the director and head veterinarian at 111 Vet Clinic. It's a team approach, that enables around the clock care for your pets. Our holistic blend of Western medicine with integrative treatments, (acupuncture, herbal osteopathic techniques +others), is gaining favour as increasingly, people understand the benefits of treating layers of dysfunction and disease, rather than band-aiding symptoms. Whether it's a routine check-up, surgery, or emergency care, Dr Fi & the team at 111 Veterinary Clinic are here for local pets and their families, any time of day or night.

Visit us at 48 Main Road, Kumeu – The only 24-hour veterinary clinic dedicated to providing both regular and emergency care for our community. It is our privilege to have your pet's health as our number 1 priority!

Phone 09 8696 111 (OW TOWN 111) to book your pet's appointment.



For REGULAR & EMERGENCY vet care we offer Auckland's

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48 Main Road, Kumeu office@111vetclinic.co.nz

Davis Funeral Care



When it comes to family, some conversations are easier than others. We talk about milestones, holidays, and shared memories, but the harder topics, like funeral planning, often get pushed aside. Yet, these are some of the most important conversations to have.

Pre-planning your funeral is a thoughtful step to ensure your wishes are understood and upheld. We've found that pre-planned and personalised farewells and funerals offer great comfort to families, knowing they are honouring their loved one's wishes. We further recommend discussing your plans with your family and those close to you as the funeral is a final act and it is important that their grief will be properly supported when the time comes



09 835 3557 | WWW.DAVISFUNERALS.CO.NZ

Kumeu's 'watershed' moment

"Funeral homes have traditionally been places people engage with only when absolutely necessary, but our aim here at Davis is to change all that. Davis' mission is bigger than that. In addition to providing quality funeral care we recognise that it is our role to be active in the communities that we serve, enriching and improving people's quality of life. We do this through our close relationship and valued partnerships with a number of organisations, including Hospice West Auckland, Totara, Mercy and Dove Hospices, and the Auckland Philharmonic. We also partner with The Grief Centre, to enable us to offer free counselling sessions to our families, helping them work through their grief." Says General Manager, Michael Powell.

At Davis Funeral Care, we believe in the power of community and compassionate care. We're here for more than just the hard moments; we're here to support you through all of life's chapters.

Let's start these important conversations now.

09 835 3557 | www.davisfunerals.co.nz



Kumeu-Huapai flood management options appear ruled out with Future Kumeu continuing to suggest the "new" town centre should be on higher ground to the west based around an old Trigg Road orchard out

of the flood risk area.

Future Kumeu's Pete Sinton says the meeting of about 200 people, including commercial property owners and Auckland Council representatives, in the Kumeu Community Centre on February 17 was a "watershed" moment for the area.

Auckland Council Healthy Waters representative Nick Vigar says three flood management options studied have been largely ruled out due to cost and risk.

These were a 2.8km 70 metre wide Kumeu floodway extension put at \$573 million – considered uneconomical and increasing flood levels downstream near Waimauku.

Another for a 1.9km 4.5 metre diameter tunnel to divert flows from upstream of the Kumeu Village to the Waitemata Harbour was also considered too expensive at \$295 million relative to the flood risk benefit provided and would generate opposition during the consent process.

The preferred option of a dam with an estimated 1,800,000 cubic metres storage on the main Kumeu River channel between Kumeu and Taupaki was the most cost effective of the three options at \$163 million but poses a risk of failing in a major storm event, the meeting heard.

Nick says the council is now accounting for climate change rainfall of about 240mm in 24 hours compared to its previous scenario of 150mm in 24 hours.

He says major rainfall events above the 240mm scenario risks dam failure and increases the possibility of sudden and severe flooding.

Nick fielded questions largely about waterway maintenance and says he'll take that away from the meeting, meaning more clean-up work is likely.

Indeed, waterway maintenance – or lack of it – seemed the main point of contention raised by people at the meeting.

Other Auckland council representatives at the meeting included John Duguid and Peter Vari, while Craig Walker, Peter Sinton, Guy Wishart and Ben Vallings represented Future Kumeu and the meeting was chaired by Rodney councillor Greg Sayers.

Complete Cartage



Complete Cartage is a registered Auckland based excavation company, kiwi owned and operated. We were incorporated in 2015, founded by a husband-and-wife team. We have grown and expanded over the years.

Owner & operator Logan, has been in the industry for over 16 years now, taking control of high-end scale jobs from start to finish, completed to a high standard and of course a 5* safety rating. Logan has a wealth of knowledge in the industry.

We undertake all areas of projects from excavations to drainage, swimming pool dig outs, under house dig outs, site cuts, demolition, larger scale works, drilling site works through to cartage of aggregation and materials supplied. We also specialise in tight site, limited access earthworks.

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Blackout Electric



Blackout Electric is a local family owned and operated business, run by Sebastian Weaver, a registered Electrician with over 17 years' experience in the industry.

After completing his apprenticeship and spending a number of years working for electrical companies, learning the

ins and outs of the industry, Seb decided it was time to go out on his own and build his own business from the ground up - since then, he hasn't looked back.

Nearly 5 years on we have 5 staff including a new apprentice who we just had start at the beginning of 2025. Aligning with supporting local, three of our staff are out of Kaipara College, which Blackout supports via their Gateway Programme. Seb is incredibly passionate about passing on his knowledge to others who want to be in the trade, and really enjoys seeing them succeed and become successful electricians themselves.

Since starting Blackout Electric, the support and loyalty we have experienced from locals is second to none. Customers who not only continue to use our service, but refer and recommend us to their own family and friends. This is a testament to the service we provide, and the reason we continue to grow as a business. Seb is highly experienced in delivering cost-effective, high quality workmanship - offering solutions, not problems. At Blackout Electric, we pride ourselves on exceeding client's expectations. We build a relationship with our customers that begins on the first day of contact, and only ends once they're fully satisfied with our work.

We specialise in all forms of residential and commercial electrical work. Including new builds and renovations, alarm systems, CCTV and AV, and general maintenance - From something as simple as a new power point, to an entire house rewire, Blackout Electric is happy to help.

Contact Blackout Electric for all your electrical service needs. We can be found at www.blackoutelectric.co.nz or info@blackoutelectric.co.nz.



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Sayers Says it

By Rodney Councillor Greg Sayers.

With it being an election year I am receiving queries asking what is the difference between the role of a Local Board member compared to that of a Councillor?

Local Boards are elected to provide governance at a local level. They enable democratic decision making by, and on behalf of communities within their local board area. The role of the Councillor differs, requiring a focus on Auckland-wide strategic decisions, and working to make the most of the council's ability to deliver across Auckland. The Rodney district has nine elected Local Board members (part-time roles) and one Councillor (full-time role). All are elected to work and serve the best interests of the ratepayers, who elected them, rather than for the best interests of Auckland Council - which frequently requires them to challenge the bureaucracy. Local Board's have always had decision-making responsibility over local reserves and parks. Along with that responsibility comes accountability.

Another example of what the Rodney Local Board does is supporting community groups, landowners, volunteers and schools to manage pest plants, animals and pathogens. The Local Board helps to carry out native planting and stream restoration work in our parks, reserves, and public land. Local Boards also support people to work together for a better way of life, provide local community facilities, forward plan township growth, ensure transport networks are accessible, as well as help local groups protect the environment. They spend local rates locally. I have been working closely with the Mayor to drive changes allowing Local Board's to spend

even more of the rates collected, locally.

As a result the Rodney Local Board did recently receive a significant increase in their budget to invest back in to building local community facilities. This was a great win for our area. With the imminent restructuring of Auckland Transport coming back under the direct control of Auckland Council the goal is to devolve specific transport functions to Local Boards. This includes giving Local Boards, and thus also local communities, greater say over transport issues such as local parking policies, setting of local speed limits and approval of interventions on the roads, such as speedbumps and pedestrian crossings.

If elected members get any of these decisions wrong they can be elected out of office and held accountable by the ratepayer. For example, at the moment the Auckland Transport Board of Directors cannot be held accountable by the ratepayer, and removed from their job if they get it wrong. With these greater future responsibilities will also come greater accountability - which democratically, will be a significant improvement upon how the Supercity has been running to date.

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Food & Beverage

An Evening with Chef Des Harris



Welcome in the shorter days with a beautiful evening feast, crafted by one of New Zealand's top chefs.

An Evening with Chef Des Harris

We are excited to let you know that on Saturday the 12th of April we will be hosting an evenings supper here at the school with renowned Chef, Des Harris.

As a longtime friend of Mike and Bee, we are thrilled that Des is joining us for a one off evening of beautiful garden

inspired food in Muriwai.

With a career spent at some of New Zealand's top restaurants, including 9 years spent as Executive Chef of Clooney, this will be a night you don't want to miss.

This is a four course set menu made up of a canapé and drink on arrival, followed by a starter, main and dessert.

(Check out the sneak peak menu on our What's On page online) <https://www.goodfromscratch.co.nz/whats-on/>

Feijoa & apple crostata

Prep time: 20 minutes Cook time: 25 minutes
Serves: 6

- 1 1/2 cups all-purpose flour
- 3 tablespoons granulated sugar
- 1/2 teaspoon salt
- 1/2 cup cold unsalted butter, cut into small pieces
- 1 teaspoon pure vanilla
- 1 teaspoon almond extract
- 1/4 cup water

- Filling
- 1 cup raisins
 - 3 tbsp sherry
 - 3 apples
 - 6 feijoa, halved and scooped
 - juice of 1 lemon
 - 4 tbsp brown sugar
 - 1 tsp cinnamon
 - 1 tbsp icing sugar

Place the flour, sugar and salt into a bowl and mix until well combined; slowly add in the butter and rub in with your hands until the butter becomes pea-like in size. Slowly add the vanilla and almond extracts and water until the dough becomes moistened and comes together into a ball. Knead lightly and set aside in the fridge for 20 minutes.

Preheat the oven 180 degrees. To make up the spiced apple and feijoa mix, soak the raisins in sherry and a touch of warm water for 10 minutes.

Peel apples, then cut into thick slices around the core. Place in a large bowl with lemon juice and feijoa pulp.

Mix in the brown sugar and cinnamon. Drain raisins well, add to the feijoa mixture and toss to coat. Roll the crostata dough out to the size of a small plate and approx 5mm thick. Lay onto a greaseproof paper lined tray. And then spoon in 3 tbsp of the well drained apple and feijoa mixture, leaving a 5cm border. Fold up the sides of the dough. Dust with icing sugar. Place into an oven and cook for 25 minutes. Remove and allow to cool before serving. <https://www.goodfromscratch.co.nz/feijoa-and-apple-crostata/>



G.J. Gardner. HOMES

What's inside

19	Property News
24	Property Statistics
26	Hot Property
30	Property Market
34	Hot Property
41	Home & Garden



ENQUIRIES / FEEDBACK / ADVERTISING:
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Property News

Your Local Builder: GJ's Rodney West

GJ's Rodney West are excited to open the doors in their new location - 248 Main Road, Kumeu. GJ's has been operating in the Rodney area since 1997 and are proud to build great homes throughout the area.

Whether you're looking for a great family home, lifestyle property, or first home the local team is dedicated to helping you have a great building experience. Owned and operated by husband and wife team Rachael and Matt, the team is looking forward to serving the community they love from their new location.

Matt and Rachael are very proud to have lived in the Rodney West district for over 25 years, with a long term family association that stretches back over 100 years to Huapai's earliest settlers.

Prior to becoming the proud owners of Rodney West, Matt was the General Manager of the larger Rodney franchise and Rachael joined the business after working in several leadership roles within the Finance Industry.

Matt and Rachael believe the key factors in creating a home that is just right for you are: good communication, understanding and teamwork. They respect and understand your individual needs and unique requirements when building a home.

"We take immense pride in knowing that our dedicated team will build you a home that you will be extremely proud of." - Matt Lelean

By working together with you, the team can design and build a home that suits you, your lifestyle, and your needs. Their experience and passion are a real asset for those building a new home.

Whether you're a first home buyer looking for a quality and affordable home, a family wanting a great home with room for everyone, or a larger lifestyle home that meets your families unique needs, the Rodney West team looks forward to working with you to design a home you can both be proud of.

Feel free to drop by their new offices at 248 Main Road, Kumeu to chat about your new home journey and

discover for yourself why more New Zealanders trust G.J. Gardner to build their homes year after year than any other builder.



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Rachael Lelean
Franchise Owner
Rodney West Franchise

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What is an encumbrance?

By Sacha Easton, Legal Executive at ClearStone Legal



Once you have found a property to purchase, a lawyer can help you review the property's title and guide you through what it means for you. Each property has a Record of Title and there can often be documents, or instruments, noted on the title. These instruments record a wide variety of interests in the property such as a mortgage, right of way easement, land covenants etc.

One type of instrument sometimes registered on a property's title is an encumbrance. This is an instrument that sits as a charge on the property in favour of the encumbrancee, the most common encumbrance is a mortgage.

An encumbrance sets out the rules and restrictions you are required to adhere to. These vary, but can provide power of sale if you default on your mortgage, for example. In recent years we are starting to see more encumbrances appearing on a Title and each one is different, sometimes registered by Council or a developer of the land. It helps to have your lawyer interpret and advise how it might apply to you.

Encumbrances are becoming more common in new developments where a Residents Society is created for the purposes of maintaining the common areas and rubbish - and it is usual that if you buy the property, that you must become a member of the Society and pay an annual levy. There can be a lot of fine print, such as what will happen if you breach any of the rules, and how you might be required to remedy any breach, which in some cases include the power of sale (but not always).

When purchasing a property with an encumbrance on the title you are required to disclose the encumbrance to your bank if you are applying for finance. The bank will need to give their consent before approving your finance.

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Why choose G.J. Gardner



At G.J. Gardner Homes Rodney West, we promise to make your new home building experience a pleasure. Your only surprises will be happy ones.

Your G.J. Gardner Homes franchise is an independent, locally owned and operated business, making them part of your community and providing you with direct access to the owner of the business responsible for building your home.

Our dedicated team takes care of everything, including permits, resource consents, planning issues, engineering drainage and geotechnical reports.

We can even help you find a section or unique lifestyle property, sort out finance and payment terms to make it as simple as possible.

To provide peace of mind, a fixed price contract is offered at the start of the build journey with all prices locked in ensuring there are no surprises, allowing you to move forward in confidence with the certainty of no price changes.

Have an idea on paper but not sure where to start? Our New Home Consultants and onsite Architects can turn your sketch into reality and have it priced all in the space of a very short timeframe. Our designers have consistently been at the forefront of developing living concepts that cater for modern lifestyles and New Zealand's unique environment.

We project manage everything every step of the way and give you written assurances, regarding costs, workmanship, material guarantees, completion dates and other key issues.

Our thoroughness is just one of many reasons why year after year, more people build with G.J. Gardner Homes than any other builder.

So give the team at G.J.'s Rodney West a call today on 09 412 5371, they can't wait to start your exciting build journey.

Two types of Powers of Attorney



An Enduring Power of Attorney (EPA) allows you to appoint someone to act as your attorney in certain circumstances and endures beyond any loss of mental capacity. There are two sorts of EPAs under New Zealand law. One for Health (dealing with matters relating to your general care and welfare) and another for Property (dealing with your property affairs). In each case, it is essential that you give your EPA to a person you trust completely to uphold your financial or health interests.

Your EPA must be given before you have lost capacity to understand and appreciate your own property or health interests. It is possible for someone to apply to the court to be appointed as your property manager or welfare guardian if you lose capacity without granting an EPA. However, that process can take very long and involves significant costs. The court order will also need to be extended every 3 years.

We recommend that you make your EPAs while you enjoy good health rather than assume you will have early warning about losing capacity. For further advice and assistance in preparing your EPAs.

Feel free to contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or 412-6000.

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How are auctions going in the North West?



Going to auction takes an act of faith, faith that the market is strong enough to sustain competition, faith that you have spent enough on advertising, faith that the banks are going to look favorably on

the house and the buyer. But then there are the facts. On any week we are seeing around 20-40 homes taken to auction in this North West region. The statistics indicate that 70% will be passed in without selling (due to no bid or an insignificant bid). Of the 30% that sell, properties that reach or surpass their RV value have been very few indeed. In Barfoot's Auction room on the 8-14th March no properties in the Waitakere Ward reached or exceeded their RV. So, we ask the question, if you have a plan to auction, and your potential for success today is under 1/3 and the result will be less than you want, do you think that's a good plan?

Statistics in Auckland are tracking in the right direction with sales volumes and prices increasing month on month but this is also based on a low starting figure given the sales numbers and values experienced over December 2024 and January 2025.

One thing is for certain, mortgage interest rates are coming down with floating rates under 7% and 2 years fixed at under 6%.

With the OCR continuing to reduce and inflationary pressure softening it is a matter of when not if house prices in the North West start to climb.

Graham McIntyre, Raine & Horne Kumeu - Hobsonville on 0276320421 or email graham.mcintyre@kumeu.rh.co.nz
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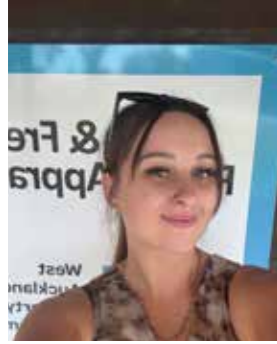
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Welcome Aria to West Auckland Property management



We are excited to announce that Aria has joined us as a Property Assistant and will be working alongside our Property Manager, Trina, at our Hobsonville branch located at 2 Clark Road, Hobsonville.

A little about Aria:

"I'm an adventurous spirit who truly feels at home in the great outdoors. Whether it's exploring

new trails, feeling the rush of motorsports, or simply soaking in the peace that nature brings, I constantly seek to make the most of my time outside. There's something about the open air that helps me reconnect with myself and feel grounded. With a bubbly, outgoing personality, I love surrounding myself with family and friends. The laughter, deep conversations, and unforgettable moments we share are what make life truly meaningful to me. I believe in fostering strong connections with those around me, as these relationships are a source of joy and inspiration. Music is another huge part of my life; it fuels my energy, sparks my creativity, and adds rhythm to my everyday adventures. I find myself constantly inspired by the power of music, whether I'm cruising along scenic roads or working on a new project. I'm always ready for a challenge and approach both personal and professional opportunities with an open mind and a positive attitude. In my work, I strive to take on new challenges, drive innovation, and collaborate with others to achieve success. I believe in continuous growth and maintaining balance while working toward my goals."

For any property-related enquiries, please feel free to reach out to Aria at info@wapm.co.nz.

We are thrilled to have Aria on board and look forward to seeing her thrive with our team!

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How old is too old to get a mortgage?

Different banks have different rules when it comes to mortgages for older people.

There's no magic number that says you're too old, but banks will look at whether you'll be able to pay back the loan. In New Zealand, the standard loan term is 30 years.

Some banks are happy to support a mortgage of 30 years for an older person as long as you have a clear exit strategy.

They'll have a good look at your income, your assets, any debts you owe, and your overall financial health.

If you can show that you'll have a steady income after you retire, and that you can repay the mortgage within the agreed time frame, then you'll have a better shot at a good mortgage deal.

Working with a Mortgage Adviser becomes more vital at this stage so we can work out a clear exit strategy and present your specific situation to the lenders in the best light possible.

What impacts getting a mortgage when you're older?

Your job and how much money you're bringing in are big factors in whether you'll be able to get a mortgage, and this is even more true as you get older.

Lenders evaluate your current income to ensure you can afford the repayments, so for older applicants, demonstrating a stable and sufficient income becomes crucial.

If you're nearing retirement, lenders will take a look at your retirement income sources, such as pensions or investments, to assess financial stability.

Some may require a detailed retirement income plan. It's advisable to gather all relevant financial documents and be prepared to discuss your long-term financial plans in detail with your Mortgage Adviser to improve your chances of approval.

Equity and deposit

The amount of equity or security you can provide as well as the size of your deposit play important roles in a mortgage approval, particularly for older applicants.

A substantial deposit reduces the lender's risk, making

Loan Market

Stephen Massey
Mortgage Adviser
stephen.massey@loanmarket.co.nz
021 711 444
Let's chat.

them more likely to approve your mortgage application.

Typically, a deposit of at least 20% of the property's value is favourable, but offering more can further strengthen your position.

So for older buyers, presenting a strong financial profile with a significant deposit and solid collateral can make lenders more comfortable.

In conclusion, obtaining a mortgage as an older applicant is feasible with the right approach and preparation.

Remember, each lender has unique policies, so that's where working with a Mortgage Adviser will enable you to make sense of what's on offer and find the best fit for your needs.

If you have any questions or need some tips for your specific circumstances, feel free to reach out to me. If you would like some advice around your particular situation, please don't hesitate to get in touch with me for an obligation free chat.

Stephen Massey - Loan Market, Call 021 711 444

Rental properties surge due to economic climate



Developers and Kiwi's migrating to Australia are the biggest influence in a glut of housing stock available to rent in the North West. Figures out from Trademe, show a significant lift in rentals available in the North

West and highlight a softening in the weekly asking price in rent.

New migration data shows in the year ended August there was a record net loss of 56,100 New Zealand citizens, with just over half headed to Australia.

Migration gains also fell to the lowest level since early 2023.

We're seeing owners move overseas wanting to rent their properties out, but we also have tenants moving overseas which increases the supply.

The supply of new townhouse properties into the rental market also adds complexity as Tenants seek to understand the value of a new home with no or limited parking versus an older home with good parking and storage on offer.

Whichever way you cut the cake it's great for tTenants, tricky for landlords, but a point of time that has to be worked through.

For a no-obligation chat call Graham McIntyre today on 0276320421, 09-8320832 or email graham@wapm.co.nz

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Area Property Stats

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25

Every month Raine & Horne Kumeu assembles a comprehensive spreadsheet of all the recent sales in the area that reviews the full range of Residential and Lifestyle transactions that have occurred. To receive the full summary simply email the word "full statistics" to office@kumeu.rh.co.nz. This service is free from cost.

SUBURB	STREET	CV	BED	FLOOR AREA m2	LAND AREA m2	SALE PRICE
Helensville						
	Kanono Way	\$1440000	4		1776	\$1200000
	Urumaraki Avenue	\$1050000	4	182	500	\$1100000
	Rautawhiri Road	\$1050000	4		600	\$990000
	Urumaraki Avenue	\$1100000	3		600	\$1100000
	St Julia Court	\$1100000	4	189	711	\$1150000
	Urumaraki Avenue	\$1150000	4		706	\$1160000
	Rongomai Street	\$800000	3	94	373	\$792000
Hobsonville						
	Turret Lane	\$1575000	5	232	328	\$1500000
	Waipana Street	\$1285000	3	161	325	\$1305000
	Sidney Wallingford Way	\$905000	3	89	124	\$822000
	Rangihina Road	\$885000	2	77	133	\$787000
	Launch Road	\$885000	3		0	\$740000
	Malcolm Calder Road	\$980000	3	99	154	\$870000
	Waterlily Street	\$1250000	4		193	\$1250000
	Hobsonville Point Road	\$1015000	3	121	112	\$839000
	Harakeke Road	\$1130000	2	106	235	\$1020000
	Squadron Drive	\$895000	2		145	\$835000
	Rangihina Road	\$630000	1	66	0	\$620000
	Myland Drive	\$1550500	5		0	\$1470000
	Tahingamanu Road	\$1300000	3		254	\$1270000
	Hudson Bay Road	\$950000	3	129	157	\$1160000
	Waterlily Street	\$1295000	4		188	\$1190000
	Patrol Lane	\$1125000	3	162	107	\$1120000
	Catalina Bay Drive	\$1645000	3		0	\$1800000
Huapai						
	Tapu Road	\$1250000	5		1083	\$1530000
	Ara Kakara Avenue	\$1250000	3		536	\$1320000
	Paihere Street	\$1400000	5		588	\$1328000
	Kahika Grove	\$1550000	4		1017	\$1450000
	Trigg Road	\$1150000	6		1019	\$1380000
	Kahika Grove	\$1450000	5	212	607	\$1240000
Kumeu						
	Eric Farley Drive	\$1475000	3	223	620	\$1236250
	Podgora Avenue	\$1175000	4	198	206	\$910000
	Papa Orchard Drive	\$1350000	4		654	\$1285000
	Old North Road	\$1525000	4		10000	\$1165000
	Riverhead Road	\$920000	4	127	1024	\$1060000
	Nobilo Road	\$1250000	4	183	476	\$1250000
	Cutfield Lane	\$1575000	6		600	\$1350000
	Foster Road	\$2425000	6	375	10600	\$3125000
	Babina Avenue	\$1650000			1561	\$3100000
Massey						
	Glenfinn Place	\$930000	3	90	869	\$810000
	Kearney Place	\$1050000	3	90	587	\$750000
	Sari Place	\$1025000	4		355	\$746500
	Anich Road	\$950000	3		943	\$860000
	Redwood Drive	\$1375000	4		744	\$995000
	Tiriwa Drive	\$760000	2	74	100	\$599000
	Lowtherhurst Road	\$1125000	4	151	1194	\$842000
	Royal Road	\$690000	2		0	\$647000

SUBURB	STREET	CV	BED	FLOOR AREA m2	LAND AREA m2	SALE PRICE
	Petrel Place	\$1550000	5		629	\$1480000
Parakai						
	Parakai Avenue	\$845000	2		1356	\$650000
	Raabia Close	\$935000	4		664	\$1070000
Riverhead						
	Pohutukawa Parade	\$845000	4		801	\$1650000
	Albert Street	\$1780000	4	246	830	\$1865000
	George Street	\$1780000	0		0	\$1925000
	Arthur Street	\$1200000	4		755	\$932800
	Pohutukawa Parade	\$1650000	4	265	801	\$1615000
	School Road	\$1435000	4		1255	\$1410000
	Cobblers Lane	\$1425000	3		694	\$1310000
	Elliot Street	\$1140000	0		1143	\$850000
Swanson						
	Scenic Drive North	\$660,000	0		2335	\$89000
	Christian Road	na	6		23800	\$2950000
	Samuel Cassidy Avenue	\$1065000	3		348	\$1031000
	William Wallbank Crescent	\$970000	4	155	194	\$935000
	Crows Road	\$1900000	7	347	979	\$1648880
	Yozin Road	\$780000	3		0	\$735000
	Parklands Avenue	\$1500000	3		2138	\$1250000
	Crows Road	\$1790000	6		1120	\$1540000
	Range Road	\$1,150,000	3		3678	\$1250000
Waimauku						
	Muriwai Road	\$1,600,000	4		1603	\$1605000
	Pukemarinno Road	\$1325000	4		801	\$1360000
	Muriwai Road	\$1700000	5		25300	\$1780000
	Murray Way	\$1475000	5		2476	\$1400000
Waitakere Township						
	Bethells Road	\$1525000	2		42200	\$1600000
West Harbour						
	Luckens Road	\$1310000	3	190	0	\$960000
	Bluefin Way	\$1100000	4		305	\$1080000

DISCLAIMER: These sales figures have been provided by a third party and although all care is taken to ensure the information is accurate some figures could have been mis-interpreted on compilation. Furthermore these figures are recent sales over the past 30 days from all agents in the area.

Raine & Horne's commission rate:

2.95% up to \$590,000

(Not 4% that others may charge)

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Plus \$490 admin fee.

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Raine & Horne Kumeu also provide statistical data FREE from cost to purchasers and sellers wanting more information to make an informed decision. Phone me today for a FREE summary of a property and surrounding sales, at no cost and no questions asked. Graham McIntyre 027 632 0421 *Available for a limited time. Conditions apply.

Raine & Horne

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Phone 0800 900 700 Country Living Realty Ltd Licensed REAA (2008)

Graham McIntyre
Brand & Territory Owner
027 632 0421





Newly born - Scott Point Harmony

58 Turrett Lane, Hobsonville

The perfect blend of indoor-outdoor flow with all the comforts of a high spec new build.

Don't be fooled, it's bigger than it looks offering uncompromised open plan kitchen, dining, lounge alfresco with easy double stack slider opening to decking and storage shed.

Upstairs, two toilets, full bathroom and two generous bedrooms.

Exceptional build, earthy tones, carpet, tile and natural wood laminate, this home has been crafted and coloured to provide a seamless buy-move in experience.

Motivate Vendors graduating North.

Graham McIntyre, Raine & Horne Kumeu - Hobsonville on 0276320421 or email

graham.mcintyre@kumeu.rh.co.nz

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*Price is an indication of the build cost only and excludes land and site specific costs. Images are artist's impression only. Some conditions may apply.

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- Entertainer Kitchen with Views to the Skytower
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- Amazing 1123 sqm section
- Double tandem garage and workshop
- Motivation and enthusiasm

It's going to sell, a one of a kind, first time on market in over 25 years, an absolute gem, in the middle of everything an yet quiet, removed and remote when your on the deck or patio with the sun on your shoulder and the view as far as the eye can see. Come and join us, view this amazing home and property and see if you have what it takes to take the reins of this idyllic stately home. CV has no relevance, our Vendor instructions are to sell.

By Negotiation



Graham McIntyre
027 632 0421



421 Kiwitahi Road, Helensville

3.9 acres, views, title issued, \$790,000

Come discover the canvas for your new home at 421 Kiwitahi Road, Helensville. This stunning 1.5-hectare section offers an incredible opportunity to create a tranquil retreat in a picturesque setting, with views North to Kaipara Harbour.

Guide
\$790,000

Title issued.

1.5 hectares at your disposal, you'll have ample space for a luxurious home, expansive gardens, or even a small hobby farm. The possibilities are endless.

Enjoy the serene surroundings of extensive native plantings, delivering lush landscapes and scenic views through to the Kaipara Harbour and Shelly Beach. This section is perfect for those who appreciate nature and desire a peaceful, tranquil lifestyle.

Situated just a short drive from Waimauku and Helensville, you'll have easy access to local amenities, schools, and recreational activities, all while enjoying rural living.



Graham McIntyre
027 632 0421





14 Peters Lane, Taupaki

6 Bed 3 Bath

Elevated Family Estate in Taupaki

Perched atop almost 1 hectare of prime North facing land, with views through to Kumeu in the picturesque countryside village of Taupaki, this property offers the perfect blend of large shedding, large home and studio/ accommodation. With a generous building area of 490 sqm, this stunning property is designed for home, extended family, business, hobby, guests, and pets.

Featuring:

- 6 spacious bedrooms • 3 bathrooms • Large basement/ hobby area • Seamless indoor-outdoor flow • Large studio/accommodation • 10-car garaging (yes 10 car garaging)
- Cattle loading ramp • Two paddocks • Almost 1 hectare of land (over 2 acres)

So much on offer here and yet so many choices as to how you use the land, the house, the studio/office/ accommodation, and where you park the cars and toys.

Price
By Negotiation



Graham McIntyre

027 632 0421

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96 Pomona Road, Kumeu

4 Bed 1 Bath 4 Car

Beautiful, North Facing, Kumeu Lifestyle living

We are viewing most properties on a daily basis and are excited to get you through this home. Text me a time/day that suits you to view on 027 632 0421.

Guide
Negotiation

A short drive to Kumeu and Westgate - one of the best lifestyle addresses in Kumeu.

Cultivate your future in this North-facing opportunity—a sprawling 4-hectare canvas of colour and established plantings that promises a life of endless possibilities. Immerse yourself in the natural kaleidoscope that surrounds a charming four-bedroom traditional bungalow, basking in the warm embrace of full sunshine and showcasing extensive rural views of the valley below. Level to gently sloping, sunny and sheltered, the land offers many opportunities to develop or leave it as is to enjoy your rural idyll. Some potential income streams that only require your effort to exploit. Add to this your very own nature reserve, garaging for 3-4 vehicles and your imagination will take flight.



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A Royal Vista - inner harbour sanctuary

357 Royal Road, Massey

Set in an inner harbour cul-de-sac, elevated and yet meters from the tidal beauty and access to the inner harbour looking North to Hobsonville and Te Atatu Peninsula is this meticulously appointed home on 604 square meters of landscaped lawn, decking and sensible easy-care plantings. Offering incredible views and the best of privacy in a tranquil haven - this really is the

complete package. The home is modern, dynamic, and seamlessly flows between well designed spaces bringing the view of the inner harbour and the park into frame, giving you a direct link to the beauty of nature and the relationship between water and land sanctuaries. Access to launch your kayak or tinny is meters away and for the active, the beautiful Moire Park complete with sports clubs and bush walks is just a short stroll away. Architecturally designed with private sanctuaries as well as superb family spaces, this is a home that is clever in catering for adults and children of all ages, with multiple living areas and unbeatable indoor-outdoor flow.

With easy access from kitchen to pantry and walled vegetable garden along with the wide opening glass doors out onto the large and private hardwood deck, this home will delight all culinary enthusiasts and entertainers alike. This is a grand home offering incredible spaces in your own private sanctuary with views and amenities that you won't find elsewhere.

Graham McIntyre, Raine & Horne Kumeu - Hobsonville on 0276320421 or email graham.mcintyre@kumeu.rh.co.nz Country Living Realty Ltd t/a Raine & Horne Kumeu - Hobsonville Licensed REAA (2008)).



31B Garelja Road, Henderson

3 Bed 2 Bath

Standalone, newly born, with parking - Hello Henderson

It's a standalone, offering modern living, newly born and fresh to market.

A three bedroom, two bathroom home, offering all the benefits and comfort of modern living mixed with neutral tones, and easy care flooring choices.

Excellent indoor-outdoor flow to decking and lawn area, fenced for pets and little people.

Upstairs enjoy the separation of space with bedrooms and bathrooms (one an ensuite) providing easy night-time sleep management if you have young ones.

A great investor option or first home buyer gaining a quality build and enjoy the equity gains as the market recovers.
Motivated Vendor seeks engagement with all \$700,000 plus buyers.

Guide
Negotiation



18 Peters Lane, Taupaki

Sun kissed, north facing house and land package

A large north facing canvas, with natural water course and established plantings with options to select the best house and land package for you, including home and income options. Elevated rolling land with views to Kumeu and beyond, the houses selected are designed to make the most of the aspect and the outlook. This land is historical and original clay base which has no historical slip effects nor movement lines. In addition much of the area is slowly moving to countryside living which allows for great intensification within this residential lifestyle community. Please survey the house and land package options outlined and book a walk-the-land meeting with leading Taupaki agent and local resident Graham McIntyre.

Renders and pricing for House and Land Packages provided by:
GJ Gardner indicative value \$3,479,000 approx. enquire for further information
Golden Homes indicative value \$3,798,000 approx. enquire for further information
Signature Homes indicative value \$3,326,500 approx. enquire for further information

Guide
Negotiation





199 Nixon Road, Taupaki

5 Bed 2 Bath 4 Car

Home, shed, office, sleep out, paddock.

A home where memories are made and fill the void of mediocrity, a home for the whole family through the years of fun, discovery and leisure. Elevated countryside living, with sleepout, barns, sheds, offices, studios and more within this leafy paradise. A nod to the past with this well presented, modernised lockwood home with accents of white to set off the blonde timber. A large five bedroom, three bathroom home, with additional space for offices/ study/ sleepout/ games room. Central open plan living and dining opening to decking and pool area. All the rooms and bathrooms are off the central corridor with easy access to boardwalk decking. Centrally located on the land the house is in an elevated position, the barns and sheds share the driveway providing easy access and storage for a toys and tools, friends and family. Set in a park-like glade, full of established trees and easy care flat lawn with a paddock for play, a tree for a treehouse and room to explore, to craft and create. Life is too short for concrete and tarmac, discover a life with nature's best, so private and tranquil but so close to amenities, schools and convenience stores when you want them.

Guide
Negotiation



Graham McIntyre
027 632 0421



Disclaimer: Information contained herein is gathered from sources we deem to be reliable however warrant no guarantees as to its accuracy. Interested parties are advised to rely upon their own enquiries and due diligence.

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26 Squadron Drive, Hobsonville

2 Bed 2 Bath 1 Car

Garage, Park, Grass, Views Ooo La La - Hobsonville

A contemporary, sun filled and private 2 bedroom, 2 bathroom home over 2 levels offering an impressive list of extras, situated off a quiet lane way minutes away from Hobsonville shopping precinct.

Guide
Negotiation

A two level end duplex built by Universal homes, this is a lock up and leave that has been invested in with smart air circulation, drapes and finishing's.

Downstairs enjoys an open plan alfresco living environment with patio and grassed area.

Upstairs are two bedrooms (generous size), bathroom and ensuite.

Come view Mary's Gallery a mix of beautiful artwork and collectables within an easy living environment with garage and parking outside off the private laneway access.



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Home & Garden

Anzac display at Westgate Mitre 10 Mega



A display to commemorate Anzac Day is planned at Mitre 10 Mega Westgate. A first display was created two years ago by Tracey Healy, Karmen Wilton and James Middleditch. In front of a photo wall, sandbags were added with a trench topped with a barbed wire feature to simulate the trenches of World War I. Hobsonville RSA gave their support and sold commemorative

poppies by the display. In 2024 the creators developed the concept and built a monument to go with the trench. Flag poles with the NZ and Australian flags were added. Konini School from West Auckland visited and examined the structure of the trench, then made one for their three senior classrooms. James Middleditch was invited to the School's ANZAC service, after which children gave a presentation of the story of a particular individual from the war. A display of the school's work was included in the display last year.

This year the display is more interactive with a box periscope as used in the trenches. This will demonstrate a World War scene. Other features include an ammo box with correct markings. There will also be an old NZ Army uniform for children to put on and have their photo taken within the trench. In 2024 Mitre 10 hosted an ANZAC service including an army trumpeter and a reading by the head of the Hobsonville RSA, who spoke highly of the display as did various serving and ex-service personnel. The display is planned to be available for about a fortnight before ANZAC day and for a week afterwards. Customers have been supportive, with one lady knitting poppies for the display and another making a wreath this year. We are grateful to Mitre 10 Mega Westgate management for supporting this ANZAC day project.

Kumeu Community Garden needs your help



The hot dry summer is a blessing but means the community garden is fairly parched. Thanks to those of you who have been keeping things alive, and for harvesters, we hope you've enjoyed the fruit of the community labour.

It's not just the good weather that's been a struggle for us though.

Some of our key garden volunteers have been going through some challenges, and other commitments have taken priority. That means we're desperately looking for more support. We need people to join our gardening crew and our committee.

So if you have a green thumb, or would like to develop one, or even if you don't have a green thumb at all but have a community spirit, we need you. We're looking for people that can come to a meeting once every few months, and to the garden once a week, once a fortnight, or even more or less.

Without more help, unfortunately the garden will have to be wound up. We love providing free fresh veges but need to share the load.

We're really blessed with the nice soil, sunny site, a good growing climate, and support from businesses like Quality Water, Wyatt Landscape Supplies - Waimauku, New World Kumeu, Craig Walker Building Removals, Bunnings, Kumeu Garden Hub, and from Auckland Council, Kumeu Garden Club and Huapai-Kumeu Lions. Now we just need some more community participation.

If you can help or are interested in being involved, please send us a message on fb or email kumeucommunitygarden@gmail.com We'd love to hear from you, and your support will keep the garden growing.

Exciting News: Small builds is expanding and moved to a New Location!



We are thrilled to announce that due to the growth of our business, we have moved to a new location.

This move is a direct result of our continued success and expansion, and we are excited to share this milestone with you.

Our new space will allow us to serve you better, offering more room to grow and improving our ability to meet your needs. We are confident this change will enhance our operations and provide a more comfortable and efficient experience for both our team and clients.

Our new location will feature a tiny home on display, allowing you to see firsthand the quality and design of our compact living solutions.

To give you even more insight into the range of products we offer, we will also have a sample display shed. Here, you can explore a variety of our products up close, helping you make informed decisions for your small build.

We invite you to visit our new premises to experience these exciting additions for yourself. As always, our team is on hand to provide expert advice and guidance.

Hours of trade are Monday to Friday 8am – 5pm.

We highly recommend booking your visit in advance to ensure a personalized experience and to make the most of your time at our new premises.

We look forward to welcoming you to our expanded space and continuing to serve you at our new address 3/11 Weza Lane Kumeu Auckland

Email info@smallbuilds.co.nz

Phone 021 378277

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AWARD WINNING DESIGN & BUILD

DIY Your Own Backyard Bunny! - with Stihl shop Kumeu & westgate



Autumn is in the air and Easter is nearly here, and a wooden bunny is a perfect way to get everyone involved in a little outdoor DIY fun. Its also the perfect excuse to dust off your chainsaw!

You will need: a chainsaw, 3 different sized round logs, sandpaper, superglue, sawhorse and any decorations you may want to add to your bunny.

1: Secure your largest piece of wood on the sawhorse. Cut a single disc to create the bunny's body. Ensure that the disc is at least 2cm thick to provide a sturdy base for the bunny. If making more than one disc, repeat the process. Sand the edges of the disc(s) for neatness.

STEP 2: The next step is to create the head using your second largest log. Cut a disc that is either the same, or slightly thinner than the width of the body. Once you're happy with the cut, sand the edges down.

STEP 3: To create the bunny's feet and ears, use the smallest log. Cut two small discs for the feet that match the width of the body and head. Smooth them with sandpaper. For the ears, cut two thin discs on an angle from the same log, and sand the edges.

STEP 4: Once your pieces of wood are ready, it's time to start putting your bunny together! Choose a flat surface for fixing and allow sufficient time for the glue to set. If your logs are fresh and moist inside, let them dry for a day or two before attaching the pieces. Begin by fixing the feet, then attach the head and slide the ears underneath.

STEP 5: Once your creation is looking like a real bunny, get creative and add some personal touches. Use things like buttons for eyes, ribbons, paint, or anything else you can find around the house to give your bunny it's personality!

For expert advice on all your outdoor power equipment (and DIY bunny needs), head in and see our team at either of our STIHL SHOP Kumeu or Westgate stores!

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Whenuapai Garden Club news



New President, Dawn, welcomed all present at the latest meeting before relaying the news that unfortunately the arranged Speaker had to bow out due to a bad dose of Covid. Yes, it's still a thing, and members were urged to think about getting another booster if it has been more than six months since their last dose.

More members are needed to assist the committee and anybody with a mind to help would be warmly welcomed. Annual subs are now due. Margaret gave a rundown on upcoming trips and forthcoming special events were also discussed.

At the conclusion of the meeting members enjoyed refreshments which included a lovely carrot cake, an orange cake and some chocolate brownie squares as a grateful welcome to Dawn's leadership of the group. Any excuse for cake.

Flower of the month was hibiscus.

If you would like to know more about our Club, and wish to join us, please phone Judy Garrity on 8335592. Meetings are held at 1 p.m. at 41 Waimarie Road, Whenuapai Village, on the second Thursday of the month with trips usually on the fourth Thursday. Entry fee is \$4 with another dollar per raffle ticket.

Until next time, Happy gardening from Mary Anne Clark

Waimauku Garden Club

It was a lovely day when we met with our fellow gardeners at Waimauku to board our bus for the journey to Wellsford. There was lots of chatter on the way, catching up with friends. We arrived at Nikauri Garden welcomed by Carolyn for morning tea on the deck overlooking the lovely grounds with a pond complete with a fountain. The garden was filled with interesting sculptures. The house also was just as interesting. Some of us ventured into the Nikau forest where we came to a majestic Kauri tree watched by a kereru. The cicada chorus was deafening. From there we went to our next garden owned by Jeannie, a delightful lady. Her home was quaint and the garden was gorgeous with mosaic treasures tucked amongst the planting. Before we went for lunch at the Port Albert Store we stopped at the wharf to view the commemorative plaque for the pioneer family, the Albertlanders. We had a delicious lunch of fish and chips while enjoying listening to a musician. Our last stop was at Mataia Homestead, a stunning 125 year old historical homestead beautifully restored to its former glory with so much to see and do there. We had such an enjoyable day.

Feel free to contact any of us Ann (0210357406), Diana (0274788928), Gail (021344070), Maree (0274963006), Sandi (0273184514) and Monique (021646220)

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With the mushroom method, only a small access point is used to empty the septic tank. This can leave residual sludge behind, leading to blockages and reduced tank efficiency over time. It also means you may need to get your tank emptied more frequently as not all solids are taken away.

In contrast, the full lid removal method involves exposing the entire septic tank lid and completely emptying the tank. This ensures all waste is removed and allows for a comprehensive inspection of the tank's condition.

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editorial@kumeucourier.co.nz

Pumped Up Plumbing: Your Local Experts for Winter Prep



As the morning and nights are starting to crisp up, now is the perfect time to get your home ready for Winter – and our team at Pumped Up Plumbing are here to help! We're a small, family-run business, with experience in small repair jobs through to large commercial projects, so no job is too big or complicated. We have specialists in plumbing, drain laying and gas services, so are ready to help with those jobs you've been meaning to get sorted.

We know Winter can bring challenges like leaky down pipes, blocked drains, and chilly nights without reliable hot water heating. That's why we're encouraging locals to get ahead of the season.

Clear blocked drains

Need your drains cleared before the heavy rains hit? We can inspect cesspits and drainage lines to ensure water flows to where it should, and make any recommendations for improvements. We have equipment to camera and locate lines to give a clear picture.

Repair down pipes and stormwater lines

Have a leaky down pipe you've been meaning to get looked at? Now is a great time to get them sorted and sealed to ensure any issues don't get larger.

Cylinder or infinity replacements

Been thinking about upgrading to a mains pressure cylinder, gas infinity unit or even a hot water heat pump cylinder? Our team are experienced in these installations and can offer advice on which option would suit your needs best.

Don't wait for Winter to catch you off guard.

Get in touch with the team at Pumped Up Plumbing today or visit www.pumpedupplumbing.co.nz to book a check-up or chat about your needs. We provide free no obligation quotes and friendly advice.



Something fresh is coming to Waimauku

As Auckland continues to expand, finding a balance between space, lifestyle, and convenience is becoming increasingly difficult. While many suburbs are seeing higher-density housing developments, Waimauku has remained an exception—offering a more relaxed way of life, where space is not a luxury but a given. A rare opportunity is emerging for those who want to call this sought-after community home.

Freshfields, a boutique development, minutes from Kumeu and Huapai, is set to bring something new to Waimauku. It is a new offering with sections ranging from 1,259sqm to 4,330sqm; a development designed for those who do not want to compromise on space, privacy, or quality of life.

Unlike many new subdivisions where homes are tightly packed together, Freshfields offers room to breathe. It is a place where families can spread out, where there is space for a veggie garden, an outdoor entertaining area, or simply a backyard big enough to enjoy. And with Waimauku Primary School within walking distance, it is a location that makes sense for families looking to put down roots in a welcoming community.

The appeal of Waimauku is not just about what's within its borders. The black sands of Muriwai Beach, the trails of Woodhill Forest, and some of Auckland's finest wineries are just a short drive away, making it an ideal base for those who love the outdoors. Yet, despite its rural charm, the area remains well connected—Auckland's CBD is still within commuting distance, making it a viable option for those who work in the city but crave a quieter home life.

House and land opportunities in Waimauku are becoming increasingly rare, and Freshfields represents a unique chance to secure a piece of this high-demand location. The development is being marketed by Signature Homes West & North-West Auckland, giving buyers the ability to create a home that suits their vision and lifestyle.

For those looking for a fresh start in a community that values space, nature, and quality of life, Freshfields could be just what they've been waiting for. Contact Signature Homes West & North-West Auckland today to learn more

0800 020 600 | saleswest@signature.co.nz.

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Tui

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Tui

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Mix 40L



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Yates

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Granules 2Kg



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Rake 1500mm



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Young Learners

Tamariki me Rangatahi, Children and Teen Events at Te Manawa in April

Calling all tamariki and rangatahi! Looking for something fun to do these April school holidays? Te Manawa's "Create, Clay and Play" programme runs from Saturday 12 April to Sunday 27 April 2025, and includes free activities for the whole whānau.

The programme celebrates the vibrant new décor in Te Whare Tapere | Children's Space, from the beloved Children's claymation series Kiri and Lou. Join us for a



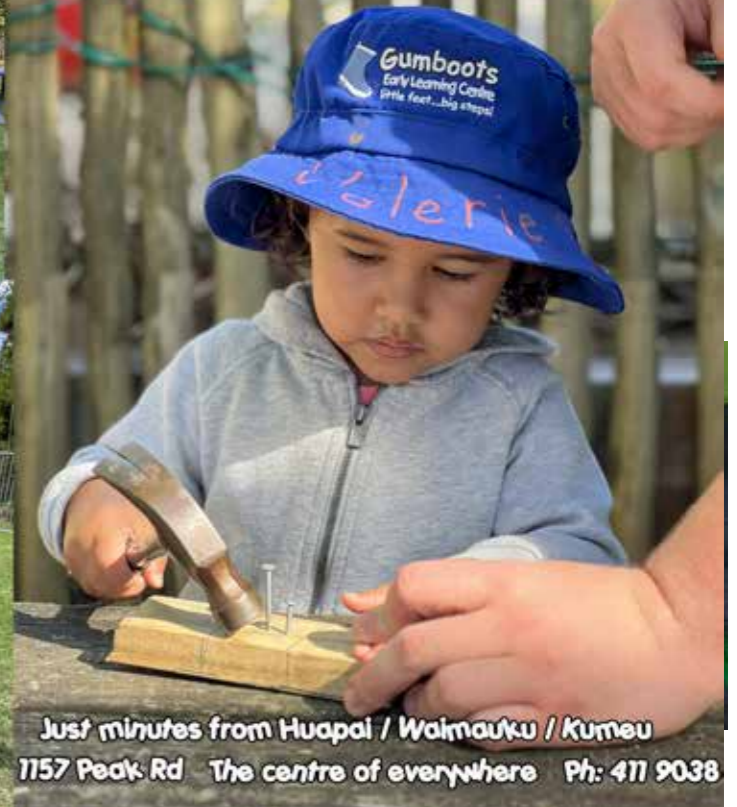
dinosaur-themed Kiri and Lou Storytime, pop-up craft and decoration stations, digital play days with Cybernix, and much more.

Further details, including dates and times, will be available on Te Manawa's social media and in our What's On brochure for April.

Auckland Libraries at Te Manawa, 11 Kohuhu Lane, Westgate 0814. Facebook: TeManawaAC



First 6 Weeks Free for New Enrolments!!
Enrol Before 31 March, Start Anytime in 2025



Just minutes from Huapai / Waimauku / Kumeu
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Kiddywinkles Early Learning Sets the Foundation for Primary School Success

Kiddywinkles also had the pleasure of welcoming the Minister for Small Business and local MP, Chris Penk. Penk enjoyed seeing how well the children interacted with each other, both inside the large, brightly decorated rooms and in the spacious outdoor areas.

For more insights, listen to the podcast featuring Kiddywinkles' owner Allen Court and Minister Erica Stanford on the Kiddywinkles' website and the Kiddywinkles' Facebook page.

<https://www.facebook.com/KiddywinklesHuapai/>



"Centres like yours are doing an excellent job at getting kids school-ready"

Erica Stanford, Minister of Education



53 Station Road
(opposite Huapai District School)
huapai@kiddywinkles.co.nz
Ph 09 412 2209

A child's preparedness for primary school begins long before they step into a classroom. Each year, their knowledge, social skills, oral communication, literacy, and numeracy develop, ensuring they are well-equipped to accelerate their learning. Across New Zealand, some early learning centres excel at fostering school readiness, and Kiddywinkles Early Learning Centre in Huapai is a standout example.

Kiddywinkles recently hosted the Minister of Education, Erica Stanford, who was highly impressed by the centre's commitment to early education. "Centres like yours are doing an excellent job at getting kids school-ready," she remarked.

Kiddywinkles is far from a centre of mediocrity. Its vibrant learning environment reflects a well-balanced approach, integrating child-led, play-based learning with structured literacy and numeracy activities in the four-year-olds' room. This approach ensures a seamless transition to primary school, with most children continuing their education at Huapai District School, conveniently located just across the road.

When asked about the significance of early learning for a child before Primary School, Minister Stanford emphasized its impact: "Absolutely critical. We know from evidence that children who attend early learning centres achieve much better outcomes at school." Among the many aspects that impressed her at Kiddywinkles was seeing four-year-olds confidently holding a pen, writing in exercise books, and engaging in number games—clear indicators of a strong foundation for lifelong learning.

For Heart Foundation Lottery supporters, it's been win, win for years



"I want to continue supporting the life-saving work that the Heart Foundation does. I really encourage anyone to buy tickets – there's some awesome, massive prizes to be won!"

Sharyn, winner of Lottery No. 148



"I always just saw buying a ticket as a donation. I never thought I'd actually win anything, so when I got the call, I was over the moon. I just couldn't believe it was really happening."

Robert, winner of Lottery No. 142



"We would encourage anyone to buy a ticket. It's real people who win, from all different backgrounds and places. And it's an affordable way to support a good cause."

Henk & Marijke, winners of Lottery No. 140

For just \$15 each, tickets in the Heart Foundation Lottery give you a chance to win a life-changing first-prize home, as well as other incredible prizes. Plus, the proceeds from your order go towards funding vital heart research and heart-health education programmes that are helping to save Kiwi lives!



TICKETS ONLY \$15
SCAN HERE and be in to win
Order online at heartlottery.org.nz
or call **0800 750 150**



Thank you! Your Lottery tickets support life-saving work to stop heart disease.



Aged care

St Patrick's Day at Craigweil House

Craigweil House was transformed into a festive green haven as residents and staff embraced St. Patrick's Day with flair! Shamrocks, leprechauns, and vibrant decorations filled the space, setting the perfect scene for the celebration.

Dressed in fun "costumes" of green hats, scarves, and lucky charms, everyone got into the spirit of the day. The highlight was a delightful afternoon tea, where residents enjoyed puzzles, colouring activities, and lively conversations, making for a fun and engaging atmosphere.

The joyful energy, filled with laughter and creativity, made for a truly special celebration—one that showcased the

warm and welcoming spirit of Craigweil House. If you're looking for a caring and vibrant community for yourself or a loved one, come visit us and see the Craigweil spirit in action!

PH 09 420 8277



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EASTER PROMOTION!
Stay at Craigweil House during April 2025 for a chance to win Parakai Springs pool passes. Contact Craigweil House for more T & Cs.

Discover a warm and caring home, nestled within the Kaipara Coast and Parakai's geothermic waters.

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Aged Care

Kumeu Village Rest Home: A decade of dedicated care & community



At Kumeu Village Rest Home, we have spent the past 10 years creating a warm, community-driven environment where every resident is valued, supported, and engaged. More than just a place to live, our home is designed to foster companionship and purpose, ensuring a meaningful and fulfilling life for all.

This year, we're celebrating a decade of exceptional care. It has been an incredible journey, and we are excited to mark this milestone with our residents, families, and the wider community. Keep an eye out—exciting events are coming, including a special Open Day.

We provide premium rest home, hospital, respite, and

specialist dementia care. While our hospital-level care is of the highest standard, it's our specialised dementia support that truly makes us stand out. Our approach is built on dignity, engagement, and personal connection, creating an environment where residents feel at home.

Our Residents First philosophy focuses on combating loneliness, helplessness, and boredom, ensuring that every person receives the compassionate, tailored care they deserve. With beautiful outdoor spaces, cosy interiors, and engaging daily activities, we create a welcoming atmosphere where residents can thrive.

Families play a crucial role in our care approach, and we encourage their involvement at every stage. Whether you need dementia support or hospital-level care, we remain committed to providing a safe, nurturing, and vibrant home for your loved one.

Discover the Kumeu Village difference today

www.kumeuvillage.co.nz | 09 412 9112

info@kumeuvillage.co.nz



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Health & Beauty

Ask Dr Heather



Can men get cosmetic treatments too?

Anon, Riverhead.

Absolutely! Cosmetic treatments are for everyone, regardless of gender. Men generally don't talk about it as much, but there are plenty who like a wee tweak now and then to keep them looking and feeling their best (Brad Pitt anyone?).

Fortunately the stigma of cosmetic treatments is diminishing, however it can still feel stigmatised for some, especially men. Discretion is key and something every injector should adhere to as dictated by the Health and Disability Code of Rights.

You should also never feel judged by your injector. Our journeys are personal, so always choose someone who makes you feel safe, comfortable, seen and heard. If any of those niggly uneasy feelings surface, best to move on as our intuition is a great guide to picking out what is right for us.

Every gender requires a different approach, as masculine and feminine features manifest differently in our faces. Feminine features include wider cheekbones and fuller cheeks whereas masculine features include a wider jaw in line with cheekbones and flatter cheeks.

ALLOR
COSMETIC MEDICINE

Dr Heather Anderson
0222626762
enquiries@allor.co.nz

72 Waimarie Rd
Whenuapai
www.allor.co.nz

Understanding and appreciating these differences applies to men, women and gender diverse individuals. All facial features must be respected and discussed, so you feel confident your goals are addressed. Skin quality should also be taken into consideration.

We are all humans who deserve to feel great in our skin, regardless of gender, ethnicity or age. It all depends on your priorities and your injector must respect these and involve you at every step, in a kind, discrete way.

Dr. Heather Anderson is a Cosmetic Medicine and Emergency/Urgent Care Doctor who practises in her own clinic at ALLOR Cosmetic Medicine in Whenuapai. If you have a question for Dr. Heather you would like answered anonymously, please email askdrheather@allor.co.nz

The Incredible Benefits of using Kerafil Keratin Treatment

Kerafil Keratin Treatment is a revolutionary hair-smoothing solution that offers a myriad of benefits to those seeking luscious, manageable, and frizz-free locks. Unlike traditional keratin treatments, Kerafil employs a unique blend of ingredients and cutting-edge technology to achieve stunning results without compromising hair health.

The primary advantage of Kerafil Keratin Treatment lies in its ability to tame unruly hair and eliminate frizz, making it an excellent option for individuals with coarse, curly,

Zash Hair

HAIR BY CARLA
77 Waitakere Road, Waitakere, Auckland 0614
Phone: 021 814 663 zashhair

Health & Beauty

or damaged hair. The treatment works to repair and rejuvenate each strand, leaving the hair with a glossy and silky finish.

Furthermore, Kerafil Keratin Treatment is formaldehyde-free, making it safe and non-toxic for both clients and hairstylists. This means there are no harmful fumes or side effects associated with the process, allowing for a more comfortable salon experience.

Another significant benefit is its long-lasting effects. The treatment can last up to four months, making it a cost-effective and low-maintenance solution for maintaining smooth and manageable hair.

In summary, Kerafil Keratin Treatment offers a host of advantages, from frizz control and hair repair to being formaldehyde-free and long-lasting. Embrace the transformation and enjoy the benefits of Kerafil Keratin Treatment for truly stunning and healthy hair.

Zash Hair- Hair By Carla 021 814 663

West Auckland's Premier Doctor Led Cosmetic and Skin Clinic- now in Huapai.



Hi, I'm Dr. Cherie.

A GP with a special interest in Skin and Cosmetic Medicine- and the owner of Restore Cosmed. I'm also a mum, a wife, a DIY and design enthusiast, and a local lifestyle block dweller. I have over a decade of experience as a GP, and hold the highest available qualification in Cosmetic Medicine, as a top graduate of the New Zealand Society of Cosmetic Medicine. I also have formal postgraduate training in skin cancer medicine.

All that to say, at Restore Cosmed, you are in great hands.

Last month we excitingly opened the doors to our new relocated clinic space at 20 Matua Road.

I am thrilled to be bringing my expertise and passion for skin health to our amazing community.

At Restore Cosmed, we combine expert knowledge with cutting-edge technology to provide a wide range of treatments that are tailored to your individual needs,

including:

- Cosmetic injectables
- Dermatological Skin Assessments (e.g. rosacea, acne, perioral dermatitis etc.)
- Skin Cancer checks and Treatments
- Laser treatments (Diode Laser hair removal, Tattoo Removal, IPL treatment of redness and Pigmentation and more).
- Advanced Skin therapies
- Medical Grade Skin Care
- Hair Restoration Treatments and Medication
- Weight management programmes.

As a specialist GP, many of our medical assessment and skin cancer services are eligible for health insurance coverage under your policy's GP entitlements.

I invite you to visit our website at www.restorecosmed.co.nz to explore some of the treatments we offer, and before and after images of our results. Here you will see our absolute commitment to results that are effective, restorative and most importantly- leave you looking like the best version of yourself and not at all "done".

Bookings can be made through our website, or feel free to email us at contact@restorecosmed.co.nz for further inquiries.

We look forward to meeting you soon, and helping you achieve your skin health and appearance goals.

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SKIN AND MEDICAL

www.restorecosmed.co.nz
contact@restorecosmed.co.nz

20 Matua Road,
Huapai.



Workout with KC Fit

20minute Bodyweight Workout- Choose your pace: The faster you go makes it more cardio. Or keep it slow for more of a strength workout. Keep breathing throughout.

Set up timer: 30sec on with 30sec rest- X4 Rounds

Push up - elevated or on the ground



Squat- sit into heels



Plank shoulder tap - keep pelvis tucked in



Step up - adjust height to suit



Tricep dip - extend legs for harder



HAVE FUN!
www.kcfitathome.com

Area Columnists

Tourism picking up again



By Cameron Brewer - MP for Upper Harbour

It's great news that New Zealand's tourism industry is on the rise. Here in the North-West of Auckland, it benefits our businesses and communities, if not directly, then indirectly.

In the year ending March 2024, international visitors spent nearly 60 percent more than the year before - showing just how eager people around the world are to visit New Zealand.

This is bringing more jobs and a stronger economy across the country. Tourism now contributes 7.5 percent to our GDP, and with more than 300,000 people working in the sector, this growth is creating opportunities everywhere.

Whether it's in tourism, hospitality, transport, or retail, more spending means more stability and growth in local communities.

International visitors have spent \$16.9 billion in total - an increase of nearly \$6 billion from the previous year. Our tourism industry is bringing in more travellers and benefiting businesses nationwide.

There's even more coming. Recently, the Government announced extra money to promote New Zealand as a must-see destination for Australians with our 'Everyone Must Go' campaign which has been well received, with a huge number of Kiwi businesses jumping on board.

Tourism is such a key sector and foreign exchange for

New Zealand, and this Government is keen to maximise its contribution while protecting our environment and not overloading our infrastructure.

A growing and sustainable tourism sector means more jobs, more opportunities, and a better economy for everyone.

Upper Harbour Local Board news

By the time you read this we will have finished the Annual Plan consultation for next year's budget. Hopefully we also have clarity on the cost pressures facing the Local Board. It came to light really late in the process that the Upper Harbour Local Board could be facing a significant opex (operating expense) funding cut. It's deeply frustrating as the Board has no ability to change these costs as they relate to contracts agreed to by the governing body.

Te Kori Scott Point is getting better and better every time I see it. Once the grass has grown the sports fields can be opened up for community use. All the trees that didn't survive the original planting will be replaced this winter. Recently I was doing some investigating and found that Stages 2 and 3 of this project are not separately mentioned in the Long Term Plan for the next three years. This is really frustrating as not only has money not been allocated, but we aren't getting development contributions. Our Local Board staff are trying to work out why this has happened and what our options are, as we were all unaware of this. In the meantime we are working out what is the best spend for the remaining money, e.g. is it to finish the remaining sports fields, or to bring forward part of another stage.

COMMUNITY CONNECT
UPPER HARBOUR BUSINESSES

Meet with Hon Chris Penk
Hosted by Cameron Brewer, MP for Upper Harbour

Tuesday 15th April, 5.30pm – 7.30pm
 Unit 15/102c Hobsonville Rd

RSVP to: E|UpperHarbourOffice@parliament.govt.nz PH | (09) 416 3249

Whether you live in the electorate or own a business in Upper Harbour, we want to hear from you!

Funded by the Parliamentary Service. Authorised by Cameron Brewer, Parliament Buildings, Wellington.

Preliminary planning is beginning on large land areas designated as sports fields in Whenuapai. We have asked that this planning considers all kinds of community need e.g. sportsfields, skate parks, youth spaces and community spaces. With limited funding available we need to ensure every asset produced is multi-use.

We are making good progress on a range of community and environmental initiatives including adding seating at various locations, more planting and more small scale free events. Auckland Transport are also progressing with design work for the raised crossing on Clark Road. This crossing is currently a speed bump only, and it's not safe for the hundreds of young children who cross daily to get to school. The children are currently helped across the road by the team at Keith Park Retirement Village, which is a daily amazing act of kindness. The Local Board funded the upgrade of this to be a proper pedestrian crossing.

Have a great month, and don't hesitate to reach out if you have questions or concerns.

These opinions are my own, please feel free to reach out with concerns or comments. Anna Atkinson (Chair of Upper Harbour Local Board).

anna.atkinson@aucklandcouncil.govt.nz

Facebook Marketplace scams



Facebook is not only a platform for keeping in touch with family and friends and sharing life moments; it's also a popular hub for local 'buy and sell' groups and business pages.

While many of these pages are genuine, some are unfortunately operated by scammers. Scams can happen

to both buyers and sellers. Some listings may also be scams. Scams come in different forms, so it's important to know what scams are and how to recognise them when buying and selling on Marketplace.

Seller scams involve the buyer paying for an item such as a device or furniture but either receiving nothing or receiving an item that is significantly different from what

was advertised. With buyer scams the scammer poses as a buyer interested in an item and insists on arranging delivery themselves.

They will send the seller a link to a fake website that mimics a legitimate delivery company, asking the seller to pay a small 'insurance fee' to initiate the delivery process. The fake website is designed to obtain banking details from the seller.

To protect yourself, conduct thorough profile reviews and online checks to authenticate buyer or seller identities. Use secure payment options provided by platforms, such as PayPal. Arrange to meet in person in a public place and make payments after viewing the product. If something feels wrong, do not proceed with the transaction. Never enter your banking information on websites sent by buyers or sellers.

If you think you've been scammed, keep records of all transactions, messages and details. Google "Report Facebook Marketplace scam" to notify Facebook. Contact your payment provider. Inform others in your buying and selling groups. Report to your local police.

For support you can contact Netsafe, New Zealand's independent, non-profit safety organisation at netsafe.org.nz and search "Facebook Marketplace scams"

Martial Art classes at Massey Birdwood Settlers Association Hall



The Massey Birdwood Settlers Association is very pleased to be able to host two martial classes each week during the school term.

Both classes have been using the hall for a long time, something the hall management prides themselves on: those using the hall can do so on a long-term basis.

On Tuesday nights the West Auckland Bujinkan Ninjutsu group meets with Donna as their instructor. Donna can be contacted on 0212934691.

Kung Fu has been using the hall for close to 21 years. The instructor, or Sifu, is See Wong, who can be contacted on 021383021. Kung Fu meets on Thursday nights from 7 PM.

If you want to hire the hall on a long-term basis, please email John Riddell at masseybirdwood@gmail.com.



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P: 09 810 8609.

PO Box 133, Kumeu 0841 Auckland

Oesophageal cancer:

When your throat's quirky clues aren't just a joke



Ever feel like your throat's throwing a mini tantrum every time you try to swallow? That persistent heartburn where your chest feels like it's on fire, the sensation of food feels like it's stuck on the way down, or maybe your swallowing has become uncomfortable. These could all be warning

signs of oesophageal cancer.

Oesophageal cancer is a silent but serious predator and spotting the signs early can make all the difference.

The tricky part is that early symptoms can be subtle and easy to miss.

Key symptoms to watch for include:

- Difficult swallowing
- Persistent heartburn or acid reflux
- Unexplained weight loss
- Pain or discomfort when swallowing

· Lingering cough, hoarseness or indigestion

If you are over 50, smoke, drink heavily or carry excess weight, your risk may be even higher. Nonetheless, even without these risk factors, persistent symptoms should never be ignored.

The good news is that Oesophageal cancer is far more treatable when caught early. Advances in keyhole surgery with small incisions, endoscopic treatments and robotic techniques have improved outcomes. These are all therapeutic options I can discuss with you and your family.

The most common investigation includes a gastroscopy (a flexible camera assessment of the stomach and first part of the small bowel).

At Waitemata Endoscopy, taking a proactive approach to your health is easy. If you or your family doctor are concerned about Oesophageal cancer, we accept GP, Specialist and self-referrals via our website. Our experienced team will put you at ease when it comes to your endoscopy. Take a virtual tour of the patient journey and our clinic for an insight of what to expect at

www.waitemataendoscopy.co.nz/locations

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Upper Gastrointestinal, Bariatric, Laparoscopic Surgeon, General Surgeon and Endoscopist

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// 212 Wairau Rd, Wairau Valley



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Mr Suheelan Kulasegaran

Upper Gastrointestinal, Bariatric, Laparoscopic, General Surgeon & Endoscopist

Grey Power Association

Another year is upon us and just over a month until Easter. Our Office is open Monday to Friday from 9.00 am until 12.00 pm, we are located at the Office at the rear of the Te Atatu South Community Centre at 247 Edmonton Rd, Te Atatu South. Call in for a cup of tea or coffee and a chat, members and friends are most welcome. Annual subscriptions are due on 31st March 2025. Couples are \$35 and a single member is \$25. Because of increased postage and printing costs for our newsletter the Committee has added \$5 to each single and couple's subscription to cover increased costs. On Friday 14th March 2025 we held our General Members Meeting at 12.30 pm at the Te Atatu South Community Centre. Our guest speakers were from the Seniors division of the Ministry of Social Development and the engagement team from Auckland Council talking about the Annual Plan 2025/26 and the proposed 5.8% rates increase which will impact on pensioners and low income families. A reminder to fill in and post a rates rebate application to Auckland Council and depending on your income you may get an Annual rebate of \$790. We had a productive Zone Two quarterly meeting on Waiheke Island at the Waiheke Bowling Club in Surfdale. I caught the Explorer bus from Matiatia to Cable Bay Vineyard for half an hour of tasting three wines, a lovely unexpected sojourn. At the Zone Two meeting we passed four remits to be discussed at the Grey Power Federation Annual General Meeting in Wellington in June 2025. The Waitakere remit was that Parliament make Kiwisaver compulsory because in forty years' time National Superannuation might be means-tested and the age of entitlement could well be 67, which means Kiwisaver will be paid out at 67 years old. 56,000 people on National Superannuation are claiming accommodation supplement on top of their pension. Many are struggling to pay market rent, with some pensioners paying \$450 a week to private landlords and there are very few Auckland Council and Huamaru flats and rental units. So it is business as usual in our Office staffed by the Office Manager, Peter Harvey and our valued Office volunteers. Thanks to Chairperson, Linda Cooper and fellow trustees at Waitakere Licensing Trust for a grant towards the much needed upgrade of our Office equipment, two new laptops, and a new printer. We are part of the NZ Grey Power Federation and we are the country's number one advocacy organisation for all senior citizens.

Written by Mate Marinovich, President Waitakere Grey Power Association, Office 247 Edmonton Rd, Te Atatu South 0652 Auckland.



New Boat Sandpit at Scott Point School

The Friends of SPS have worked hard to organise fundraising events over the last couple of years to build the new Boat Sandpit at the School. The SPS Tangaroa was designed and built by parent and builder Kyle Adank, who created this fantastic structure. Thank you to the Board, who matched the funding so that both the shade sails and the sea turf could be in place so the boat could be opened for use. This huge sandpit will be played in by children in the Scott Point community for many years to come.



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Clark House, Hobsonville



Residents in Hobsonville have recently noticed clear views of the local landmark, Clark House, as development takes place. One of West Auckland's most significant architectural buildings, it was built in 1902 by Rice Owen Clark junior, a pioneering English ceramicist, as a showpiece for his company, the largest New Zealand producer of earthenware pipes, in nearby Limeburners Bay. It is described as the first New Zealand residence to use hollow ceramic blocks before breeze blocks became popular.

It was built in the Italianate style with notable interiors and grounds, and is listed as a Historic Place Category 1. The upper and lower verandahs feature decorative ornate tracery work, regarded as among the finest in New Zealand. Clark died in 1905, and is buried in the Hobsonville Church & Settlers Cemetery. The house remained in the family until 1950, when it was bought by the Crown and used by the Royal New Zealand Air Force. It was used for Cold War meetings, hosting the South East Asia Treaty Organisation conference in 1955. The RNZAF added a decompression chamber and it housed the Aviation Medicine Unit. The Defence Force continued to occupy it until 2016, and it was sold recently.

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 **West Auckland Property Management**

Crack down on unregistered dogs



Auckland Council is, for the first time, taking firm action against dog owners who have failed to register their pets, with around 5,500 infringement notices being issued.

The initiative is part of the council's strategy to curb roaming dogs and dog attacks, by getting stricter on Aucklanders who do not register, de-sex or vaccinate their dogs, or keep them

contained on their property.

Infringement notices will be sent to owners of "sighted" dogs; dogs which were registered last financial year but not re-registered or dogs known to be still alive from either being "sighted" by Animal Management Officers or as the result of a complaint.

Infringement notices issued as a last resort - Auckland Council

In November, Auckland Council sent out 22,929 pre-infringement reminder notices to the owners of unregistered dogs. This proactive approach resulted in a significant increase in registrations and provided the council with more accurate data on the number of dogs residing in the region, as well as increasing revenue that goes directly towards providing animal management services.

Chair of the Regulatory and Safety Committee, Councillor Josephine Bartley, emphasised dog registration is not optional. "This is the first time we've moved to last resort measures and issued infringement notices. Dog registration is a legal requirement designed to benefit both the community and pet owners. We appreciate those dog owners who responded to the pre-infringement notices and did the right thing by registering their dogs and paying the fee. But for those who haven't, this is the final warning. Responsible dog ownership begins with dog registration. Ratepayers should not have to bear the cost of irresponsible dog owners who refuse to register their animals."

Auckland Council is committed to ensuring dogs are registered across the region. \$300 fines come after multiple attempts to contact owners and provide them with opportunities to renew their dog registrations.

Waitakere Forest and Bird talk

Thursday 17th April 7:30pm



Technecology: Being 'bad with technology' to understand our natural world Rebecca Rogers - Lecturer, School of Science, Auckland University of Technology

Rebecca is a lecturer in geospatial science and a techno-ecologist. That is, she is interested in using emerging technology to solve complex ecological data problems that improve our understanding of wildlife, the environment and our lives. This includes uncrewed aerial vehicles (UAV or drones), GIS, tracking devices, weather radar and more. In this talk, she will walk you through her journey into the field of technecology with a series of stories based on different technology that she had no idea how to use or just really messed up somehow. Through these stories you will learn about some of the ways we use technology to better understand our world and why it is valuable to 'be bad with technology'. Venue: Ranui Community Centre 474 Swanson Rd, Ranui. Non members welcome, join us for supper to chat with like minded people, free but koha appreciated to cover hall hire. For further information ph Liz 0274 762732 lizanstey@hotmail.com

Easter Egg hunt

The Great Easter Egg hunt is back on Sunday 6 April from 2-4pm, this time with a new start/finish location at Scott Point School, 11 Scott Road, Hobsonville 0616. Gather your children/grandchildren and your mobile phone and get ready for a fun treasure hunt in the local area. There will be prizes, family games and food trucks.

Free entry, briefing starts at 2pm. Visit neighbourhoods.nz/easter/ for all the info. Run by Connected Neighbourhoods, focusing on empowering, supporting, serving and connecting the people of Hobsonville, Whenuapai, the Upper Harbour West area and wider Auckland, together with the Upper Harbour Local Board.

Emergency Scenario



Looking ahead, the Hobsonville Emergency Scenario will be running on Sunday 18 May between 1.30 and 4.30pm.

It's a great opportunity for all residents and community stakeholders to experience, learn from, and contribute to our community's emergency readiness.

The scenario will be held in the Sunderland Lounge, Cinema Road, Hobsonville 0616. The occasion will be run with the support of Hobsonville Emergency Response Group, Connected Neighbourhoods Trust and Auckland Emergency Management with free refreshments provided.

To attend, please register here: neighbourhoods.nz/hobsonville-emergency-scenario/ Image is from a previous event.

For Heart Foundation Lottery supporters, it's been win, win for years



"I want to continue supporting the life-saving work that the Heart Foundation does. I really encourage anyone to buy tickets - there's some awesome, massive prizes to be won!"

Sharyn, winner of Lottery No. 148



"I always just saw buying a ticket as a donation. I never thought I'd actually win anything, so when I got the call, I was over the moon. I just couldn't believe it was really happening."

Robert, winner of Lottery No. 142



"We would encourage anyone to buy a ticket. It's real people who win, from all different backgrounds and places. And it's an affordable way to support a good cause."

Henk & Marijke, winners of Lottery No. 140

For just \$15 each, tickets in the Heart Foundation Lottery give you a chance to win a life-changing first-prize home, as well as other incredible prizes. Plus, the proceeds from your order go towards funding vital heart research and heart-health education programmes that are helping to save Kiwi lives!

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SCAN HERE and be in to win
Order online at heartlottery.org.nz
or call **0800 750 150**



Thank you! Your Lottery tickets support life-saving work to stop heart disease.

JOIN OUR GROWING COMMUNITY

Whatever age, whatever stage, life is for exploring. At Ryman, our villages offer the freedom to choose your ideal retirement lifestyle.

Keith Park Village in Hobsonville offers a range of living options. Choose from independent living in an apartment or enjoy the added support of a serviced apartment. Our village care centre offers rest home, hospital and specialist dementia care.

The brand-new village centre includes an indoor heated swimming pool, gym, café, hair and beauty salons, movie theatre, and more.



PADDY AND JILL
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APARTMENTS AVAILABLE NOW

Enjoy the best of independent retirement living with two bedroom apartments available now.

Apartments feature full-height windows, open plan living and stunning interiors, with seamless indoor-outdoor flow to a patio or balcony.

Choose either garden or park views from your apartment.



SERVICED APARTMENTS AVAILABLE NOW

Experience the joy of assisted living in a serviced apartment.

We have brand-new one bedroom apartments available now which include a kitchenette, a bedroom with an ensuite, and a cosy living area.

Serviced apartments are located in the main building, allowing easy access to all the village amenities.

To view our showhomes call Rosalind or Carolyn on 416 0750.

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3 Scott Road, Hobsonville

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