

Kumeu Courier

FREE monthly community magazine for Kumeu & surrounding townships



- Safer communities
- Food & beverage
- Home & garden
- Property market report

North West Business Awards

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Dec 23 / Jan 24



Greetings

I'm really looking forward to Christmas this year.

It's not just the return of the Kumeu Rotary Christmas Parade on Friday evening December 1.

More the thought of a break with the family – even though we're not expecting a huge amount to be spent on gifts this Christmas, thanks to the cost-of-living crisis.

It will be hard enough getting Christmas tucker together with food costs the way they are – although strawberries and other seasonal fruit should remain cheap in comparison.

Doubt we will travel far either with fuel and accommodation costs forecast to remain high.

This might all sound a bit "bah, humbug" but so long as the sun is shining I'll enjoy Christmas.

Now to sort out that tree!

January could be a busy time with the Repco Kumeu Classic Car and Hot Rod Festival's big 30th birthday on January 19, 20 and 21.

We have five free double passes to give away to that (see inside).

I'm going to check the festival out and the "Bigfoot" monster truck lookalike the orange Taurus Monster Truck, which is also expected to be in the December 1 Christmas parade and other Auckland events.

The Auckland Folk Festival will feature at the Kumeu Showgrounds, January 26-29.

It was washed out early this year in the terrible Auckland Anniversary weekend floods.

A successful Givealittle fundraising campaign ensures the folk festival is back for 2024.

Let's hope the weather is kinder this time around.

Beaches should be back to near bursting again too. Remember, a vehicle ban applies to Muriwai Beach from December 29 to January 15.

Take care if going to the beach this summer – more drownings aren't wanted.

And if travelling anywhere be careful on the roads too.

Have a good, safe and enjoyable break, a great Christmas and New Year, and catch you all again soon.

Geoff Dobson, Editor



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People & Places

Food and drink big winners

Kumeu Meat Processors won the North West Business Awards Supreme Awards for 2023 as well as winning the Rural Services category.



Co-owner of Kumeu Meat Processors and owner of River Valley Meats which won the Best New Business Award and Retail category, Andy Cummings of Helensville says he's "absolutely delighted" with the wins.

"It's testament to the best beef and lamb farmers right here in our own backyard."

About 170 people at the awards function at Allely Estate honoured the 36 finalists in 10 categories with three special categories and the People's Choice Award and Supreme Award, the event compered by Alison Mau.

"Kumeu Meat Processors is all about 'local' and growing 'other locals'," say judges for the North West Country Business Association's Business Awards 2023.

"They have clear strategies and demonstrated a very good market understanding. They are very locally focused and community centric.

"They also have detailed clarity around what they stand for as a local business."

Sponsors Smith & Partners Director Carolyn Ranson says the awards are a fantastic opportunity to celebrate the success of many North West businesses.

Of varying size and often very different in structure and scale, the one thing they all have in common is their passion for what they were doing and their commitment to succeed, she says.

The People's Choice Award went to Hapunan Filipino Kitchen, gathering the most approval from the almost 13,000 votes.

Soljans Estate Winery won the Outstanding Customer Service Award, and South Kaipara Good Food the Environmental Excellence Award.

Other category recipients included Beauty winner Aneia Warner Salon with Roots to Ends highly commended, Business and Professional Services winner Marbles (People and Culture Hub) and Released highly commended.

The Health and Fitness winner is PWR Fit Studios while The Body Clinic gained highly commended, Morepork BBQ won the Hospitality - Licensed category with The Beer Spot and The Hunting Lodge both highly commended.

Hapunan Filipino Kitchen won the Hospitality - Non-Licensed category with Sweet Retreat highly commended.

For Manufacturing and Trade, Dan Taylor Plumbing and Gas was declared the winner with Blackout Electric highly commended.

South Kaipara Good Food won the Not for Profit/Social Enterprise sector with Parent Aid North West highly commended.

Recreation and Leisure was won by KC Fit while The Dance Shed was highly commended.

Parakai Foursquare was highly commended in the Retail category and Country Meat Processors highly commended in Rural Services.

The awards were run by the North West Country Business Association with sponsorship and support from Smith & Partners, Hallertau, Allely Estate, Wine Time and The Engine.

Aussie Butcher Kumeu earns medals

The Aussie Butcher Kumeu has gained two silvers and a bronze from five meat products it entered for the first time in its 32-year history in The Great New Zealand Sausage Competition 2023.



The local butcher got silver medals for two of its sausage products - venison, rosemary and garlic, and smoky beef chorizo and cheese - while also receiving a

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People & Places

bronze award for its jalapeno and cheese "Big Kahuna Burger" in a mince category for meatballs and burger patties.

Aussie Butcher Kumeu owner-operator Adam Little is chuffed with the three awards, especially since it's the first time the local store has entered the competition.

Adam reckons most large entrants submit about 20 products, something he aims to do next time.

"I didn't expect that result," says Adam, adding that their sausages are handmade and crafted with care.

It's an ideal time too with the barbecue season starting.

The Aussie Butcher Kumeu also entered tandoori chicken and spring lamb with coriander sausages in the contest.

The first Aussie Butcher New Zealand outlet began in 1984, with Henderson opening the first of the franchise shops.

The Kumeu store has about 10 staff and is popular for a wide variety of products, including its biltong jerky range, sauces, rubs, barbecue charcoal, and more.

Customers also like its 30-day aged beef.

The Aussie Butcher Kumeu is a big donor of products to the local community.

Hot rod show's big 30th

We have five free double passes to give away to the Repco Kumeu Classic Car and Hot Rod Festival on January 19, 20 and 21.

It's the big 30 for the show next year which draws tens of thousands of visitors to the Kumeu Showgrounds.

In keeping with the show's big birthday bash will be displays and rides from "Bigfoot" monster truck lookalike the orange Taurus Monster Truck owned and run by qualified mechanic Daniel David of Palmerston North.

The six tonne Taurus Monster Truck was built in the United States based on a petrol V8 Chevrolet (Chevy) Silverado, can carry 10 passengers, and is certified for amusement rides.

Daniel has owned the "Taurus", capable of running over cars, for three years after developing an interest in monster trucks while working on them.



His boss ran the "Kiwi Thunder" Nissan-based truck, owned and built by KB Monster Trucks, which became part of the "Demon" team of monster trucks.

The original blue "Bigfoot" monster truck was modified by US owner Bob Chandler in the 1970s, derived from a 1974 Ford F-250, and later joined international "Bigfoot" tours and was in "Monster Jam" for a while.

Daniel says his Taurus truck will appear in various Auckland events including the December 1 Kumeu Rotary Christmas Parade and the 2024 Easter Show at the Auckland Showgrounds March 28-April 1.

Meanwhile, the 30th Repco Kumeu Classic Car and Hot Rod Festival - still run by Ken and Desma Galvin of Kumeu - will feature daughter Nicole's The Very Vintage Day Out event, about 3500 hot rods and classic cars both indoors and out, the Jack Daniel's National BBQ Championship with about 40 teams competing, entertainment, trade and promotional stands, swap sites, a food hall, a vintage caravan display, bands, and much more.

The NorWest Heritage Society will have a special display for the 30th anniversary show.

A 1933 Chevrolet, which won the 2023 show People's Choice award for Bill and Chrissie Dunn of Coatesville, features on promotional material for next year's show.

Plenty of free parking is available, and entry is \$25 an adult with children under 12 free.

Visit www.kumeuhotrodfestival.co.nz for more information.

Kumeu Tyres

Neil has devoted the past 35 years to running Kumeu Tyres, and for the last 28 years, his shop has been a fixture on Main Road, nestled between Gull and Cottle Motors. What began as a job necessity transformed into a lifelong journey filled with challenges, friendships, and a sense of community.



Neil's venture into the world of tyres initially started as a means to secure employment. However, as the weeks turned into months, he discovered a passion for the industry. Solving challenges became second nature, and the relationships formed with customers evolved into enduring friendships. Over time, those initial connections extended to the next generation as their children also became

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People & Places

friends.

The growth of the local community has brought a surge in business for Kumeu Tyres, largely fueled by the steady stream of recommendations: "Go have a chat with Neil at Kumeu Tyres; he knows what's what." Neil takes pride in being a trusted figure in the community, offering not just quality tyre services but also a welcoming space for conversations and advice.

Now, at the age of 66, Neil is celebrating not just a birthday but a milestone in his career. As he reflects on the years spent building Kumeu Tyres, his desire is to find an individual with the same passion to buy the tyre business. Neil envisions a future where he can gracefully retire, enjoy warmer climates, and reminisce about the fulfilling journey of his old job.

If you have a passion for the tyre industry and are interested in continuing the legacy of Kumeu Tyres, he welcomes a conversation. Feel free to give Neil a call at 09 412 9856. It's not just about taking over a business; it's about embracing a community, solving challenges, and continuing a legacy that spans nearly four decades.

The Vintage Shop ready for Christmas

Huapai-Kumeu Lions started The Vintage Shop as a fund-raising initiative in 2013 and it continues a decade on as a thriving enterprise run by group of volunteer women in the historic Pomona Hall by the Kumeu Community Centre.

With Christmas coming, the shop is stocked with many unique items that make suitable gifts.

A range of items including crockery, crystal, cutlery, mantlepiece items, small furniture, table linen, jigsaw puzzles and antiques are on display - items donated by people who may be down-sizing, moving on or from deceased estates.

All donations are welcome and the volunteers clean and prepare items for display with everything ticket-priced and the friendly staff available to help customers and follow-up enquiries.

Profit from the shop mostly goes to local causes. Recently, Lions gave \$700 to a local quilting group which makes absorbing chest cushions for heart patients at Auckland Hospital.

Turn into Access Road by the lights, cross the rail line and visit The



Vintage Shop 100 metres up the road next to the Kumeu Community Centre at 35 Access Road.

The shop is open Tuesday to Friday, 11am-3pm, and Saturday 10am-1pm, with ample parking.

Kumeu resident's medical building officially opens

Dr Alex McIntosh of Kumeu has officially opened the building he owns at 53 Lincoln Road in Henderson.

Or rather his mum Mary McIntosh, 95, - the eldest surviving member of West Auckland's Corban family - did the honours by cutting the ribbon and unveiling two bronze plaques - one outside and one inside - while the whole property and building were blessed by the family's Christian Orthodox priest Father Mircea Corpodean.

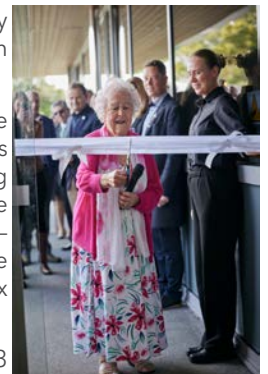
Alex, a renowned dental surgeon, says 53 Lincoln Road is the first stage of a medical precinct and he's hoping the second stage will be a private hospital.

The building's official opening and blessing had been delayed since 2019 due to various reasons including two years of the COVID pandemic and associated restrictions.

"West Auckland has for too long been underserved with health care and taxes taken out of the area to fund services elsewhere," says Alex.

The Lincoln Road building was built on Integrity and a family history of service to the West Auckland community, he adds.

"I come from a pioneering wine-making family in West Auckland, the Corban family on my mother's side, who are the immigrant equivalent of mana whenua, and our family history and achievements have been underpinned by their Orthodox Christian faith," Alex explains.



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"My mother's brother, Assid Corban, was Mayor of this area (Henderson) for many years.

"There is a long family history of community service as my great uncle Wadier Corban served on the original Henderson Board."

Alex says the Lincoln Road building is also an act of community service to provide advanced medical care to the West Auckland community, providing advanced radiology and endoscopy services in a state-of-the-art facility with all the latest medical fit out.

Tenants are Auckland Radiology on the ground floor and Waitemata Endoscopy on the first floor.

About 100 people were invited to the official opening ceremony, including the Honorary Consul for Lebanon to New Zealand Henriette Nakhle and Waitakere Licensing Trust President Linda Cooper.

Alex compered the official opening which also included Dr Stephen Wood of the Auckland Radiology Group, Property Development Manager Jed Wieland, architect Alan Dobson, and Duncan Brodie from Macrennie Commercial Construction.

What's this?

Huapai gardeners Graham and Rona Attwood have discovered a brassica plant growing unplanned in their vegetable plot and want people to help them identify it.

Graham says it's been years since he's grown any brassica plants and he wonders whether the "cabbage" has been deposited by a bird as it's right beside the garden's wooden edging.

The plant is about 142cm wide and 71.12cm high with a thick stalk and hasn't yet matured.



It's been growing for several months, say the Attwoods, who suspect it might even be a rogue broccoli. Meanwhile, they're preparing to enter their first chrysanthemum and dahlia show in about three years (others were cancelled due to COVID -19 restrictions) at the

Auckland Horticultural Centre in Western Springs in early February 2024. Graham was president of the Auckland Chrysanthemum and Dahlia Society for about 25 years.

Both featured in the July 2017 Kumeu Courier for their community service. If you know what the brassica in the photo is please email geoffdobson2017@gmail.com with your suggestion.

Every picture tells a story

Restoring photographs has become an obsession for photographer Colin Lunt. Here's the story behind his latest project about WW2 fighter pilot Group Captain Tommy Balmforth, DSO, DFC, AFC



'I had always wondered what my father, Tommy Balmforth, did in WW2. So I made it my mission to find out'. The words of Tommy's daughter Katrina. She knew he fought in Malta in the famous Gloucester Gladiators, Faith, Hope and Charity action against the Italian Airforce and claimed his first kill. He returned to Britain having received severe burns to his hands in action, following his treatment he was posted to frontline Battle of Britain airfield, RAF Biggin Hill, where he commanded 124 squadron and met her mother, Lorraine Tydeman.

'My father would never talk about his wartime experiences and sadly died young at 63. When my mother died, I was able to piece together his story with the help of his logbooks and some wonderful photographs which I found in her loft. Some of them were in very bad condition and it was then that I noticed on Facebook that Colin Lunt, a business contact from 50 years ago, had started restoring old pictures and I asked him to help me.'

Naturally I was worried about sending fragile photographs to New Zealand," Katrina continues. "When I contacted Colin in March he mentioned he was coming to the UK and that he would extend his visit to copy the photos. I also arranged an appointment with the Chair of the Biggin Hill Museum Trust with the possibility of undertaking restoration work there".

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Helensville Showgrounds



From an original postcard sent from the trenches in 1915, the image (140mm x 90mm), has been repaired, digitally restored, enlarged, printed and framed at A3 size (420mm x 297mm).

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People & Places

Back in New Zealand Colin is working on some 30 photographs of Tommy Balmforth's family. Every photograph requires extensive treatment - including high resolution scanning to the use of new high technology software. The first digitally enhanced image has been sent to Katrina in the UK, she is pictured in front of Biggin Hill's static display holding the original photo and a processed A3 print.

Colin started RESTORE in 2021 and has digitally restored a huge range of images including drawings made in a prisoner of war camp, personal photograph collections, family portraits, veteran cars and historical buildings.

A restored photograph would make an ideal Christmas gift. Bring your pictures along for an assessment to Helensville's Christmas Twilight Market on Friday December 8th 4pm - 8pm

A selection of Colin's work will be on display.

Van Lier Nurseries in pilot to help industry

Genesis Energy and New Zealand Green Investment Finance (NZGIF) have teamed up on a pilot with Van Lier Nurseries in Kumeu aimed at helping businesses replace fossil-fueled heating assets with electricity.



A gas-fired boiler will be replaced with a state-of-the-art 1MW low emission heat pump to heat Van Lier Nurseries' greenhouses.

Van Lier Nurseries produces house plants, plants for other cut flower growers and cut roses.

It is the second largest producer of cut roses in New Zealand and has grown flowers since the 1970s.

Genesis will own and maintain the heat pump, which has been financed by NZGIF. The heat pump is more efficient than traditional gas boilers.

Van Lier Nurseries expects to save 640 tonnes of carbon emissions annually over the new heat pump's 25-year life.

"I wanted the support of a solid, robust company that had a good engineering department and great knowledge and experience of the type of equipment we were venturing into," says Van Lier Nurseries Chief Operating Officer Joanne Hurley.

"Genesis has brought a lot of expertise, dealing with the complexities

of design, integration and compliance that are well outside our understanding and skill.

"This has allowed us to keep focusing on our core business," says Joanne.

"We have enjoyed working with Genesis, they have been very supportive and accommodating all through the process."

Genesis and NZGIF partnered on the pilot to test a solution for industrial companies looking for more environmentally friendly sources of energy.

Genesis' Chief Transformation and Technology Officer Ed Hyde says companies requiring process heat were among the largest contributors to New Zealand's energy carbon emissions.

"Electricity companies like Genesis can help industry convert from fossil-fueled energy to electric. That's good for industry, the country and the planet," Ed says.

NZGIF Chief Investment Officer Jason Patrick says the arrangement could be scaled up and offered to companies who want to avoid the upfront cost and risk of transitioning to new technology.

"This solution could make a lot of sense to many operators who want to focus on their core business without having to commit a large amount of upfront capital, and to avoid the hassle of owning and operating kit like heavy duty boilers," Jason says.

Genesis and NZGIF will provide the heat pump to Van Lier Nurseries on a lease-to-own arrangement, enabling Van Lier Nurseries to spread the cost of the heat pump while receiving engineering and maintenance support from Genesis.

"Genesis has worked with Van Lier Nurseries on mapping their energy needs and advising on how they could run more efficiently," says Ed.

"The heat pump pilot will take that relationship to a new level.

"We will also use learnings from this pilot to refine offerings to other business customers."

Big decisions

By Guy Wishart, Rodney Local Board - Kumeu Subdivision

There are some huge decisions being made by the Auckland Council at present, with more to come.

The newly formed government will have to be involved.

The questions our community are commonly asking are; "Where and when will the high school be built?"

"When will SH16 Brigham Creek to Kumeu be completed given it is

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People & Places

on hold pending more funding?" "Will our local roads ever receive the funding they need to keep them well maintained?"

"How long will the category 2 and 3 homeowners wait to get the help they need to defend themselves against flooding and slips and receive property payouts?"

"Will the incoming government override the council and fast track urban development on land at Huapai and Riverhead that Auckland Council has recently decided should be removed from future urban development?"

Some of these questions remain unanswered as we reach the end of the year.

The high school planning may slow if further growth in Huapai and Riverhead doesn't proceed as expected with future urban land now very likely to be rezoned as Countryside Living or Rural after the Auckland Council voted in support of the Auckland Future Development Strategy 2023-2053.

We are short of indoor sports facilities and the new secondary school may be a way of increasing our indoor and outdoor sports capacity.

So we need the Ministry of Education to commit to a site and give a timeline to opening.

Auckland Council staff are still looking at ways of developing an indoor sports centre with cafes, shops and services.

We are well aware of the financial constraints the council will have for the foreseeable future, so the private-public partnership model is being investigated.

Stage 2 of SH16's safety upgrade and adding of extra lanes is on hold due to the massive increase in the estimated cost of the project. Given that Stage 1 is expected to take two years, we could expect stage 2 to take four years?

All of this is cold comfort to those of us currently battling the congestion on a daily basis.

The Rodney Local Board and Councillor Greg Sayers are working hard to secure the 10-year budget funding for the unsealed roading network in Rodney.

We have missed out on transformative roading funding before, but hopes are high that it will be retained in the final budget.

The categorisation process of flood and slip affected homes continues.

So far, council staff and contractors have contacted almost 1000 property owners across Auckland to arrange an onsite flood/landslide assessment and have done about 900 site visits.

More than 2100 properties have registered for categorisation with the process taking about 19 weeks.

There is a lot of work involved in assessing each property and given the volume of properties registered, most won't receive a final decision until 2024.

The council anticipates work on property assessments continuing until March, and category confirmations through to mid-year 2024 - with most geotechnical and priority situations sooner.

If a property is categorised as 2P, owners will be eligible for financial support to mitigate the intolerable risk to life at the property. Part of the criteria for a property being 2P has been that mitigations on the property need to be feasible. There are two parts to finding out if something is feasible:

1. Whether an engineering solution is technically possible. For example, whether there's enough space to construct a retaining wall, or whether the nature of the house means it can be lifted.
2. Whether it's affordable and if it can be delivered in a reasonable timeframe. While anything is possible if you have enough money, we needed to put a realistic cap on what could be spent on a mitigation.

The policy that's been agreed is that mitigation affordability is set at 25% of a property's CV.

If the council identifies an intolerable risk to life at a property and a community project will mitigate this risk, a Category 2C status will be given. Community mitigation projects involve feasibility work, a business case, consultation, land acquisition, consenting and physical works. These are larger scale projects that have no set timeline.

Category 3 designated properties are the highest risk level to human life. These properties will be eligible for a buy-out under the scheme and the council will start voluntary buy-out conversations with the property owners. If the situation is straightforward and there are no unforeseen delays or disputes, owners can expect the process to take between three to six months, which includes one month for the owners to consider the offer. The timeline can be shorter where the situation is straight forward, but conversely this timeline will extend where there is more complexity in the buy-out process.

A pre-weather event market valuation as at January 26, 2023, will be used to determine the starting point for the voluntary buy-out offer.

The council will offer 95% of the value of an insured property, less any insurance payout (including EQC). This means that the property owner is making a 5% contribution towards the cost of the buy-out.

No- insured properties will be offered at least 80%, up to 95% of the value of the property. This means that the property owner is making up to a 20% contribution towards the cost of the payout.

Vacant sections that do not have a residential dwelling on them are not eligible for a buy-out because the policy's intent is to remove people from houses where there is a future intolerable risk to life.



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Safer Communities



The Sun is finally starting to make a bit more of a regular appearance as Summer approaches and we start to wind down and prepare for a break over the Christmas and New Year period.

You may have heard over the news that this year we have moved to an El Niño weather pattern. What does this mean?

In a nutshell, we will be receiving increased westerly winds that come from the warmer climate of Australia as the warmer air masses move across the

Tasman, with some dramatic swings to colder Southerlies.

Temperatures are more likely to be above average in most parts of the country with below-average rainfall in Auckland.

This means prolonged dry spells and low soil moisture.

The above may sound like the making for a great Summer, however, raises concerns for your local Firefighters with above-normal fire danger conditions.

These conditions are prime for a rapidly spreading fire with dryer fuels allowing for easier ignition and a rapid spread.

We will soon be entering into a restricted and likely Prohibited fire season.

Should you need a fire on your property consider if this can be completed at another date when there is less risk and visit our website www.checkitsalright.nz to see if a permit is required and what considerations and safety measures should be taken.

Remember, A Prohibited season means:

No fire pits, bowls, incinerators, braziers

or open yard fires.

In a restricted season smaller cultural underground cooking, Approved incinerators only, fire bowls, and braziers are also OK to use.

Before any lighting check the website above and ask yourself, what are the risks, and can this be done when the weather cools and there is less risk of a fire?

Have a safe and happy holiday season



Jamie Shaw

Deputy Chief Fire Officer
Waitakere Volunteer Fire Brigade
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Community News

Hospice Community Trees of Remembrance

Trees of Remembrance will be coming to your local community hotspots during the month of December. Keep an eye out for the friendly Hospice volunteers who will invite you to make a donation and add a heartfelt message of remembrance to the tree. Every donation, big or small, helps us to provide free, specialist end-of-life care to our West Auckland community.



4th - 10th December - Pak 'n Save Henderson, Alderman Drive
 4th - 10th December - Mitre 10 Westgate, 95A Northside Drive
 11th - 17th December - Mitre 10 Lincoln Rd
 11th - 17th December - New World New Lynn, 2/6 Crown Lynn Place
 18th - 24th December - Bunnings New Lynn, 2/12 Titirangi Road
 Visit www.hwa.org.nz/events for more locations.

Discover your zest for language

Have you always wanted to learn French - Spanish - Italian but never got around to enrolling into that beginners' course? Or perhaps you want to equip your child with a passion for language at a young age. The good news is, no matter how old you are, you can discover your love for language at ABC Language Tuition.

The Language school is local, and classes are online in the comfort of your home at a time that suits you best.

Patsy Sackx has been running her teaching business for almost 20 years and her enthusiasm for teaching is stronger than ever. Patsy is a local and teaches at several local primary schools. She has a passion for language, which she passes on to her students, both young and old with her bubbly, easy going nature and fun teaching style.

All the tutors of ABC Language Tuition are native speakers and live in NZ. Classes are all online, you can book your spot in a class or have



a one-on-one lesson every week with your tutor. www.abclanguage.co.nz.

140 patrollers receive updates from the NZ Police

Recently members from the 14 Waitematā West and Waitematā East Community Patrols descended on the Kumeu Showgrounds to take part in a NZ Police CPNZ Expo where the patrollers received vital information and training on situations they may come across in their patrolling hours.



Fire & Emergency and St John also ran the patrollers through the equipment they carry as well as giving quick refreshers on CPR.

A bonus treat for the attendees was a police dog demonstration and a visit from the Eagle helicopter. A special thanks to RRT, the Rapid Relief Team, for cooking and serving the lunch on the day for the 160 attendees and instructors.

Christmas at St Chad's

Not surprisingly we have a lot planned for the festive season at St Chad's. Our All Age Communion service at 10am on 3 December not only celebrates the 1st Sunday of Advent but also "Stir Up Sunday". This goes "way back" when, in England, one of the Bible readings which starts "Stir up, we beseech thee,



O Lord, the wills of thy faithful people..." was used as a reminder to make the family Christmas pudding! We shall, amongst other things, be starting a Christmas Cake which we will share together at our traditional service of 9 Lessons and Carols at 7pm on Christmas Eve. This carol service will replace our normal 10am service on 24th.

On 10 December we not only have our usual 10am service but we welcome back the Pohutukawa Singers at 4pm for a concert of seasonal and not so seasonal music - entitled 'Tis the season..!'

On Christmas Day at 10am we welcome everyone to our short

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Community News

Family Communion Service which will include a delightful video called "Amazing Days".

Details of all of these events and more can be found on the St Chad's website www.saintchadshuapai.com All in our community are welcome to any and all of these services/events. And a very Happy Christ-mas to you!

Introducing you to the team at Heart Saver

Our people are the heart of our business. As a local Kumeu business, we would love for our community to get to know the wonderful, passionate people who make our company great and what makes them each so special.

This month, we kick off with our Managing Director, Mike Mander.

Mike is an AED specialist with an extensive emergency service background, including having served as a volunteer firefighter for 28 years. He's also a medic and often runs our first-aid training courses. He's passionate about helping others gain confidence and practical skills in assisting those in emergency situations.

A few years back, Mike experienced a serious health scare which led to a major reassessment of his life. Doctors and specialists provided Mike with some confronting potential outcomes which was a real wake-up call for him to make a number of significant lifestyle changes.

Previously, Mike couldn't run on the treadmill for more than 35 seconds, but he worked towards successfully losing 40 kgs, has gone on to compete in over a dozen Ironman events (including representing NZ in his age group at the 2021 70.3 World Champs in the US) and he even completed the gruelling Kathmandu Coast to Coast event this year.

He never imagined that he'd be able to turn his life around like this, but it shows how remarkably capable the human body is when you put your mind to it. Mike has learnt not to take life for granted and he brings this mindset to not only his personal life but in his professional life, where he's grateful to contribute to helping save the lives of other Kiwis every day.

"Some people are unlucky when they get a health scare, it can be too late for them to make a change. For me, I got it in time, I am not young, but at 46, it gave me the wake-up call I needed."



"I just want to motivate people who are thinking about doing something but have that self-doubt. Anything is possible, and I think that's the key. A lot of people think 'I'd love to do it' and that was me."

Passionate about all things related to Automated External Defibrillators (AEDs) and First Aid Training, Mike is always happy to have a chat and see how he and the team at Heart Saver can continue to promote education around heart health, community AED programs, training, and support in our local community.

More about Heart Saver

Heart Saver is an established and award-winning Health & Safety company specialising in life-saving Automated External Defibrillators, first aid kits, products, and first-aid training. Cardiac arrest is the leading cause of death in adults in New Zealand. Heart Saver's mission is to save the lives of New Zealanders by having affordable and high-quality health & safety solutions accessible to our communities. To learn more about us, visit our website, contact our team or feel free to pop by for a chat at our hub at 1/22 Wookey Lane, Kumeu.

Kumeu Library

The year has gone past so quickly and now December is here, we're getting into Christmas celebrations at Kumeu Library. We're kicking off December by participating in the Kumeu Christmas Parade - keep an eye out for the Auckland Libraries' bus and all of us walking with it - we'd appreciate a wave! We have a fabulous Dr Seuss-themed Christmas Tree at Kumeu Library this year, so make sure you bring the kids down to have a look - the tree's going up on Saturday 2 December. As you plan and organise towards Christmas, don't forget that Kumeu Library has a huge range of resources for adults and children to help you decorate, find new recipes, make handcrafted gifts, and generally get into the Christmas spirit! Go to our online catalogue to see the full range of items available, or come to the library and check out our shelves.



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Starting in December, Raumatī Reads: Kiwiana is Auckland Libraries' Summer Reading Programme for tamariki aged 5 to 12 years. It starts on 11 December and finishes on 21 January 2023. With a 40 day reading log, 25 reading-focussed activities, incentives along the way and entry to a final prize draw, Raumatī Reads is a free, fun way to encourage reading over the long summer break. Your children will be having fun and improving their reading at the same time, giving them a head start on their next year of school! Kumeu Library will also be holding activities for school-aged children on selected days over the summer holidays, along with all-day activities that can be done any time you are in the library. - keep an eye on our Facebook page for full details.

A special event in December is our Christmas Storytime, with a visit from the man himself, Santa Claus - come and enjoy Christmas stories and music, and take a photo with Santa on Saturday 23 December at 10.30am!

Kumeu Library will be open as usual over the holiday period, and only closed for the Christmas and New Year holiday periods on the Statutory Days - we will close at 5pm on Saturday 23 December and re-open at 9am on Wednesday 27 December for the Christmas break, and close at 5pm on Saturday 30 December 2023 and re-open at 9am on Wednesday 3 January 2024.

After all the rush of Christmas, January is time to relax and enjoy the summer weather! If you're going away over the summer, make sure you have plenty of reading material with you. Kumeu Library has a wide range of books, eBooks, magazines, eMagazines, DVDs and audiobooks available to borrow, so come in and check some out! If you're short of time, we have Ready-to-Read packs made-up and ready for you to quickly check out - each pack has five books from a specific genre, carefully chosen by the Kumeu Library staff. If you are away and run out of reading material, don't forget our eBooks, eAudiobooks and eMagazines are available anywhere, anytime!

Keep up with all Kumeu Library's news, events and activities by following us on Facebook (www.facebook.com/kumeulibrary).

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The Village Market Helensville Showgrounds

Friday 8th December Twilight Christmas Market 4pm to 8pm
Sunday 17th December 8.30am to 1pm

We have two fabulously festive markets lined up for you this December - our twilight market will feature plenty of Christmas gift ideas plus food trucks, live music from the Ukulele Union, free hair plaiting plus Santa will be popping in to say hello.

Then at our regular monthly market you'll have a great opportunity to pick up those last minute Christmas gifts plus fresh fruit & veg, plants and much more. There will be delicious food from our market cafe, live music from duo "Take 2" and free hair plaiting and face painting for the kids and because he loves our markets so much Santa will be calling in again with a couple of his elves to wish us all a Merry Christmas and a Happy New Year.

No dogs please with the exception of assistance dogs. Gold coin donation for parking - proceeds to the Helensville/Kaukapakapa scouts jamboree fund raiser.

Our first market of 2024 will be Sunday 21st January and for more information on any of these dates please contact sarah@riversidecrafts.co.nz.



South Kaipara Community Patrol back on the road

After an absence of three years the South Kaipara Community Patrol are back on the road thanks to the very generous support of the West City Auto Group.

With the patrols based out of the Helensville Police Station, residents of South Kaipara can feel a little safer with the patrols taking their tasking briefings from Senior Constable Melissa Haven



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Community News

on which areas need extra observation. Community Patrols are the eyes & ears only for the NZ Police and have no special powers and are unable to break any laws themselves.

John Blewett of the West City Auto Group (who have supplied this patrol with a Mitsubishi Outlander AWD at no cost to the patrol) says "It was essential that this district has a vehicle that can assist not only the NZ Police, but St John and other emergency services given the terrain they will cover, and it was our pleasure to provide the appropriate vehicle".

The West City Auto Group in Henderson & Westgate have been assisting all the Waitemata West Community Patrols for over two decades.

If you live or work in the South Kaipara district, the Community Patrol are seriously recruiting to build their patroller numbers up. Contact James Scott (South Kaipara Community Patrol Leader) on 022 5417867.

Mason Lee wins Trueform Spa Pools Pro Am

Mason Lee took out the Trueform Spa Pools Pro Am, presented by Econowaste and Primesure, in stunning fashion last month, shooting an incredible 9 under par 61 to win by 3 strokes at Huapai Golf Club.

Lee smashed the previous course record of 65, held by 2021 Pro Am winner Tae Koh, in a perfect round of golf with 9 birdies and 9 pars in a flawless display.

Lee's victory was more memorable given the quality of golfers left in his wake, with the well performed Luke Toomey second on 64, and highly regarded Josh Geary and Harry Bateman tied for third one further shot back after shooting five under 65.

Lee was delighted with his win after enduring a challenging period on the Korean tour in 2023.

"I contemplated an alternative career path, possibly in teaching, but I hesitated to abandon my passion for tournament play. Despite feeling confident in my game, the economic downturn globally added a layer of uncertainty, making financial stability a pressing concern.

"In an unexpected turn of events at the Royal Auckland Golf Club, I encountered Sam Papuni (he was caddying for Tae Koh when he

won the event and set a course record). He offered to caddy for me, I seized the opportunity, sensing he might see some problems or what I do well from a second person perspective.

"I believe I played well because, despite my struggles in Korea, I gave my best effort. My experience of failure there turned out to be a valuable teacher, allowing me to learn and grow. This resilience, combined with the newfound support of my caddy, contributed to my win. By the time the round concluded, I found myself at an impressive -9, a testament to the synergy between skill, strategy, and a newfound partnership. This experience has revitalised my belief in the journey, reminding me that sometimes, I just need to keep going."

The event proved a huge success, with 31 amateur teams lining up alongside the professionals to enjoy the course at its finest and play for a prize table valued at close to \$50,000. No one was able to make an ace to win the Trueform Spa Pool package or the Brandt Gator and \$1000 up for grabs, but all enjoyed the day and the hospitality.

Lee doubled down on his great day by winning the Primesure One-Shot Shootout, adding an extra \$500 to his earnings on the day as he finished closest to the pin ahead of 22 other qualifiers in the post-round event on the par 3 third hole, with amateurs and professionals alike gunning for the added prize money.

Warren Leslie, Managing Director of Trueform Spa Pools was delighted with the day.

"The feedback we have had has been 100% positive regarding golfers enjoyment of the day and the beautiful presentation of the course. As a local company, we are thrilled to be part of an event that brings our leading golfers to Huapai and allows local amateurs the chance to play alongside them on a perfectly prepared course that showcases what we have to offer out West."

Trueform Spa Pools Pro Am, presented by Econowaste and Primesure Par 70

1 Mason Lee	61
2 Luke Toomey	64
3= Harry Bateman	65
3= Josh Geary	65

Amateur Teams (best two stableford scores per hole)

1 Wei Wang, Enoch Cham, Sylvia Kim, and pro Woonchul Na	95
2 Brad Heaven, Archie Thompson, Josh Thompson, and pro Josh Geary	94
3 Claudine Gillies, Lee Newman, James Johnson, and pro Kadin Noho	90
3 Clyde Oliver, Cameron Higgins, Kurt Cranstoun, and pro James Tauariki	90



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Hole in One: Executive 6 Seat Spa Pool, retailing at \$17,000

Fundraising Auction: Miami 5 Seat Spa Pool, retailing at \$13,500



In Brief

Kumeu Arts

Our annual, Affordable Art sale, with artwork for under \$400, is the perfect opportunity to buy quality artwork at reasonable prices. The exhibition starts on December 5th and finishes on December 22nd. Avoid the mall this year and purchase unique Christmas gifts while supporting local artists. You can find lots of beautiful arts and crafts in our retail area including ceramics, cards, calendars, prints and jewellery that make thoughtful and individual presents. Creative Matters are offering fun art workshops for kids in the run-up to Christmas and there are also two painting workshops for adults, so you can create your own artwork. Information can be found on our website: www.kumeuarts.org



Information can be found on our website: www.kumeuarts.org

Responsibilities of Justices of the Peace

Whilst JP's are not legal advisers, there are some legal processes that a JP can assist with and save people having to visit a lawyer. A JP can witness signatures on documents and certify copies of documents as true copies of originals or images/texts viewable on a computer or smartphone screen. They also take declarations for documents requiring a Statutory Declaration and oaths or affirmations on court-related documents requiring an affidavit. They can also officiate at Citizenship ceremonies.

Some of the documents commonly presented requiring Statutory Declarations relate to immigration matters such as sponsorship, bank documents, change of name, Kiwisaver withdrawals, insurance

claims, rates rebate applications, etc. Certification of photos as being a true likeness are common as is certifying that people receiving overseas pensions are still alive.

There are some things people needing a JP need to note. If they want a printed copy of an original to be certified, they must bring that original with them, or be able to show it on their smartphone screen. For Affidavits or Statutory Declarations. The person making the declaration must be present. You cannot do this for someone else. Bring your driver's licence or passport with you so the JP can confirm you are the person making the declaration. Do not sign the form before you come, as you must do this in front of the JP.

There is a Justice of the Peace service at NorthWest Shopping Centre, 1/7 Fred Taylor Drive, Massey on Thursdays 6pm - 8 pm and Saturday 10 am - 12 noon (except public holidays) outside Countdown / Woolworths in the Mall. Contact 0508 667 849. There is a JP desk at Massey Citizens Advice Bureau (Te Manawa, 11 Kohuhu Lane, Westgate 09 833 5775) Monday to Friday 1pm - 3pm. There is no charge nor appointment needed for this service. There are also 25 JPs in the Massey, West Harbour and Hobsonville area. Google "JP Locator Auckland" and enter your suburb for contact details to make an appointment.

North West Country Business Awards

We had a fantastic night of glitz and glamour at our North West Country Business Awards on 7 November where we celebrated 26 local businesses.

One hundred and seventy people gathered to recognise the 36 finalists competing in 10 different categories, 3 special categories as well as the People's Choice Award and overall Supreme Award.

Alison Mau, a local celebrity, was our MC for the evening and made the whole event come together. We want to offer our heartfelt thanks to all businesses who took the time to enter this year and we encourage all businesses to consider running next year. Check out our website for more information and our regular social media posts where we highlight each winner and make sure you support local.

Christmas is looming and we want to paint the town green and red to celebrate. Our outdoor Christmas trees will be installed in the week of the 28th November with the Kumeu Santa Parade being held on 1st December. Look out for the decorated floats. North West Country business association is proud to be one of the major supporters bringing cheer back to the community.



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In Brief

Make sure you get decorating as our Christmas Store Decorating competition opens on 1st December and runs until the 16th December. We have two cash prizes of \$1500 to give away to the two best decorated stores.

Farewell 2023 and welcome 2024

2023 has been another year with some changes and challenges as we continue to return to pre-Covid times and with the cost of living making life hard for some. Despite everything, let us try to look at 2023 as a stepping stone towards our new reality as we head into 2024.

The events of the past couple of years have given us the opportunity to take a look at ourselves and see what further changes we can make in our lives. Some people have taken time out for ourselves to self analyse and see what changes we need to make in order to enhance our lives as we move into 2024

What will 2024 bring? That's a good question, we can only hope that it will be an easier year than the past couple of years, with the change of government, people struggling to live day to day and growing into the person we want to be. May it be a year where we can continue with any new habits we have developed and look for any opportunities to learn new things and have new experiences and continue to grow as individuals.

Astramana™ Healing Services can help you move into the new year by offering you the opportunity to learn new skills such as Reiki, this will help you to give back to yourself and to help others, maybe an opportunity to set up your own business.

Learning Reiki is great for those who are massage therapists and anyone who has interest in Energy Healing. At Astramana™ Healing Services, we are certified in several forms of Reiki and Seichem and can teach these to Master-Teacher levels. For those that are curious to look into the future or see what has been happening, we offer Tarot readings. Have you considered exploring and heal the past, why not try a Past Life Regression or even a Life Between Lives Regression, where you can get some answers to some soul-searching questions. If you have a fear or phobia, such as flying, spiders etc, why not try Hypnosis to overcome that fear or phobia? Let us make 2024 a positive year for all.

We have some new exciting services and courses that will be available to you in 2024.



Astramana™ Healing Services, was founded by International Hypnotist, Reiki Master-Teacher, Clairvoyant & Tarot Reader Jason Mackenzie. Please visit our website: www.astramana.com or email astramana@gmail.com, phone/ text us on 021 0277 0836 with any questions or to book a session, workshop or a New Year's Tarot reading. We offer a mobile service to those out West Auckland.

We look forward to working with you and we wish you all a very Merry Christmas and Happy Holidays, all the best for 2024. Finally, we look forward to welcoming back our current clients and look forward to meeting our future clients in 2024.

Make sure your tyres keep you safe on your summer road trip

Heading away on a road trip these holidays? The tyres you have on your vehicle (including caravans and trailers) will not only affect the safety of your trip, but also how much fuel you use.

- Check your tyres for any obvious signs of wear and tear - you don't want to see any dents or bulges
- Check the tread depth on the tyre - the minimum requirement is at least 1.5mm around the whole circumference of the tyre
- Make sure your tyres are pumped up to the correct PSI - maintaining correct pressure in your tyres will help your tyres last longer and help use less fuel

If your car pulls to the left or right, you feel a vibration while driving, or you have recently hit a pothole or kerb, you may need a wheel alignment. Wheel alignments can also help prevent excess tyre wear and uneven tyre wear, helping your tyres last longer and keeping money in your pocket.

For peace of mind, call into Bridgestone Kumeu or Westgate and get a free tyre check. You can find us at 1 Cellar Court, Westgate, or 43 Main Road, Kumeu.

Wishing you a safe and smooth ride these holidays.

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Property

Property market report

Property values are gradually on the rise across several regions, with Auckland experiencing the most significant increase. In the three months leading up to the end of October, the average value of homes in New Zealand witnessed a notable uptick, surging by more than \$18,000.

According to the QV House Price Index, the average value of New Zealand homes reached \$907,387 during the aforementioned three-month period, reflecting a rise of \$18,388 (+2.1%) compared to the period ending in July. Most regions observed an increase in average values, with Auckland leading the way with a 2.7% gain, closely followed by the Wellington Region at 2.5%. Hastings and Invercargill also demonstrated substantial quarterly gains of 2.4%.

While the housing market displays signs of recovery, it is set against a backdrop of low sales activity and challenging economic conditions. Projections indicate that the market is likely to remain "flat to gently rising" in the foreseeable future. The influence of interest rates and credit constraints continues to serve as a limiting factor, although there are emerging indications that buyers are increasingly motivated to seize opportunities in the realm of good value properties.

Let's look at the recent sales:

Coatesville	\$ 8,510,000
Helensville	\$850,000 to \$1,200,000
Huapai	\$1,000,000 to \$2,210,000



Kumeu	\$760,000 to \$2,475,000
Parakai	\$689,000 to \$855,000
Riverhead	\$915,000 to \$1,900,000
Swanson	\$925,000 to \$1,500,000
Waimauku	\$570,000 to \$1,300,000
Waitakere	\$1,045,000 to \$1,510,000
Whenuapai	\$741,000 to \$1,100,000

Ready to take advantage of this regenerating market? For a complimentary market appraisal and the latest market updates, reach out to Graham McIntyre AREINZ directly at 0800 900 700, via text at 027 632 0421, or through email at graham.mcintyre@mikepero.com. Mike Pero Real Estate Kumeu/ Hobsonville. Licensed REAA2008

Don't miss your chance to be a part of Auckland's reviving real estate scene. The future is bright, and the opportunities are positive!

Comparing long-term and short-term investments

The emergence of platforms like Airbnb and Bookabach has transformed property ownership, offering fresh opportunities for homeowners to earn extra income through short-term rentals. This shift introduces landlords to a more adaptable option compared to the conventional long-term residential leases. While renting to tenants isn't novel in New Zealand, the growing inclination of property investors toward short-term rentals over long-term tenancy is notable. But does the buzz around short-term renting truly match reality? In this piece, we'll delve into the advantages and disadvantages of both long-term and short-term property investments to guide you toward the most fitting approach for your enduring financial objectives.

Short-term rentals lack the income predictability linked with long-term leases. Owners may encounter periods of vacancy, placing strain on their finances with mortgage payments, utilities, and maintenance expenses. Despite the allure of higher earnings per night with short-term stays, it's crucial to weigh the risks. Short-term rental properties often demand a considerable financial commitment, encompassing furnishing and outfitting to meet guest expectations. Adhering to platform standards, such as providing essentials like toiletries and linens, can add to expenses, crucial for staying competitive. Many countries, including New Zealand,



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are rolling out regulations on short-term rentals and hosts, creating uncertainty about their future.

On the flip side, short-term rentals offer owners the liberty to rent their properties when convenient. They can host guests for various durations, from a night to weeks, and set flexible stay requirements. Platforms like Airbnb provide a rating system for hosts to assess potential guests based on previous interactions, offering peace of mind. These rentals often command higher rates, adaptable based on seasonality and events, allowing hosts to capitalize on peak periods. However, long-term rentals offer less control and flexibility. Owners cannot enter without prior notice, and changes require tenant approval, potentially leading to challenges. Compliance with mandated healthy home standards and finding suitable long-term tenants can be demanding, posing potential difficulties.

Long-term rentals provide a consistent income stream as tenants sign longer leases, eliminating the income fluctuations of short-term rentals. Tenants are responsible for bills and insurance, reducing ongoing expenses for owners. They're less susceptible to external factors like political events or pandemics. However, a property's location significantly impacts the stability of long-term tenancies.

In conclusion, choosing between long-term and short-term property investments hinges on your financial goals, preferences, and risk tolerance. Short-term rentals offer flexibility and higher earning potential but come with greater income uncertainty and regulatory challenges. Long-term rentals ensure stability and cost-efficiency. Ultimately, your decision should align with your investment goals, considering the pros and cons of each rental property type. Should you like more information on long term management feel free to contact us. We are here to help. mike.james@therentshop.co.nz.

All I want for Christmas is my nice new house

By Elyse Crowther, Registered Legal Executive, ClearStone Legal

The silly season is officially here, and Christmas has now become THE deadline! When it comes to buying and selling homes, everyone wants to be in for Christmas and with good reason. But if you fail to settle before Christmas, the man in red will not bring you any Christmas cheer. Instead of a new home, on Christmas Eve he will leave under your tree non-working days, a demand for penalty interest and perhaps even a beautifully wrapped request for compensation.



So why is Christmas the deadline - other than wanting to wake up for your first Christmas in your new home and create memories with your family? It comes down to what is a working day and what is a non-working day.

Under a standard Agreement for Sale and Purchase (which is the most common type of agreement) the working day definition explains the period commencing 24th December and ending on the 5th January in the following year is a non-working day.

So why does this matter if my settlement day is 22nd December 2023? Well sometimes things don't go to plan and for reasons beyond your control, settlement might not happen on the day. Should this occur, with the next working day being 6th January, you will be liable for penalty interest from the 22nd December. When you've already loaded up the credit card with Christmas presents, the last thing you want are more costs. If you are the one selling and you fail to settle it gets worse - you could be liable to pay compensation for example - storage and accommodation costs for your purchaser too.

So what can you do to make sure you are hanging your Christmas stocking in your new house on Christmas Eve and don't become the Grinch?

1. Don't be a Christmas Eve shopper - plan for settlement to be a few days before the last working day, so if something does go wrong, there is a chance to remedy it before everyone shuts up shop.
2. Be organised. Just like preparing a shopping list for all those Christmas presents, make a list of everything you need to get done - chat to your lawyer about what you can prepare in advance. Remember, everyone is busy at this time of year and locking in those rates late with your mortgage broker can mean big delays in the bank providing us with your loan documents.
3. Communicate - just like coordinating who is bringing what to Christmas dinner, you need to talk with your lawyer, lender, broker and agents. Make sure they can all work to the dates before you commit.
4. Be realistic. Sometimes we don't get what we ask for - we've



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Property

all been disappointed by Santa. If you are looking at a house on the 20th December, don't get your hopes up for celebrating this Christmas in your new house.

We are open till noon on 22nd December 2023 to assist with getting you that dream Christmas in your new home. And if things didn't quite go to plan, we have a skeleton staff back in the office from 8th January 2024. If you need any assistance before then, feel free to give us a call or make a time to see us at either our Te Atatu or Kumeu offices.

Start the important conversations with family this holiday season

It might not be the first thing that springs to mind as you're standing around the barbecue or enjoying a picnic with family over summer, but having the whānau together can be a great opportunity to begin some of the 'big' conversations we all need to have.

Getting your affairs in order by sorting out your will means thinking about questions such as 'what are my wishes for my assets?' and 'what would I like to have happen at my funeral?'

While it can feel like an awkward topic to get into - talking about death and the future can be difficult - these are important conversations and having them is an act of love for those you care about.

So, how do you start these types of conversations with your family?



Here are some questions you could ask, says Catherine Simpson, Public Trust Head of Service Delivery - Auckland and North.

Ease into the conversation with some less confronting questions like have you thought about what song or flowers you might like at your funeral?

Who would you like to receive your most sentimental items when you die?

What would you like to happen to your assets when you die? A lot of people think everything will automatically go to their next of kin when they die, which is not always the case.

Who would be the testamentary guardian for your children if both parents/caregivers died?

Having a will in place is one of the most important things you can do to help protect what matters for those who matter most.

Book an appointment with our Public Trust NorthWest Customer Centre team by phoning 0800 371 471. The location is 48 Maki Street, Massey North, Auckland 0614.

Making sure your trust is fit for purpose

Since coming into effect on 30 January 2021, the Trusts Act 2019 has impacted trustees and beneficiaries of trusts. The new Act provides for greater accessibility and offers trustees improved guidance to achieve this. Moreover, beneficiaries now have a better ability to hold trustees to account by ensuring that beneficiaries have enough information to enforce the terms of the trust. Trustees now have a clear obligation to tell beneficiaries about the assets and investments contained within a trust.

A further issue is the extent to which many trust deeds provide for not just the children of the settlor but more remote categories such as charities and the de facto partners of the settlors' children. These provisions were intended to ensure that there was a broad range of people or organisations who could benefit from the trust. Usually, however, those beneficiaries beyond close family will be oblivious to their mention in a trust deed. Against this, most modern trust deeds try and make sure that the only beneficiaries are the settlors' children and grandchildren.

For this reason, it is often necessary to get legal advice about whether your trust deed is fit for purpose under the new Act. That advice can include taking the necessary steps to confine the beneficiaries of the trust to children and grandchildren and removing the more remote beneficiaries before they become entitled to such information. For further advice and assistance with your trusts you can contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or 09 412 6000.

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Area Property Stats

Every month Mike Pero Real Estate Kumeu assembles a comprehensive spreadsheet of all the recent sales in the area that reviews the full range of Residential transactions that have occurred.

To receive the full summary simply email the word "full statistics" to kumeu@mikepero.com. This service is free from cost.

SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$	SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$
COATESVILLE	9,200,000	1HA	713M2	8,510,000	RIVERHEAD	2,125,000	12600M2	294M2	1,800,000
HELENSVILLE	920,000	600M2	138M2	970,000		1,455,000	1302M2	160M2	1,415,000
	850,000	556M2	110M2	850,000		1,030,000	606M2	91M2	915,000
	1,050,000	1066M2	189M2	910,000		1,730,000	810M2	274M2	1,900,000
	940,000	500M2	126M2	930,000	SWANSON	1,340,000	616M2	213M2	1,450,000
	1,625,000	4HA	285M2	1,200,000		1,750,000	600M2	330M2	1,500,000
HUAPAI	1,575,000	700M2	240M2	1,485,000		1,420,000	968M2	110M2	925,000
	2,025,000	1551M2	285M2	2,210,000	WAIMAUKU	1,600,000	1.25HA	135M2	1,300,000
	980,000	177M2	153M2	1,000,000		1,025,000	1012M2	123M2	925,000
KUMEU	1,600,000	747M2	241M2	1,610,000		780,000	1379M2	0M2	570,000
	1,475,000	700M2	224M2	1,475,000	WAITAKERE	1,635,000	3.45HA	145M2	1,510,000
	1,150,000	361M2	167M2	1,105,000		1,050,000	908M2	176M2	1,045,000
	1,025,000	1353M2	215M2	1,110,000	WHENUAPAI	1,365,000	812M2	151M2	1,100,000
	1,775,000	10000M2	205M2	2,475,000		850,000	142M2	87M2	750,000
	1,175,000	3328M2	100M2	1,290,000		785,000	106M2	96M2	741,000
	855,000	1011M2	115M2	760,000					
PARAKAI	845,000	1011M2	110M2	855,000					
	690,000	0M2	120M2	689,000					

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.

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*Available for a limited time. Conditions apply.



Graham McIntyre
Brand & Territory Owner
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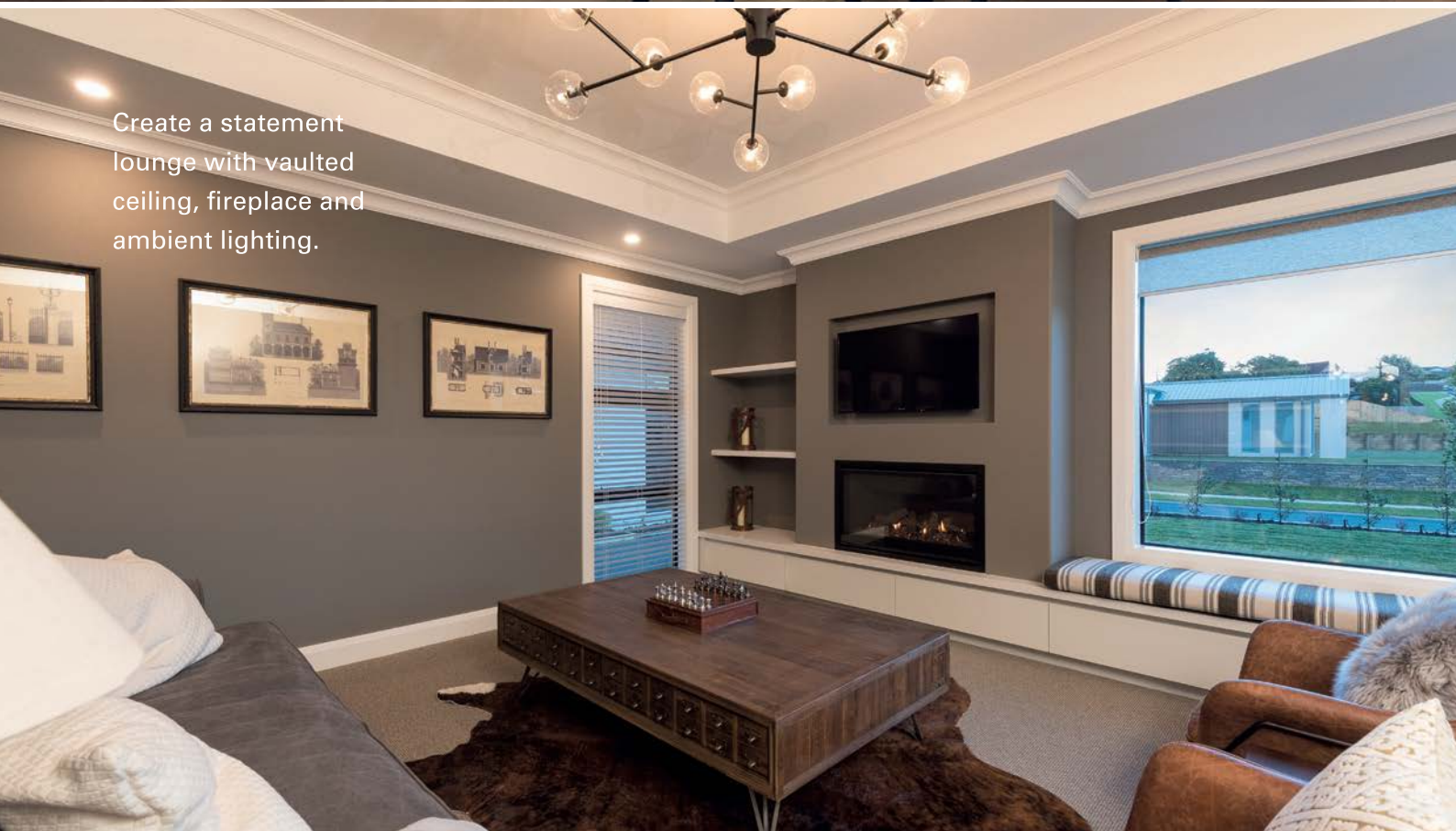
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BUSINESS - TOWN CENTRE ZONE - HUAPAI

3 1 1

By Negotiation

8 Oraha Road, Huapai By Negotiation

Nestled to the Eastern boundary of the Huapai Business Zoned area is this generous 869sqm parcel of land offering a flat section which shoulders the carparking and the Police Station at Huapai. A stately three bedroom bungalow with open plan kitchen, dining and living room leading onto westerly decking. A large shed and carport offers storage options while the yard is full of mature fruit trees. Fully fenced, flat section with services in the street. A short distance to parks, schools and convenient transport links. Invest today for options tomorrow.

www.mikepero.com/RX3226379



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027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



ELEVATED, QUIET, SUNNY IN OREWA

4 2 2

By Negotiation

11 Tee Point, Red Beach By Negotiation

A short drive to convenience shopping in Red Beach and Orewa. Discover the best of effortless living in this stunning family home, designed for the modern lifestyle. Boasting an easy care, lock-up-and-leave ethos, this residence seamlessly links open plan interiors with an inviting outdoor oasis. The decking and staircase connect to a fully fenced lush lawn, creating the perfect setting for pets, children and entertaining. Set on a full 600-square-meter property, this home features a generous floor plan, including an oversized walk in wardrobe, exclusive laundry, bathroom, and ensuite. Ample double garage and workshop, coupled with additional doorstep parking, catering to easy grocery unloading and visitation. Enjoy sun-soaked spaces throughout the day in this peaceful and quiet lane-way location.

www.mikepero.com/RX3851595



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ELEVATED NATIVE GLADE - OUTSTANDING BUILDING SITE

By Negotiation

15 Te Aute Ridge Road, Waitakere By Negotiation

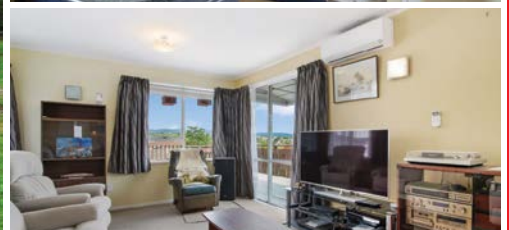
Fabulous opportunity to create your very own slice of paradise, with multiple building site options and driveway access in place. The site provides expansive North facing valley views through established native bush cover, providing some stunning visual aspects and the song of Tui and Kereru. A transportable solar one bedroom working shed adds value to a buyer wanting to experience the best of site before building. Come view this dynamic landscape and plan your future with one of the very best North facing building sites on market for a very special home. Te Aute Ridge Road has an east and a west access, the latter is a gentle hill climb with the eastern road being a steeper gradient. Therefore you may like to drive the circuit and enjoy the best aspect of this idyllic environment.

www.mikepero.com/RX3758203



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AFFORDABLE IN GLEN EDEN, WIDE VIEWS, NTH FACING 3 2 1

By Negotiation

20 Terra Nova Street, Glen Eden By Negotiation

Set on a large 700sqm footprint, a short walk from shops and transport hub. On offer is a traditional 1970's bungalow with standalone garage enjoying gentle sloping north facing land. Generous sunshine through the open plan kitchen, dining, lounge onto North West decking looking over to Henderson and the Waitakere Ranges. Three bedrooms and bathroom off the central hallway and a separate laundry by the back door. This is a great no-nonsense starter that will give you years of enjoyment, adding your own style and planting your orchard. Don't delay, they don't stay on market for long. For additional documents and viewing contact me today.

www.mikepero.com/RX3792484



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BEAUTIFUL, NORTH FACING, KUMEU LIFESTYLE LIVING 4 2 1

By Negotiation

96 Pomona Road, Kumeu
By Negotiation

A short drive to Kumeu and Westgate - one of the best lifestyle addresses in Kumeu. Cultivate your future in this enchanting North-facing haven-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. Add to this your very own nature reserve, garaging for 3-4 vehicles and your imagination will take flight.

www.mikepero.com/RX385511



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BRICK AND TILE ON 704SQM (APPROX.) - FAMILY OASIS 4 2 2

By Negotiation

130 Matua Road, Huapai
By Negotiation

A beautifully appointed and finished Ashcroft Home, offering an easy living 237sqm (approx). floor-print and a generous 704sqm (approx). section-size. From entrance to entertainment area the home seamlessly caters for a family that respects space, quiet and independence, offering two separate bedroom wings, entertaining and a multi-room offering media/ office/ guest room options. Four rooms and two bathrooms, separate laundry and oversized double garage. A large entertainers kitchen/lounge/dining leading to outside decking and lawn with established fruit trees and easy care garden. So much to see, and plenty to impress. This Ashcroft Homes build does set a high standard and certainly a great home to make your own.

www.mikepero.com/RX3758090



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2 1

By Negotiation

1529 South Head Road, South Head By Negotiation

4.3 hectares (approx.), a short distance from Shelly Beach, West Coast Beaches, Golf Club and fabulous Waioneke School. An interesting and undulating parcel of land offering grazing and regenerating native bush providing the perfect backdrop to a simple but adorable two bedroom, board and baton home. Open plan living, dining, entertainers kitchen with central hallway accessing two north-east facing bedrooms, separate bathroom and laundry with storage options. Follow the farm track to the hill-top to enjoy an elevated potential house site and views through the valley to the mighty Kaipara Harbour, framed by rolling farms.

www.mikepero.com/RX3761280



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Home & Garden

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Light up Your lifestyle

We Kiwis are known for our laid-back lifestyles. Spending summer nights enjoying a BBQ with friends, and winter evenings huddled around firepits and pizza ovens - we make the most of our outdoor spaces. Which is why it's so important to ensure that lighting around the exterior of your home does exactly what



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Garden Lighting: Transform your garden and entertaining area with lighting that highlights details and shows your property off at night. Landscape lighting can really help to bridge the gap between an indoor living room and an outdoor living room, and it's a great way to not only extend the hours you can utilise your outdoor living space, but it also enhances the ambiance and safety of your backyard.

Security and Driveway Lighting: Security lighting helps to add an extra layer of defence to your home. It provides enough illumination to clearly see and identify people or objects outside your home. Not only is it a deterrent to criminals, it also ensures safety for your loved ones when coming and going from your home at night.

Whether you're looking to light up your outdoor living area, or boost the level of security around your home, there are plenty of outdoor lighting options to suit every house and every budget.

If you'd like to discuss outdoor lighting options for your property, get in touch with the team at Blackout Electric today.

Flower arranging - Christmas theme

Sunday 17th December 12.30 - 2.30pm

Have you ever wanted to create your own beautiful Christmas table setting etc. for that special lunch or dinner but aren't sure where to start or how to go about it? Then this 2 hour workshop will be ideal to get you on your way (as well as impress family and friends).

Louise Kirkwood from Old School Yard Blooms will present this event, which has traditionally been extremely popular.

Louise will bring her experience from growing, gathering and curating fresh, local, seasonal flowers on the property that housed the old Upper Waiwera School.

Her approach to growing and arranging flowers is to work with passion and in a manner which is sensitive to our ecological environment.

In this very interactive workshop, you will get the opportunity to:

- Learn about tools and materials needed, with a focus on re-useable supplies
- Select flowers and foliage from the Kaipara nature trail and gardens
- Practise some different ways to create smaller and larger pieces for a tablescape
- Learn how to help your creations last longer

If you have a small dish or other container you would like to utilise to contain your creation please feel free to bring that along, although all materials are provided.



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Home & Garden

After the workshop you can also spend some more time in the Gardens which has a beautiful sculpture exhibition along a 1.2km pathway as well as our nature trail which is a further 2.4 km for you to explore. This is all set in the idyllic Kaipara countryside and placed so as to blend sympathetically with the surrounding environment.*

There is also as our cute little coffee shop on site plus of course the Plant Centre for you to browse through.

Our knowledgeable and friendly staff will also be on hand to help with any garden related questions.

* Sculpture Gardens pathway and Nature Trail not suitable for wheelchairs or walking frames.

Venue location: 1481 Kaipara Coast Highway (SH16), 4km north of Kaukapakapa. Tickets: \$30 per person. To Book: info@kaiparacoast.co.nz or 09 420 5655. Please note that **BOOKING IS ESSENTIAL**.

December garden to kitchen

It's December and Christmas is just around the corner and you will be starting to think about the holidays but don't forget the garden. This is a month of rapid growth for the whole garden, so there is plenty of work to do. Existing tomato plants will need a little care,



ensure they are staked, laterals are taken off and they are fed with tomato food. Keep planting salad crops for summer harvesting and finish planting summer vegetables and herbs such as chillies, courgettes, cucumbers, beans and basil. Feed all fruiting crops now is the time to plant a second crop of potatoes and remember to mound up soil around the foliage as they grow.

Watch out for pests and take action as soon as possible to prevent them becoming a larger problem. Use an environmentally friendly spray around your vegetables if they become a problem. Spray late in the day when the bees have gone home.

Remove any plants failing to thrive as they will attract pests and disease, better to replace them now and remove weeds as soon as they appear. This is where pests hide and weeds take valuable nutrients and water.

Water deeply and less often rather than a little bit every day. Protect cabbages and cauliflowers with Derris Dust to prevent white butterfly caterpillar and diamondback moth. Make sure you get to the undersides where they like to lay their eggs.

Stagger planting of green salad crops like mizuna, lettuce and mesclun for continuous supply.

Plant seedlings: tomatoes, cucumbers, capsicums, eggplant, lettuce, corn, gherkins, spinach, spring onions, melons, cucumber, beetroot, celery and cabbage.

In most areas seeds can be planted directly into the garden and now is the time to put in another round of summer crops. Beans, pumpkin, courgettes, carrots, beetroot, radish, corn, capsicum, eggplant, melons and spring onions.

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Plant blueberries, they are easy to grow and require minimal pruning. Passionfruit and tamarillos can be planted, prepare the soil with compost and sheep pellets. Plant annual herbs like basil and coriander, pinch out the tips for a bushier plant. Pinch out the laterals on tomatoes and fertilise with a specific tomato food.

Feed and water strawberries, make sure you have mulched underneath the bushes to protect the growing fruit. Bird netting may be needed to protect the fruit.

Spray copper oxychloride and spraying oil to combat verrucosis, aphids and mealy bugs especially on grapes and passionfruit to combat mildew and black spot.

Apply a side dressing of blood & bone to all vegetables and feed all vegetables with liquid fertiliser ever two weeks, use a watering can to apply.

Protect all seedlings from slugs and snails, scatter bait around each plant.

Laser Whenuapai and Roofing Whenuapai

Here we are knocking on the door of Christmas. This year has certainly flown by!

If you have any niggly plumbing issues that you just haven't got round to fixing, then give us a call and we can get it sorted before Christmas.

Dripping taps, a slow draining sink, blocked toilet, low water pressure, clogged waste disposal, backflow issues. These are just some of the common



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We are open five days a week from 7:30am-4:30pm and conveniently located at Unit 4, 3 Northside Drive, Westgate. Visit our website whenuapai.laserplumbing.co.nz for more information.

Covenants

Do you have a bush lot covenant on your property? A number of covenants exist across the Rodney area after the council allowed subdivision of properties if bush or wetlands could be protected in perpetuity.

Owning a property with a covenant requires landowners to maintain stock proof fences, undertake weed control, set traps for pest animals, and sometimes keep records of actions.

If you are looking to buy or sell a property with a bush lot covenant you might like to get some advice on whether the conditions have been met, and what it might cost to bring a covenanted area into compliance.

Council undertakes regular inspections of covenanted areas and New Zealand Biosecurity can help with hassle-free advice ahead of a Council visit. Reach out to us today on Danielle.Hancock@biosecurity.net.nz or call on 09 447 1998.



Waimauku Garden Club

We had a warm, dry and sunny day for this month's visit to the Botanical Gardens and Roger Hunter's Garden Centre out in South Auckland. Especially beautiful at this time of year at the Botanical

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Home & Garden

Garden are their Rose and perennial gardens. Their herb and edible gardens were also looking very productive and there is a host of other diverse gardens to enjoy and walk around. On Thursdays, the Botanical Gardens also has a large variety of plants for sale at reasonable prices which some of us bought. At Roger Hunter's Garden Centre, it's all about getting the best plants for less. There is everything from vegetable seedlings to shrubs to tropical plants to NZ natives and fruit trees. There are also lots of indoor plants and perennials. Our club members made the most of the reasonable prices and the varied plants for sale and the boot of the coach was quite full for the trip home. After our end of year Christmas function next month, which is to include a speaker from a local food producer, monthly events we have lined up so far for next year include visiting local gardens, a trip to Hamilton Gardens, and gardens outings to north Auckland and south west Auckland. If you wish to join our club and join us on our monthly outings, feel free to contact any of us: Ann 021 035 7406, Diana 027 478 8928, Gail 021 344 070, Maree 027 496 3006, Moira 027 498 9154, Sandi 027 318 4514. We are also on Facebook: www.facebook.com/groups/358928941269802. Love to have you join us.

Farewell 2023

As we come to the end of another year, the team at KPL would like to thank all of our customers for their business and support throughout the year.

KPL Christmas hours 2023 /24

Friday 22nd December Open 7:30 - 5pm; Saturday 23rd to Tuesday 26 December, Closed; Wednesday 27th to Friday 29th December, 8:30am - 4pm;

Saturday 30th December to Tuesday 2nd January, Closed; Wednesday 3rd to Friday 5th January, 8:30am - 4pm; Saturday 6th January, 8:30am - 12:30pm;

Sunday 7th January, Closed; Monday 8th January, Resume normal work hours.

FOR EMERGENCIES - Please phone 09 412 9108 outside of these hours to be connected to the on-call plumber.

It's all sun and games until your pool turns green. Is your pool ready for the holidays? We offer free pool and spa water testing and all products sold in store. We will have your pool/spa sorted in no time.

KPL wishes you a safe and happy holiday season. We look forward to seeing you all in the New Year.

Whenuapai Floral & Garden Circle

Our last meeting for the year again already. Unfortunately, the planned Guest Speaker was not available, due to illness. There was a good number of members present with four new people attending for the first time. Our Treasurer outlined the finances for the year and these were discussed. Members' birthdays were acknowledged,



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Home & Garden

raffles were drawn and blooms admired then plenty of time to catch up socially over afternoon tea.

Still one more trip to come BYO lunch with Devonshire tea provided mid-morning, and the Christmas luncheon which will again be held at the Huapai Golf Club, on the 7th of December.

If you would like to know more about our Club, and wish to join next year, please phone either Doreen Brown on 09 832 3020 or Judy Garrity on 09 833 5592. Meetings held at 1 p.m. at 41 Waimarie Road, Whenuapai Village, on the second Thursday of the month with trips on the fourth Thursday. Entry fee is \$4 with another dollar per raffle ticket (good prizes).

Until next time, we wish you and yours a very merry Christmas. Happy Gardening from Mary Anne Clark.

STIHL SHOP Kumeu

Many will know STIHL SHOP Kumeu as experts and stockists of chainsaws, line trimmers, blowers and all things STIHL, but did you know they're also Norwest's premium dealer for sales and service of Cub Cadet ride-on lawnmowers?

Craig and his team at STIHL SHOP Kumeu have been



stockists of Cub Cadet for over 6 years and have sold many, many, Cub Cadets into our community. Last year alone the team had the pleasure of matching over 100 Cub Cadets with their new Norwest based owners.

As a premium Cub Cadet dealer, STIHL SHOP Kumeu has access to all models of Cub Cadet and all promotional pricing and specials available. They also offer FREE delivery, FREE first service, and ongoing expert servicing plans for the life of your machine.

Not sure which model best suits your property? No worries, contact Craig for your FREE, no obligation, site appraisal. Craig will come and view your property and advise on the most economical and suitable options for your section.

Head on in and see Craig and the team at STIHL SHOP Kumeu for an unbeatable deal and the best service on Cub Cadet ride-on mowers.

STIHL SHOP Kumeu is open Mon-Fr 8.30-5.30, Sat 9-4.

\$100 = Exposure for a month

Budgets are tight and advertising is often expensive, but it's nice to know that someone is making it easy and cost effective. For \$100 plus GST you can be exposed to over 20,000 locals for a whole month. That is only \$3.30 a day. For more information email our editor at editorial@kumeucourier.co.nz.

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Central's Tips

December 2023



The fruit and vegetable garden

- **Assist eggplant flowers to pollinate** – use a small paintbrush to transfer pollen between flowers. Eggplant flowers are pale mauve and droop downwards, so they're uninteresting to the bees
- **A regular squirt of water** over the bean plants is said to increase bean production. Picking regularly also encourages a bumper crop
- **It's all in the staking** – plant such as beans, tomatoes and cucumbers benefit from good climbing supports through the summer
- **Find out if your potatoes are ready** by gently excavating from the edge of the mound. Early cropping potatoes are generally ready from now onwards
- **Thin apples and pears now** to allow fruit to grow to decent size. Keep watered through the summer months

The ornamental garden

- **Christmas tidy-up in the garden:** weeding makes the garden look great and focuses the eye on the desirable plants
- **Avoid clipping hedges** and topiary as freshly exposed foliage will burn in the hot sun
- **Flowering agapanthus should not be left to go to seed.** These plants colonise easily in Auckland at the expense of other more desirable options
- **Summer prune** the wisteria, rambling roses and jasmine to maintain control as they grow extensively in the heat
- **Plant carpet thymes**, prostrate muehlenbeckias and coprosmas as hardy groundcovers to keep the weeds at bay
- **Heading away?** Move pots and baskets into shadier areas to reduce their water consumption, water and mulch them to tide them over

Project for December

Nourish the garden for the summer ahead

To make the plants sit up and look lush, try spraying or drenching with a liquid fertiliser over all the garden now. Our favourite is Aquaticus Organic Garden Booster which contains fish, seaweed and humates to deliver a great range of nutrients to the plants. Spray before it gets hot or in the evening.

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Pets

Cat lovers we need your help

The NZ Cat Foundation has a sanctuary based in Huapai which houses over 150 cats. We offer safe sanctuary for older, disadvantaged and un-homeable rescue cats where they can live out their lives in safety and comfort. We need regular volunteers to help with routine chores so our cats can enjoy happy, healthy, safe lives. We are looking for volunteers who are mature, have a sense of responsibility, are good team players and dedicated animal lovers. Helping at the sanctuary is a popular way to fulfil community service hours for Duke of Edinburgh, St John's, Scouts, Guides, church, university, animal sciences studies, etc. We are happy to sign off on your hours and provide any needed verification of your service. We rely heavily on volunteers on a daily basis and desperately need more.



Financial and food donations are also urgently needed to cover vet and other costs associated with our sanctuary. The NZ Cat Foundation also supports community Trap-Neuter-Return programs and helps feed and care for many cats living in the community. Please visit our website for more information on volunteering and how to donate at www.thenzcatfoundation.org.nz. You can also email - volunteers: volunteer@thenzcatfoundation.org.nz donations: info@thenzcatfoundation.org.nz.

Pet Patch Dog Friendly Top Picks

Get ready for a fun-filled adventure as we explore the best dog-friendly spots around town. From serene parks to pet-friendly eateries, we're here to guide you on a journey of canine delights. So leash up your furry friend and join us as we discover some tail-wagging destinations. Together, we'll embark on a pet-approved exploration, making the most of your precious time with your loyal companion. Let's uncover the places that will make both you and your four-legged buddy smile from ear to ear.



Beer Spot - Huapai - Pop in to check out the latest beers on tap and yummy food truck, they even have some Dog beer for your Best Buddy

Kumeu Garden Hub - Huapai - Go for a stroll through the garden and pick up some beautiful flowers, gifts or plants to plant at home, your furry friend will love to have a sniff around and discover all the interesting smells (this is a great enrichment activity)

The Food Vault - Huapai - A fantastic spot for Breakfast or Lunch with the best Coffee (we would know as we frequent it weekly) dog friendly on the tables outdoors and peep the cute Pet Patch water bowl

Hive Bar and Restaurant - Kumeu - Enjoy a summer bevy out on the deck where dogs are welcome! There are also tv's out in the deck so you can catch all the important sports games!

Blend NZ - Huapai - Come and enjoy a smoothie, smoothie bowl and a coffee indoors or outdoors at blend, dogs are welcome!

Just Jess Boujee Bakery - Huapai - Always happy to see the pups a great spot to pick up a sweet treat for yourself and a Puppachino for your best mate

Hallertau Brewery - Riverhead - Dogs are welcome in the outside Garden Bar and what a spot to enjoy some of the finest Beer and Cider (We can personally highly recommend the Hallertau C and beef Krokets)

Bee keepers Wife - Riverhead - A great Brunch spot on the way back from a walk in the Riverhead forest that welcomes dogs on the outside tables

Muriwai Beach - Muriwai - A great spot to take your dogs for some fun at the beach just remember with the black sand it gets hot so its best to go early morning or in the evening, also its important to be mindful of the wildlife at the beach and keep both your best mate and the wildlife safe.

Huapai Domain - A great local spot to go for a walk around and have a play, with cricket and summer footy season upon us there's always something to see and new experiences to be had at the domain just remember this is an on leash area and don't forget to pick up your poo.

Plus of course Pet Patch! we welcome all animals in store and we love seeing your best mates when you come in!

all of these places above welcome dogs but ask that your dog is well behaved and on leash at these locations.

Pet Patch - 320 Main Road, Huapai - phone 09 412 2009, email info@petpatch.co.nz or visit www.petpatch.co.nz.

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BEST NEW BUSINESS - River Valley Meats

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WINNER - Hapunan Filipino Kitchen

Highly commended - Sweet Retreat New Zealand

Business, Professional and Public Services

WINNER - Marbles (People and Culture Hub)

Highly commended - Released

Manufacturing and Trade

WINNER - Dan Taylor Plumbing and Gas

Highly commended - Blackout Electric

Retail

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Highly commended - Parakai Four Square

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Highly commended - The Hunting Lodge

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Highly commended - The Body Clinic

Beauty

WINNER - Aneia Warner Salon

Highly commended - Roots to Ends

Rural Services

WINNER - Kumeu Meat Processors

Highly commended - Country Meat Processors

Not For Profit/ Social Enterprise

WINNER - South Kaipara Good Food

Highly commended - Parent Aid North West



Food & Beverage

Good from Scratch

Here at Good from Scratch we seem to be heading towards Christmas at an alarming speed, with Christmas functions in full swing and the end of year in sight, we as a team start to look to 2024!

With a whole range of classes and events both the usual, and new lined up for February and March we know that there is something for everyone. So if you're looking for that last minute gift for that foodie in your life, head on over to our website and check out the full range of classes and events as well as vouchers (for that tricky to buy for, loved one.)

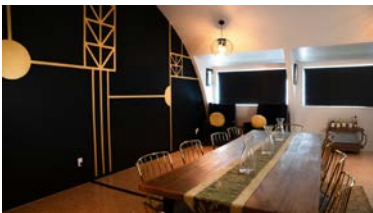
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We wish you and your family a very merry Christmas and a happy New Year!



New gin still for Lavender Hill

A new 150-litre commercial gin still called Little Lottie has been installed at Lavender Hill in Riverhead where a special gin tasting room for tours, workshops and formal gin tastings has also been built.



It's known for producing award-winning gins, including Lavender Infused Gin, Smoked Honey Gin, Sloe Gin, Sloe Gin and Saffron Infused Gin.

"Lavender Hill is a unique destination where we offer visitors the opportunity to witness 'farm-to-glass' in action," says Jason Delamore, co-owner of Lavender Hill.

"We're one of the only a few gin distillers in Auckland providing this immersive experience, allowing guests to see the entire journey of our products, from our farm to the distiller and finally into their glasses."

As part of a gin tour, guests can also discover the flavours, aromas and stories behind each of Lavender Hill's gins and embark on a guided journey through the world of gin-making.

Lavender Hill has dedicated itself to the handcrafting of quality spirits using key botanicals, including special ingredients sourced

from the farm, alongside a commitment to sustainable practices.

"In an era where sustainability matters more than ever, Lavender Hill takes pride in being an example of eco-conscious distilling," says Trish Delamore, co-owner of Lavender Hill.

"Little Lottie is a shining example of this commitment," she explains.

"Running on renewable solar power and utilising pure rainwater harvested right here on our farm, Little Lottie ensures that every drop of gin is as pure and sustainable as it is delicious."

Lavender Hill is a 'must-see' destination in Auckland, particularly during summer when the lavender fields are in bloom. Mature olive trees and friendly alpacas add to the idyllic rural setting.

It features a modern, standalone four-bedroom holiday accommodation for short stays - ideal for tourists, those attending local weddings in the Kumeu wine district or those wanting to escape the city's hustle and bustle.

Visit www.lavenderhill.co.nz for more information.

Butterfingers by Briony caters for Christmas

A new patisserie is in town.

It's called "Butterfingers by Briony" the name reflecting the fact that most patisserie have butter in them and the handcrafted delights are eaten using your fingers.



Briony makes the patisserie, graduating from the Le Cordon Bleu New Zealand School of Culinary Arts in Wellington and working in two of the capital's top hotels before returning home to open her own patisserie.

Driven by a desire to have freedom to bake and create her own patisserie flavours and pursue her love of the more complex patisserie items led Briony to open Butterfingers by Briony in the Juicy NZ Strawberries and Ice Cream premises at 505 State Highway 16 in October.

Best sellers have been the homemade gourmet pies, cinnamon scrolls, freshly baked bread and cake slices, says Briony, adding that customers are discovering mouth-watering new treats each week.



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Food & Beverage

With Christmas coming, Briony says the catering arm of her business is in full swing with baguets, mini gateaux, mini lemon tarts, cheesecakes, and cakes sought after for corporate Christmas functions and family events.

"I love doing cakes," says Briony, explaining she can craft a bespoke cake for any celebration, whether a birthday, wedding, retirement party and more.

"It's just so much fun."

Lemon curd and chocolate/pear are among favourite flavours.

Briony says designs for a customised cake can be done with the client and are proving a huge hit.

"We also have an 'off-the-shelf' range which can be ordered through the shop."

A limited range of sweets and savouries are available weekdays through the Juicy Coffee drive-in, while Butterfingers by Briony is open Friday, Saturday and Sunday, 10am-2.30pm, or until sold out.

Looking for Christmas gift ideas? Give the gift of honey

Don Buck Honey is the online store of the West Auckland beekeeper.

The honey is harvested from the specific clusters of apiaries, giving distinctive batches of honey with unique colors, tastes, and textures.

All honey is raw and pure honey sourced from farm lands forests and even islands between Auckland and New Zealand 's far north.

Larger orders of potted or comb honey are sold at discounted prices. Great for connoisseurs, healthy eaters, distributors, home bakers, chefs and gift givers.

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Health & Beauty

The eyes have it this Christmas

Have your eyes been subject to wear and tear lately? Make a New Year's resolution to turn that into new eyewear and best eye care with a visit to For Eyes in the Kumeu Shopping Village. Book online and put New Year's Resolution in the comments box to receive a free upgrade to our comprehensive eye examination, saving you \$120*. Buy a pair of clear prescription lenses and receive 50% off a pair of prescription sunglass lenses*. New Year, new you. Book your appointment now at <https://for-eyes-optometrists-nz.au1.cliniko.com/bookings> or via the For Eyes website, www.foreyes.net.nz [Online Bookings].



*Promotions are valid until 29th February 2024. (Conditions apply).

Our Christmas Hours

Last day for 2023 eye examinations is Tuesday 19th December. We're open for collection of spectacles until 5pm Thursday 21st December, then close for the Christmas break. We wish you a Merry Christmas and a great holiday.

We look forward to seeing you in the New Year and re-open Monday 8th January 2024 at 9am.

Best Regards, Matthew, Molly, and Anna - For Eyes Optometrists, Kumeu Shopping Village. Ph 09 412 8172; email foreyes@foreyes.nz

Physio exercises can overcome shoulder pain

Shoulder pain can be a debilitating condition that affects many individuals, limiting their ability to perform daily activities and compromising their quality of life. Fortunately, physiotherapy has been shown to be an effective treatment option for shoulder pain. In this blog post, we will discuss the benefits of physiotherapy for shoulder pain and provide two research articles that support this claim.



Physiotherapy for shoulder pain typically involves a combination of exercises, manual therapy, and education to help individuals

manage their symptoms and improve their shoulder function. A study published in the Journal of Physiotherapy found that a combination of exercise therapy and manual therapy was effective in improving shoulder pain and function in individuals with rotator cuff tendinopathy. Additionally, a systematic review published in the Journal of Orthopedic and Sports Physical Therapy found that exercise therapy was effective in reducing pain and improving shoulder function in individuals with shoulder impingement syndrome.

At NorthWest Physio +, our experienced physiotherapists have helped numerous individuals with shoulder pain to manage their symptoms and improve their shoulder function. Our approach involves a comprehensive assessment to identify the underlying cause of the shoulder pain and develop a personalised treatment plan that addresses the individual's specific needs. We use evidence-based techniques such as exercise therapy and manual therapy to help individuals recover from their shoulder pain and improve their overall quality of life.

Contact us at 09 412 2945 or book online www.northwestphysioplus.co.nz

1. Littlewood C, Malliaras P, Chance-Larsen K, et al. Therapeutic exercise for rotator cuff tendinopathy: a systematic review of contextual factors and prescription parameters. J Physiother. 2015;61(4):182-191. doi:10.1016/j.jphys.2015.07.018

2. Kuhn JE. Exercise in the treatment of rotator cuff impingement: a systematic review and a synthesized evidence-based rehabilitation protocol. J Shoulder Elbow Surg. 2009;18(1):138-160. doi:10.1016/j.jse.2008.06.004

Zash Hair

Getting ready for Christmas is exciting, but it can also be stressful. However, taking some time to prepare yourself and your hair can make a huge difference. Here are some tips to get your hair ready for Christmas:

1. Get a trim: A fresh trim will get rid of any split ends and leave your hair looking healthy.
2. Treat your hair: Give your hair some TLC with a nourishing mask or treatment to add moisture and shine.
3. Choose a style: Decide on a hairstyle that will complement your outfit and the occasion. Consider an up-do, curls or braids.
4. Accessorise: Add some sparkle to your hair with festive accessories like hair clips, headbands, or even a tiara.





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Health & Beauty

5. Plan ahead: If you're going to a salon, book your appointment in advance to avoid disappointment.

6. Be on your hair colour journey now... follow through with your retouch, foils, smudges and semi's for the big day.

By following these simple steps, you'll be sure to have fabulous hair that's ready for the festivities. Remember to take care of your hair throughout the holiday season by using quality hair products and avoiding damaging heat styling tools.

Merry Christmas and happy holidays from the team at Zash Hair.

Tips for menopause

It is well known that post-menopausal women are at higher risk for metabolic changes which can lead to diabetes, heart disease and obesity. Snacking is a big part of that picture and accounts for a big proportion of what we eat and our energy intake.



A study just published in September of this year found that the type of snacks and when we snack has a huge impact on our health particularly our metabolic health. The cross sectional study looked at 854 people (who were part of another yearlong study) and what is particularly interesting to me is that of those 73% were female and were of an average age of 46 years (give or take 11 years either side).

It was found that those who snacked after 9pm had the worse blood glucose levels.

High quality snacking (i.e. nuts, seeds, fruit and veggies) were associated with healthier weight.

Ultra processed snacks and 'late' snacking (6pm+) is associated with worse health outcomes including obesity, increased risk of diabetes and heart disease.

My recommendations

- Have a shorter eating window and longer fasting window e.g. eat over a period of 10 hours in a 24 hour period.
- Eat snacks in the morning and afternoon snacks only. Avoid snacking after dinner.
- Eat high quality, low processed, nutrient dense (rather than calorie dense) foods such as fruit, veggies, eggs, beans, nuts and seeds.
- Keep 3-4 hours in between any eating to support healthy gut function. The authors admitted that more studies need to be done on the relationship between snacking and the gut microbiome.

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Matthew and Molly Whittington, optometrists in the Kumeu Village since 1993
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• Enjoy your food over the Christmas holiday and summer break and remember that if we eat healthily 80% of the time it will make a massive difference to our health - so let go of the other 20% and enjoy your food.

If you want to know more then please come and join my free Facebook - The Women's Wellbeing Circle. I have lots of resources and support on nutrition, menopause and post menopause health. Go to sarah-brenchley.com/links for info, links and resources.

Meet the Team: Shirley Peng

Bachelor of Medicine,
(Traditional Chinese medicine)
Master of Clinical medicine,
(Acupuncture and Tuina)

Shirley completed her undergraduate about Traditional Chinese medicine at China in 2012, and her Masters in acupuncture in 2015.

She has been working in New Zealand for more than 6 years and she is enthusiastic about providing exceptional patient care.

Her journey as an acupuncturist has been shaped by a passion for traditional healing methods. Not only for musculoskeletal system ailments, but also for internal medicine problems, such as women's healthcare, infertility care, dermatological issue, and digestive condition.

Her approach is patient-centered, emphasizing personalized treatment plans according to individual needs. And educating patients about their health conditions and encouraging them to



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Health & Beauty

be an active role in their well-being is a fundamental aspect of the practice.

She firmly believe in the significance of a holistic approach to healthcare. By integrating acupuncture with other modalities, such as moxa, cupping, herbal medicine, and diet suggestion, to achieve satisfied, comprehensive and lasting results for all the patients.

Shirley is currently working full-time at Hobsonville Physiotherapy and Riverhead Physiotherapy.

www.riverheadphysio.co.nz - 027 313 6036, 1058 Coatesville-Riverhead Highway, Riverhead.

Top Notch Bodyworks

Looking back on the whirlwind of the past year, it's clear that we've encountered significant challenges within our homes and our community, and some of these continue to linger. I know firsthand how essential it is to recognise that our bodies and minds can only withstand so much stress before it begins to take a long-term toll having been through this as a business owner myself. This can manifest as agitation, short tempers, shallow breathing, forgetfulness, thoughts of hopelessness, disrupted sleep patterns, heart issues or fatigue.

I think you need to genuinely acknowledge that there were huge challenges rather than dismissing them as inconsequential just because someone else had it worse. It still affected you in some way. We know strength often lies in unity, shared experiences, and the unwavering support we provide one another. As we approach the year's end, it's vital that you find an opportunity to pause and break away from what may have sneakily and unhealthily become your



new normal. For many of us, it's challenging to recognise when this shift occurs. It's akin to overtraining; you're immersed in it before you realise it. Chronic fatigue, exhaustion, and overwhelm may have already started affecting you.

We strongly advocate for breaking this cycle and initiating a genuine reset whether that involves seeking out a mentor, coach, a friend, or exploring strategies from a professionally trained counsellor. Or seeing us. Change is essential to regain balance to your body's response with ongoing demands and long term stress. Unlearning habits that no longer serve you positively and unplugging is an important life skill we should all strive to retain.

During the holidays these coming months, we will be open and available in a limited capacity, offering our massage and osteopathy services. Whilst it may seem like a luxury, massage is highly effective but often underrated restorative treatment. Our professionally trained therapists are experienced addressing various issues, including sports-related complaints, pregnancy discomfort, relaxation and long-term concerns. We're increasingly seeing people seeking stress management specific treatments (which can include breathing and home care plan) that are capable of instigating meaningful changes in your wellbeing that works.

Contact us online at www.topnotchbodyworks.co.nz or call 09 212 8753.

Written by Anj Young, Director of Top Notch Bodyworks and Registered Osteopath.

Reduced wait times for colonoscopy and gastroscopy with Waitematā Endoscopy

With bowel cancer the second highest cause of cancer deaths in New Zealand (more than breast and prostate cancer combined), early treatment is essential, with endoscopy an integral part of early cancer detection and diagnosis. Now, West Auckland residents requiring private endoscopy services will have access to significantly reduced wait times.

With the opening of its second state of the art endoscopy room, Waitematā Endoscopy is now able to offer patients a confirmed appointment within 7 days of a GP or specialist referral for most standard colonoscopies and gastroscopies, by matching patients with the availabilities of their experienced specialists*. Patients can








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now have increased access to world-class endoscopy care closer to home in West Auckland for greater peace of mind.

The clinics provide people with upper gastrointestinal issues, reflux, coeliac disease, colon/bowel cancer and irritable bowel disease, access to a highly experienced team of 16 gastroenterologists and surgeons, supported by a kind and compassionate nursing team.

What is Endoscopy?

Endoscopy is a way of looking inside the gut using a thin tube with a camera and light that is minimally invasive for the patient. Commonly referred to as a "Top and Tail", the "top" is a Gastroscopy, when the tube or scope is inserted through the mouth. The "tail" is a Colonoscopy, where the scope is to get a good look at the colon or large bowel.

How do I get an appointment?

If you have health insurance, a referral from a GP or Specialist is usually required. Waitematā Endoscopy is an affiliated provider with Southern Cross Health Society, and can also apply for prior approval with NIB on your behalf. We also provide quotes for other insurers, or if you would like to self-fund or would like to access endoscopy in advance of any public or insurer criteria you can self-refer and we can provide an estimate.

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The team at Westgate Optometrists would just like to say a special thanks to our wonderfully loyal client-base for the continued support throughout the year. We are eternally grateful and wish you all a very Merry Christmas and an enjoyable and well-deserved break. We look forward to seeing you for all of your eyecare needs in the New Year.

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Area Columnists

When your child says "I'm bored"

At Country Bears we value open ended, uninterrupted play. When it is combined with challenge and risk, this improves the children's physical and emotional development.

During a child's academic journey, which can span over many decades, the child will need to acquire the will and motivation for learning and to succeed. One of the ways a child can learn this attribute from a very young age, is if we let young children 'entertain' themselves. If children are always reliant on another human for stimulus, they will always be seeking out someone to guide them.



Freedom and independence to explore through self-directed play is an important aspect of child development. Children have an amazing capacity to play with almost anything and find enjoyment in them. This sense of wonder is something we would all like to keep alive in ourselves. Country Bears children are constantly engaging in our natural environment. Nature is continually changing. When children are bored it can give them space to just stop and be with these changes. Are the leaves turning a different colour? What insects are out and why are some hiding? Children can't climb walls if they are inside.

Boredom can be positive for children; when they push through the boredom there is a huge amount of creative thinking, imaginative capacity and problem solving. These situations encourage children to rely on themselves and build up resilience. Here at Country Bears, we like to provide an environment which offers lots of opportunities

for children to overcome challenges. Children practice giving things a go and learning that if it doesn't always work out it is not the end of the world, I'll try again, developing the trait of persistence.

Our teachers have just completed a course all about self-regulation. Based on the Dunedin study children's success in life is highly impacted by how well a child can control their emotions. The course has given us lots of specific games and language which increase emotional awareness. By practising these games during the day children are learning skills they can draw upon when they are faced with more challenging times. It is all about building up that self-regulation muscle.

So next time your child comes to you and says "I'm bored!", how will you respond to encourage independent play?

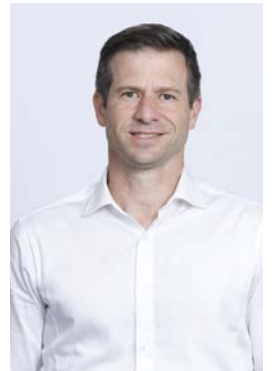
If you would like to visit our wonderful Centre, designed to provide the children space and time to develop at their own individual time, give us a call on 09 412 8055 to arrange a suitable time. In the meantime, check out our website www.countrybears.co.nz or our Facebook page: www.facebook.com/cbearsecc

Chris Penk MP

In the period following the election, I've tried to use my time productively in the electorate.

I'm particularly enthusiastic about the prospect of getting key infrastructure projects across the line for northwest and north Auckland.

All the problems I've been talking about for the past 6 years - including in the recent election campaign - I remain very keen to help solve with a sympathetic government onboard.



Throughout it all, I'm determined to take a problem-solving approach. That might sound obvious but consider how often in the past political parties have started with clear preferences on detail, rather than focusing on providing what's needed.

A classic example is transport. Part of the issue is that if our area had more work, leisure and education opportunities locally, the amount of traffic currently on our roads could reduce. Obviously there will always be people who choose to live in this part of the world but work elsewhere, send their children to school elsewhere etc, which is fine.

But if we provide as many opportunities as possible locally - and thereby reduce the necessary number of movements needed to

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and from the area - that will help somewhat.

This ties into our longstanding need for an additional high school in this part of the world. I'm committed to make that happen.

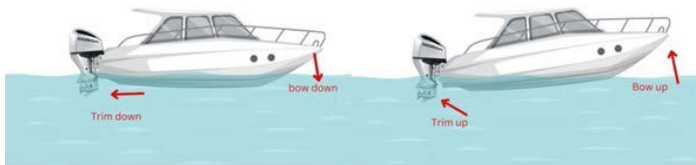
And then in the domain of transport itself, our starting-point should not be a particular mode of transport that doesn't stack up (a new light rail project from scratch, anyone?) but instead to take easy wins where they can be found.

We also should be open-minded about whether a road gets built or an existing rail corridor utilised (etc) using solely government funds or whether a public-private partnership might deliver the same value much more quickly.

And the same goes for filling in those gaps in internet and mobile connectivity. I'm keen that the government help to provide solutions for those still somewhat in the dark. These could involve the extension of existing types of supply (eg upgrading copper, laying fibre, building antennae) but equally could be using new technology such as satellites.

As you can probably tell, I'm pretty excited at what might be possible for this electorate if we focus on the needs of the people. And I'm grateful for the chance to continue pushing for exactly that. Thank you.

How to trim an outboard motor



Outboard motor trim affects the ride, fuel economy, top end speed and even the safety of your boat. But knowing when to trim up or down can take a bit of practice. We have some tips on getting it right, but first let's explain what trim is.

What is outboard motor trim?

Trim simply refers to the adjustment of the angle of your outboard motor against your boat, which in turn adjusts the angle of the prop shaft. This affects how the boat behaves in the water.

Your trim switch is on the control lever for ease of use while you're operating the boat. Plus, you'll also have a switch on the outboard itself to tilt the engine while you're on land. These controls connect with hydraulic rams which directly adjust the angle of the outboard,

within a range of around 20 degrees.

You can monitor the angle of your outboard via a gauge (either analogue or digital) on the dash.

How to get your trim right - If your trim gauge is at zero this means your propeller shaft is parallel to the water. Trimming the motor up will raise the bow of the boat but if you raise it too high that can lead to porpoising, where the boat bounces up and down as it travels.

Trimming the motor down beyond zero will cause the boat's stern to lift thereby lowering the bow in the water. An easy way to think of trim is how it interacts with the bow: trim up = bow up, trim down = bow down.

Once you're up the on the plane travelling in a straight line you can trim up until the boat is on the plane, running parallel to the water. When you reach optimal trim you'll feel the steering get lighter, you'll reach the desired RPM and you'll see the wake will move towards the back of the boat.

However, when it comes to turning it's a different story. You'll need to trim down to ensure your propeller can 'grip' and help you turn safely.

Trim to the conditions and your load.

You should adjust your outboard trim according to the conditions you're boating in. If you're in choppy sea, it's helpful for the boat to have more contact with the water with a lower bow which helps the boat slice through the waves. We recommend you trim your motor down in these conditions.

In contrast when you're boating on a 'millpond' you'll want less hull contact with the water to reach top end speed. That means trimming the engine up and raising the bow out of the water. Less contact with the water, means less drag and therefore better fuel efficiency too.

The load you have on board and how the weight is distributed will affect how the boat performs and in turn, how you should trim your motor.

Four signs your outboard trim isn't right

If in doubt look out for these signs that your outboard trim isn't quite right and might need some refining.

Poor boat handling - your boat is hard to steer and you don't feel in full control

Porpoising - where the bow of your boat rises and falls even in smooth conditions

Slow acceleration - feeling sluggish and like the boat is dragging through the water

Lack of fuel efficiency - caused by excessive drag in the water

Too much spray - especially if it's near the front of the boat

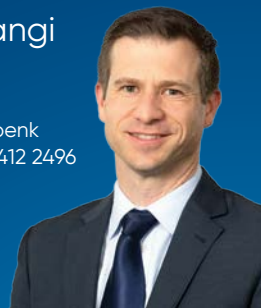
Chris Penk

MP for Kaipara ki Mahurangi

Here to help

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Area Columnists

Of course there are other factors that can cause these performance issues, like engine height, but it's worth adjusting the trim first to see if this remedies the issue.

Correct outboard motor trim takes practice to get right. When you become a seasoned pro, it will become second nature to make these small adjustments to improve your boat's performance as you travel. But remember to factor in the conditions and your load too, as this will affect how you trim the motor.

For more tips and advice, get in touch with the GT Marine crew on 09 412 8348 or visit www.gtmarine.co.nz.

Strength in Adversity

Taku pou whakawhirinaki i nga wa o te porotaika: My source of strength in moments of adversity

As one of our main sayings/whakatauki, this is certainly true as Citizens Advice Bureau Helensville reflects over 2023.



Since "Rebuilding, reconnecting and sharing" has been the emphasis of CABNZ following COVID-19, this year started with a whitewash of weather- Auckland Anniversary flooding and Cyclone Gabrielle.

"But our volunteers responded to this crisis and CAB Helensville was open for locals needing guidance, support; power and the Internet- many who had never needed us before!" says manager Rani Timoti of Muriwai.

"They are where the magic happens, where people experience empathy, compassion and the skill and training to help them find the next steps, the pathway to deal with whatever issue or problem they are struggling with," says Kerry Dalton, CABNZ Chief Executive.

Then another wave hit us personally- our existence. Auckland Council's funding cuts threat rallied our 32 Auckland CABs.

"However, from hard times out of the tunnel- the public rallied behind us shining our light," says Rani. "Whether we expected it or not, the limelight was on our organisation, which is so often working behind-the-scenes and under valued or underrated by the powers-that-be who take from us but don't/minimally reciprocate."

Thankfully the Save our Auckland CABs petition generated more than 22,500 signatures and the media highlighted our service.

Here are a few comments from the public:

"I used CAB before. I was feeling very lost, financially strapped, and

it was such a relief to talk and converse with people who knew what they were talking about and who could help navigate and advocate for one amongst the various health, social, employment, legal systems in NZ."

"These people helped me to see things another way, they gave me the time of day, they helped me unpack my issues. If it wasn't for the support, advice and compassion I may have been homeless. I am 20 now I was 17 years old then. People like me need people like them."

CAB North Shore's ImpactLab report got the council's attention too- showing that every \$1 invested in the CAB returns \$13.20 of measurable good to NZ- a massive social return on investment (SROI). Auckland Council gave us a reprieve- but there are still funding challenges ahead.

However, after our festive break where our office closes from December 18 and re-opens January 15, we're back in business.

"A number of community groups have been booking our venue during our office hours and we aim to continue our great relationship with them and build more," says Rani.

Volunteers will be at the Helensville Show on February 24 also hosting the Seniors Drop-in Zone.

*CAB Helensville's office at 16 Commercial Rd is open Monday to Friday, 10am to 1pm and Saturdays, 10am to noon with a CAB-trained volunteers and JPs available.

Sayers says it

By Rodney Ward Councillor Greg Sayers.

Season's greetings and wishing you a very happy holiday enjoying all the wonderful amenities the Norwest has to offer.

It has again been a pleasure working with the local residents and ratepayer groups this year.

A significant amount of spending of ratepayers' money is with Auckland Transport, and with that many residents and ratepayers' frustrations are related to Auckland Transport issues. The general elections provided an opportunity for the Mayor of Auckland, with support from his councillors, to challenge the setup of the Council Controlled Organisation model and an effort to wrestle more control into the hands of the Auckland ratepayer.

Mayor Wayne Brown and council's Governing Body unanimously voted that the council support legislation to fix the governance of Auckland's transport system, including taking the initiative to promote a local bill.

There is a strong sentiment in Auckland that Aucklanders do not have enough influence on the decisions made about their transport

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Area Columnists

system. Too many things we spend money on are dictated to us, and much time is wasted on mega projects imposed by Wellington rather than the smaller-scale initiatives that would really help Aucklanders, and particularly the traffic congestion in the Norwest.

Transport accounts for more than 30% of Auckland Council's budget. Despite this, Auckland Council is the only council in New Zealand that does not have a formal role in preparing and approving the strategic direction for transport and the allocation of funding to support that direction.

The proposed bill establishes a legislative basis for Auckland Council and the Crown to agree to an Auckland Integrated Transport Plan providing more integrated and efficient planning and funding related decisions.

For the Norwest this would mean a better chance to have our say on how our local rates are spent on transport related issues, rather than that being dictated to us, or the Norwest completely overlooked. The new government now must decide if it will drive this change through.

During a debate on Cyclone Gabrielle I challenged a report by council officers for limited assistance for families impacted by the storm. Instead, I put forward an amendment for Auckland Council to give 100% rates relief to "red stickered" properties that are uninhabitable due to the severe weather event. Pleasingly this passed and was a significant win for those families experiencing extreme financial hardship.

The extreme weather led to some Aucklanders experiencing financial hardship and having lost the use of their home. I was delighted the Amendment has backed by the Mayor and other councillors. It was the right thing to do.

My working relationship with the Mayor and the Rodney Local Board remains very positive, which is good for achieving the best for our customer, the ratepayer.

In closing, I would again like to wish you and your family a very Merry Christmas, a happy New Year, and a safe and enjoyable summer holiday.

A few words from the Rodney Local Board Chair, Brent Bailey

Following the recent flood events Auckland Council has produced a Flood Viewer that delivers the most up to date flood modelling in an easy to access and use manner. The expectation will be that these hazard maps will assist in decision making for property owners, tenants, and Council.

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Users of this tool will be able to quickly assess flood risk and consider options for moving to safety during a flood event.

In addition, this latest flood modelling will be recorded on property files and LIM reports. This will ensure that this information is available when preparing building consent applications and during property conveyancing.

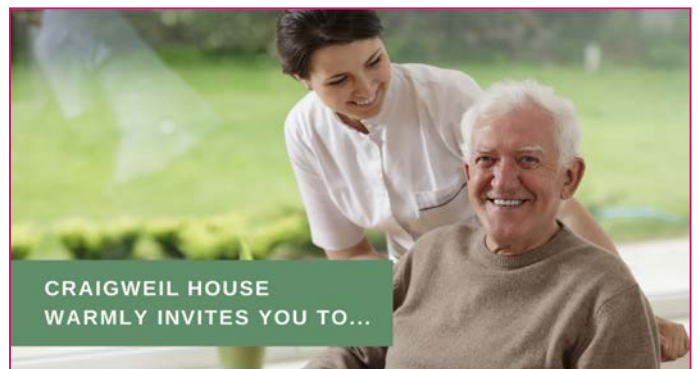
Further it is this flood modeling that informs Council decision making as part of the Making Space for Water programme which includes removing properties for high flood risk areas and creating new parks and reserves that are available to communities on dry days, while providing open spaces for water to flow through the landscape during storms, called 'blue green' networks.

While flooding is top of mind at present, other risks must also be prepared for. In the northern hemisphere, fire has been a significant threat this year and we in New Zealand should be thinking about this as our seasonal fire restrictions come into effect. The seasonal closure to vehicles on Muriwai is about managing this risk.

Auckland Emergency Management is the part of Council responsible for understanding Auckland's hazards and the risks they may pose. One of their responsibilities is to assist our communities to become more resilient to hazards and prepared for emergencies.

Locally this involves forming volunteer groups to prepare for emergencies. Some professional assistance has been funded by Rodney Local Board to improve and develop capability in Kumeu, Muriwai and Helensville but ideally this work will be repeated across the entire city.

Lastly, with a change of government, the opportunity to advocate for changes to the way Auckland's transport planning and funding is undertaken, occurs. Mayor Brown has some sound suggestions and I support his advocacy for change in this. Auckland, and the Northwest in particular, has not been well served by the existing arrangements.



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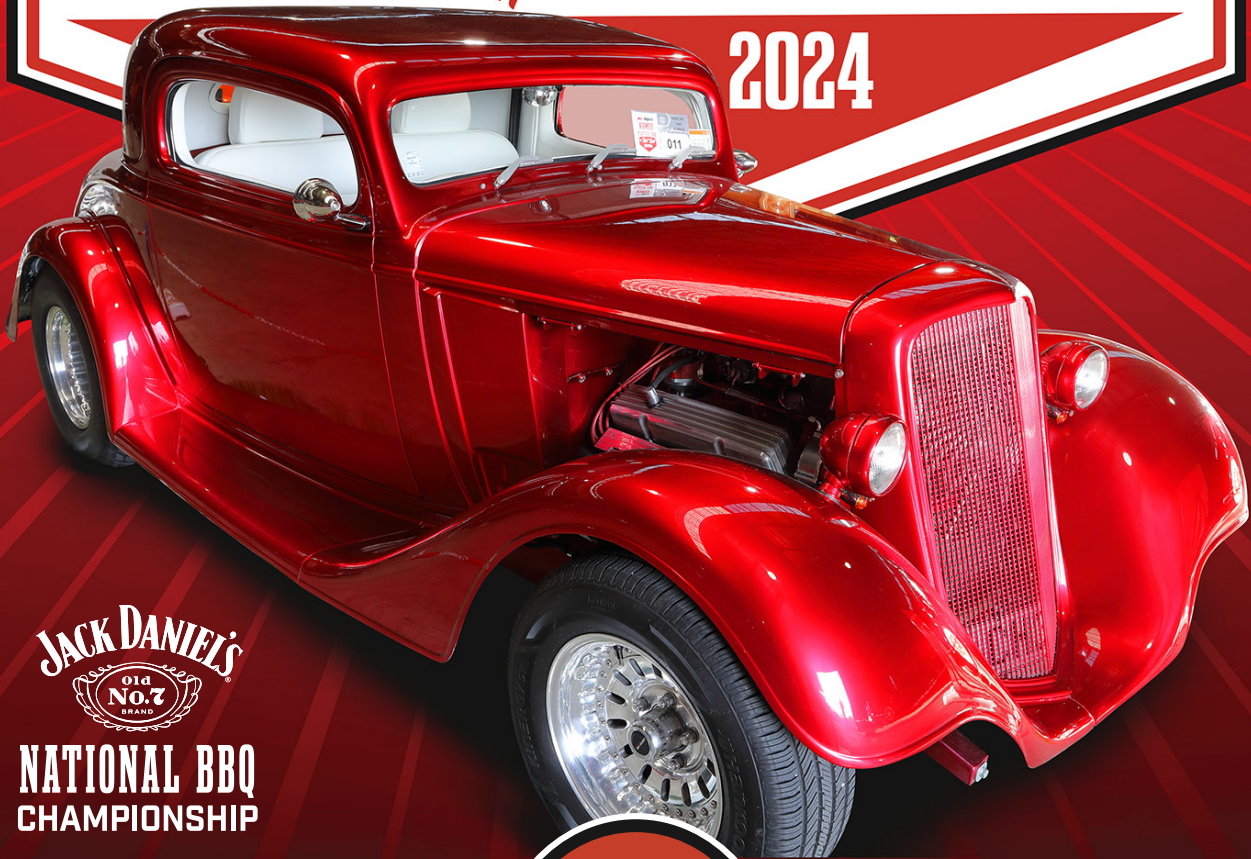
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