

Dec/Jan 2025

FREE monthly community magazine for Kumeu
& surrounding townships

Kumeu Courier

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

**Kumeu Hot Rod show in
January**



Greetings

Christmas can't come soon enough in my book.

It's not only the break I enjoy but catching up with family too.

Hopefully I won't be spending that much on them this Christmas (the cost-of-living et al) and many of their birthdays were in November anyway.

I love to watch the Kumeu Rotary Christmas Parade (December 6, from 6pm), a favourite forerunner to Christmas.

Then there's the Kumeu Classic Car and Hot Rod Festival on January 17-19, the Auckland Anniversary weekend (January 24-27) Auckland Folk Festival, both at the Kumeu Showgrounds which also hosts the popular Kumeu Show on March 8 and 9, 2025.

Read about some of these upcoming events (and follow-ups) in your Kumeu Courier.

Meanwhile, if summer shapes up a "scorcher" as some predict I may be spending considerable time at the beach as well.

Certainly, the lifeguards are forecasting big crowds and pushing the 'swim between the flags' and other safety messages.

During years of surfing and stand-up paddle boarding (SUP riding) I've learned it doesn't pay to take sea conditions lightly, especially during outgoing tides.

And with speeds likely to go up on many roads as part of Government policy I won't be taking road safety for granted either.

I've done many defensive driving courses, and modern vehicles now have plenty of extra safety features.

So, here's wishing everyone a happy and safe Christmas and summer.

Meanwhile, we will see what US president Donald Trump brings to the table.

If he slaps tariffs on imported goods, as expected, that may prompt some ructions, like those forecast from our wine industry which is said to be worth \$800 million annually in the United States.

I'm just hoping 2025 will see improvement all around.

Take care out there.

Geoff, Editor



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People & Places

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Kumeu Hot Rod show in January

We have free double passes to the Repco Kumeu Classic Car and Hot Rod Festival on January 17-19 at the Kumeu Showgrounds.

The 31st festival features the six tonne Taurus Monster Truck owned by Daniel David of Palmerston North which debuted at the last show.

It's built on a Chevrolet Silverado V8, is certified for amusement rides and can carry 10 passengers.

Queues formed for rides at the 30th hot rod show and the three-day festival usually attracts about 30,000 people.

The festival is run by Ken and Desma Galvin of Kumeu and daughter Nicole who has The Very Vintage Day Out in one of the showground's sheds - this time without a beauty pageant involved.

It includes about 3500 hot rods and classic cars indoors and out, many trade stands and swap sites, a vintage caravan display (with prizes), bands, a food hall, children's entertainment, and the Jack Daniel's National BBQ Championship with about 40 teams competing.

Actor (Outrageous Fortune, The Almighty Johnsons, Shortland Street, Nothing Trivial, The Brokenwood Mysteries), Dancing with the Stars 2005 runner-up and musician Shane Cortese takes to the main stage from about 8pm on the Saturday night.

The 31st show promotional displays feature the People's Choice award winner - a 1956 Chevrolet Bel Air.

While Repco is the festival's main sponsor, Mothers Polish is another key sponsor.

Entry is \$25 adult with children under 12 free.

Free public parking is available at the showgrounds.

The 31st Repco Kumeu Classic Car and Hot Rod Festival 2025 is open Friday January 17, 1pm-7pm, Saturday January 18, 7am-8pm, Sunday January 19, 8am-1pm.

Visit www.kumeuhotrodfestival.co.nz for information.

To be in to win double passes to the show head over to Kumeu Courier Facebook and tag a friend in the Hot Rod facebook post.

www.facebook.com/KumeuCourier

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The Village Market Helensville Showgrounds



Friday 6th December Twilight Christmas Market, 4pm to 8pm

Sunday 15th December Christmas Market & Santa Parade, 8.30am to 3pm

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 Curls, free hair plaiting & face painting 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, fresh fruit & veg, plants and much more. There will be delicious food, coffee & ice cream, live music and entertainment, games, rides, hair plaiting, face painting plus a fabulous Christmas parade at 12pm. Don't miss it. Merry Christmas.

No dogs please with the exception of assistance dogs.

Our first market of 2025 will be Sunday 19th January and for more information on any of these dates please contact sarah@riversidecrafts.co.nz

Happy New Year.

Get ready for a big Kumeu Rotary Christmas Parade



It's Christmas Parade week in Kumeu and plans are in place to bring another fun-filled parade to the heart of Kumeu.

Last year saw Kumeu's biggest parade down the Main Street and the Friday December 6, 2024, 6pm parade is set to be another giant one with record float numbers, organisers say.

Kumeu Rotary continues its association with the parade as its principal sponsor, with Traffiz Ltd, North West Country business association, Atlas Concrete and Studio Pilates as other gold sponsors.

This is a community run, community funded parade and without the support of its sponsors the parade would not be possible, say organisers.

Parade night information.

- The Main Road (SH16) will close from 6pm and will reopen once the floats have cleared and the crowd has dispersed.
- The parade begins at Tapu Rd, Huapai and travels south, down the main street to turn right into Access Road, ending at the Kumeu Showgrounds.
- People can view the parade from both sides of the main street.
- No parking at the Huapai Domain or on Tapu Rd.
- Free public parking is available at the Kumeu Showgrounds and parade organisers says this is a good

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option for those who want to view the parade with more space at the Access Road end of the Main Street.

- Bring a picnic or support local takeaway food shops and have your dinner while you watch the parade.

- Rubbish bins are provided along the route – organisers urge people to please dispose of rubbish carefully.

Busker The Singing Cowboy (Jock Hume) will help entertain spectators from about 3pm.

“Still going strong after 54 years,” he says.

More information about the parade, route and traffic management updates will be posted on the Kumeu Christmas Parade website, Facebook page and Instagram account and shared on local community Facebook pages.

Folk Festival

Auckland Folk Festival adds to its Kumeu Showgrounds line up.

Australian bluesman C. W. Stoneking has been added to the Auckland Folk Festival 2025 itinerary.

The festival at the Kumeu Showgrounds on January 24-27 (Auckland Anniversary Weekend) includes a huge children’s programme curated by television personality and children’s entertainer Suzy Cato, plus an extensive dance schedule.

Known for his distinctive blend of early blues, roots, and folk influences, C.W. Stoneking produces soulful performances with his deep, gravelly voice and mastery of early 20th-century styles, organisers say.

Rennie Pearson returns from overseas to the festival, becoming a stand-out solo performer in the traditional music scene of Australia and New Zealand as well as touring with his many bands.

He has played and taught all over the world, including music schools such as Ceol Aneas, ScotsStrings,



CelticANZ, Gaedhealtachd, The National Celtic Festival, Boxwood and folk festivals across New Zealand and Australia).

The diverse lineup ranges from toe-tapping instrumental bands Austral (Australia), Rain of Animals (Scotland/Australia), Fortino Trio (Australia) and BB and Alex (US/NZ) to Americana exponents Tess Liautaud and Jessie Shanks (US/NZ) and Tall Folk (US/NZ), to the multitalented Krissy Jackson and Kiwi Indie sensations Marmalade.

Joining Suzy Cato in her “Sounds Fun” stints are multiple award winning children’s music artist Claudia Robin Gunn and Nashville-based former Kiwi Simon Stanley, a songwriter for two-time Tui Award winning folk duo Tattletale Saints.

Dance workshops run all weekend for all ages, fitness and ability levels, ranging from ceilidh dancing and flamboyant South American styles to sedate courtly dancing.

The three-day festival is held across multiple stages and includes craft workshops, food trucks and concerts.

Auckland Folk Festival tickets are available through www.aucklandfolkfestival.com with early bird rates available until December 31.


Single-day passes, weekend passes and family tickets along with group discounts and child-friendly pricing are offered.

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Smashing Promotions update

Our reputation for quality and innovation is spreading globally.

One exciting development is our partnership with Raine & Horne, Australia's largest real estate agency. They reached out to assist with their New Zealand expansion and the rebrand of Mike Pero Real Estate. We're thrilled to work with a company that shares our values of giving back to local communities.

We impressed them with a range of contemporary products, –maybe coming to a home near you soon.

On the international front, Vodafone Cook Islands approached us to design custom apparel, including a stunning dress and cotton Hawaiian shirt. We now have the expertise to create custom designs for others–perfect for fundraising or unique team apparel.

Closer to home, we're helping South Kaipara Football Club secure sponsors to fund their new team apparel. It's a fantastic opportunity for local businesses to engage with the community and show support.

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The Vintage Shop has Christmas gifts



The Vintage Shop in the historic Pomona Hall alongside the Kumeu Community Centre in Access Road offers a range of quality items suitable as Christmas gifts.

Crystal sets and stylish cutlery is on display at marked prices.

A wide range of crockery and a variety of mantelpiece items as well as linen and beautifully designed doilies are offered.

The shop also has some one-off items and Huapai-Kumeu Lions say it is likely that customers will find something suitable as a Christmas gift.

The Vintage Shop is a Huapai-Kumeu Lions project managed by a band of volunteers and all profits are returned to the community.

It is open from 10.30am to 2.30pm Tuesday to Friday and at weekends when there are events on.

Donations of unwanted items are welcome.

People with deceased estates to manage or who cleaning out or down-sizing are encouraged to consider The Vintage Shop as a place to leave their items.

35 Access Rd, Kumeu

How do you future proof the past?

The Te Awaroa Helensville Museum is redesigning its displays to grip the attention of a wider audience, support the school curriculum, encourage and enable whanau research and to promote inclusivity.

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“Telling the stories that are our own is what gives us our point of difference, but we are yet to highlight those stories. Signage within the museum and the lack of Māori content are among areas to be improved. The first Native Land Court in New Zealand, the second largest natural harbour in the southern hemisphere, and the irreversible alteration of our district by timber felling, are amongst the

many stories waiting to be told.

In order to tell these stories, we need to look at the museum in its entirety and ensure that all of our parts are more than just a display of ‘old things’ and more of a series of well-told tales. Through the use of strategically placed artifacts, signage, interactive displays and digital media we will take you on a journey of the Southern Kaipara.”

Come along on Sunday 26th January at 10.30 and find out more about the Museum’s plans, view the current exhibits and learn more about what you can do to make it happen.

Photo - Kaipara punt, which belonged to the late Flora Thirkettle, will become a feature in the Museum’s ‘Kaipara Room’.

Celebrate Christmas with St Chad’s Church

Christmas is a time of joy, reflection, and togetherness. As we approach this festive season, it is important to take a moment to remember the true meaning of Christmas - the birth of Jesus Christ over 2000 years ago in Bethlehem. In a world that often feels chaotic and complicated, Christmas offers us a chance to draw aside, to find peace, and to renew our spirits with hope and love.

We warmly invite you to join us at St Chad’s Church for our Christmas Eve service on Tuesday, 24 December 2024,



at 4 pm. This special service promises an opportunity for family fun and heartfelt celebration. Gather with us to hear the beloved story of Jesus’ birth, sing traditional carols, and participate in a joyful re-enactment where we dress up as shepherds, angels, and wise ones, embracing the spirit of new beginnings.

Bring your family and friends to celebrate Christmas and together we can create cherished memories that highlight the essence of the season. Let’s come together to honour the gift of Jesus’ birth and find inspiration for a brighter and more hopeful future.

St Chad’s Church looks forward to welcoming you at this Christmas celebration as well as on Christmas day at 10am. Let’s make this Christmas an unforgettable experience filled with love, joy, and community spirit.

www.saintchadshuapai.com

7 Matua Road, Huapai.

Muriwai twilight Christmas market

Sunday December 8th from 4pm

Muriwai Surf Club, Jack Butt Lane, Muriwai

A very popular market selling locally made or sourced gifts and goodies including clothing, jewellery, candles, paintings, plants and seedlings, ceramics, baking, soft furnishings and much more...your Christmas list sorted.

PLUS a great selection of food trucks, great company, live music, kids’ waterslide, free face painting and the bar is open.

A fantastic community afternoon and the best place to support local makers.





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Kumeu Library



It's Christmas season - and there's heaps of ways to organise for celebrating Christmas at Kumeu Library. Check out our catalogue for books, DVDs, magazines and eBooks that will help you plan your celebrations.

Kumeu Library staff will be taking part in the Kumeu Christmas Parade on Friday 6 December - give us a wave as we pass by in our Alice in Wonderland

finery. We'll have Christmas Storytimes at 10.30am on Monday 16, Saturday 21 and Monday 23 December. Come and join us for Christmas stories, songs and rhymes - and there will be a special visitor at Storytime on Saturday 21 December - come and get your child's photo taken with the Man in Red.

Starting in December, Kumeu Library will be running Auckland Libraries' free Raumatī Reads Summer Reading Programme for Tamariki aged 5 to 10 years - it starts on 16 December. With a focus on encouraging children to keep reading over the long summer break, Raumatī Reads includes reading-focused activities and incentives along the way. Your children will be having fun and improving their reading skills at the same time. Kumeu Library will also be holding activities for school-aged children on selected days over the summer holidays - keep an eye on our Facebook page for full details. And Rhymetime (Fridays 9.30am) and Storytime (10.30am on Mondays and Saturdays) continue throughout the holidays.

Kumeu Library will be closed on the public holidays for Christmas and New Year - we close for Christmas at 5pm

on Tuesday 24 December and re-open at 9am on Friday 27 December, and we close for the New Year at 5pm on Tuesday 31 December and re-open at 9am on Friday 3 January 2025.

Follow us on Facebook to keep up with all our news and events: www.facebook.com/kumeulibrary.

Carols on the Lawn



Do you feel the need to unwind at this busy time of year? On Saturday 14th December, from 6pm until 8:30pm, come along to enjoy and sing some of the classic Christmas carols we all know and love. Pack a picnic dinner, and bring your friends and family. Spread out on the grass with others from your community and celebrate the spirit of Christmas, singing together with a live band.

The event will be held at Abundant Life Church, 25 Waimauku Station Road and begin with free activities for the kids, like face painting and a bouncy castle. There will be a sausage sizzle to purchase for your convenience. If the weather is unsuitable, carols will be held inside the church from 7pm. This event is brought to you by Abundant Life Church. www.abundantlifenz.org.



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Safer Communities



Fire Safety

As we progress towards summer there is an increase in risk associated with vegetation fires.

As vegetation dries out the ease of ignition increases and they spread a lot quicker, especially if assisted by wind or slope of property.

Wildfires or bushfires, can cause significant damage to the environment, property, and human life. Being prepared for these fires is extremely important.

Be proactive in an attempt to protect your property from fire spread by maintaining and removing dead

vegetation and fuel from around your house.

Try planting species of plants that are more of a broadleaf variety and have a higher resistance to igniting.

Another important aspect is to ensure gutters are cleared of dried leaves etc. Embers transferring in the wind can easily settle in dry vegetation in a gutter. With these leaves catching fire, a fire can simply transfer into your ceiling cavity where the area is already warm and preheated from the days sun.

Summer is approaching and we all want to make the most of the warmer days. Be considerate of what your activities entail and if they involve any form of fire from a brazier etc, please be prepared and ensure that you have measures to avoid any potential ignition. (this includes the disposal of cigarettes as these too can cause a fire if not extinguished correctly).

Remember for any outdoor fires, please check our website to see what you can and cannot do and also pick up



some additional safety tips to assist in protecting your home.

<https://www.checkitsalright.nz/>

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Community News

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 programmes 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.

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Dog registration



Dog registrations rocket after Auckland Council sends pre-infringement notices

A successful response to reminder notices issued to dog owners who had not yet registered their pets for the current year has seen registered dogs increase by 4407 within a fortnight. So says Auckland Council's Animal Management team after 22,929 pre-infringement reminder notices were sent to owners of 26,614 unregistered dogs across Auckland.

The response has been both encouraging and impactful, growing registrations as well as giving the Auckland Council more accurate data on the number of dogs living in the Auckland region, says the team. Prior to the notices being sent 132,574 dogs were recorded in the council's database. However, responses indicate 2337 previously unregistered dogs were either dead, sold, or had moved out of Auckland, bringing the number down to 130,237.

"The response has been staggering and very positive," says Animal Management Manager Elly Waitoa.



Dr Gary Duggal (BVSc)

- ♦ (09) 412 2223
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- ♦ huapaivet@gmail.com

“The number of unregistered dogs in Auckland has reduced by 6744 to 21,411. This has not only updated our records but also contributed significant revenue to support essential animal management services for the community.”

The registration drive generated \$767,349 in revenue in the first fortnight of responses - a critical contribution to Auckland Council’s budget for maintaining public safety and managing animal welfare, says the council.

“This is money previously outstanding to the council, and we are pleased to see such a great response,” says Elly.

“Our goal is for all dog owners to register their pets, rather than face a \$300 fine as the next enforcement step.”

Council Regulatory and Safety Committee Chair Josephine Bartley says this initiative underscores the council’s commitment to responsible dog ownership across Auckland and aims to ensure all pets are registered and accounted for.

“We want to thank the dog owners who took action on these notices and remind them that continuing compliance helps maintain a safe and enjoyable community for everyone.”

Henderson motorway policing unit targets vulnerable speed transition areas in Kumeu

A wave of public complaints continues to flow to the magazine regarding Henderson Police targeting rural areas in Kumeu that have been subject to speed restrictions that came into effect last year under the Labour Government’s road to zero campaign and interpreted and administered by Auckland Transport.

Speed restrictions in some areas saw 100kph and 80 kph speed areas reduced to 60kph and it was only a matter of time that some Police staff saw the possibility of making revenue quota through targeting some of these transition areas. The complaints relate to an unmarked blue Skoda, who regularly targets these transition areas,



parks in areas obscured by hedges and power poles and in side roads like Joseph Dunstan Drive.

One area specifically targeted is Nixon Road, an area that was 100kph, moved to 80kph and is now 60kph. Even more confusing is that roads around it being Red Hills road is 60kph then 80 kph and then back to 60kph entering Nixon Road.

Most motorist can’t keep up with the array of differing speeds in the district and having Henderson Police Staff targeting a light traffic rural road in a speed area that is clearly confusing for the public is at best opportunistic and at worst is preying on the public’s confusion over road speeds.

One motorist was pulled over and ticketed and then pulled out to join the road with traffic coming to be targeted again by the same Henderson police officer. Showing a lack of sensibility to a vehicle joining traffic shared disbelief and frustration, taking his message to Minister Mark Mitchell.

We have asked Henderson Police, Auckland Transport and Ministers Simeon Brown, Chris Penk and Mark Mitchell for comment and await their responses. In the interim give Taupaki and Nixon Road a wide berth or be super vigilant about what speed you should be doing in that crazy landscape.

Seems this may be the gift that keeps on giving.



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Te Henga Walkway reopens to viewing point



Photo DOC.

Te Henga Walkway has re-opened to a viewing point after 2023's weather events produced about 20 landslides there.

The northern end of the Te Henga Walkway was officially reopened in November by the Department of Conservation (DOC) alongside Te Kawerau a Maki.

The reopened 1.8km track starts at the northern end of the original track on Constable Road, south of Muriwai Beach.

The 65-minute walk (one way) takes people to the new end of the walkway at Tirikohua Point.

The original Te Henga Walkway, which traversed the cliffs from Te Henga/Bethells Beach to Muriwai, suffered enormous damage in the extreme weather events in early 2023 with major sections of the cliffs collapsing which destroyed large sections of the track, says DOC Tamaki Makaurau Operations Manager Rebecca Rush.

"The new viewpoint gives walkers a destination to reach, and a place to take in the beauty of the rugged west coast of Auckland – the main attraction of the original walkway," she says, adding visitors of all ages and fitness levels should enjoy the shorter track.

Rebecca says the old walkway, from Tirikohua Point south to Bethells Beach is closed and impassable with many large sections wiped out by landslips.

Te Kawerau Iwi Tiaki Trust Chief Executive Officer Edward Ashby says giving people the opportunity to experience the west coast's magnificent landscape helps connect people to nature and is a welcome solution for the damaged track.

"While the total loss of large sections of the track was devastating for the iwi and community, particularly given the wider impacts to locals from the 2023 weather events, the solution of a shorter track provides some positive recreation and access for people," he says.

"The area is of immense spiritual significance to Te Kawerau a Maki as a traditional pathway between Muriwai and Te Henga that includes some of our most ancient purakau (stories), major pa, peace-making sites, iwi lands such as Parihoa and Te Henga blocks, and the nearby location of our planned marae at Te Henga.

"We're working with DOC to consider a new name for this shortened walk to reflect the history and beauty of the place."

The Te Henga Walkway lost a bridge at the Bethells Beach end and one on the hillside, DOC saying an average 30,000 visitors used to hike the Te Henga Walkway annually.

DOC says it received \$12.6 million to help fix up nature, heritage, and visitor sites in the North Island damaged by the weather events.

About 89% of visitor sites affected by Cyclone Gabrielle have been repaired.

"Recovery work is still ongoing, and more resources are needed to deal with the loss of plants and animals, as well as damage to cultural, heritage, and visitor sites."

Meanwhile, a World Wetlands Day Festival and open day is planned at Matuku Link, 111 Bethells Road, on Saturday February 1, 2025, 10am-3pm.

Two free family activities are planned every hour including guided tours on bugs, birds, eels, and plants, while local conservation groups will be available, and an all-day market with gifts, food, art, crafts, information, and entertainment is also planned.

Matuku Link says more than 15,000 volunteer hours have been spent improving the site which now includes boardwalks and a Wetland Education Centre.



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Lavender Hill story



Lavender Hill gets Silver Qualmark rating and four stars for sustainable tourism

Riverhead's Lavender Hill has received a prestigious endorsement from Tourism New Zealand, gaining a Silver Qualmark rating and four-star recognition in the Sustainable Tourism Business

criteria for Boutique Accommodation.

This rating signifies excellence in consistently achieving high quality levels and positions Lavender Hill as a trusted provider for local and international travellers.

The endorsement underscores Lavender Hill's commitment to sustainability and excellence.

"We have always been dedicated to delivering exceptional guest experiences, but the Qualmark recognition further ensures that our guests, particularly those traveling from abroad, can book with confidence," say Lavender Hill owners Jason and Trish Delamore.

"The Silver Qualmark award highlights our leadership in offering world-class, sustainable tourism."

The Delamores say key pillars of this recognition include:

Light Footprint - An environmentally friendly and holistically sustainable experience

Safe and Sound- Where safe principles and practices are part of every experience

Warm Welcome - Where you will always find a genuine welcome and true New Zealand hospitality

"Lavender Hill offers more than just accommodation - we provide a boutique experience that includes farm tours, distillery visits, and our very own award-winning gins" the Delamores say.

Vist www.lavenderhill.co.nz or phone 021 111 6686 for more information.



LAVENDER HILL

Distillery - Accommodation - Farm Shop

Award winning gins & limoncello, olive oil, lavender oil, range of lavender products + farm tours over summer

www.lavenderhill.co.nz ph 021 111 6686

Hospice West Auckland 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 donate 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.

2nd - 8th December - New World Kumeū, Pak n Save Westgate, New World New Lynn

9th - 15th December - Pak n Save Lincoln Road, Mitre 10 Lincoln Road

16th - 22nd December - Bunnings New Lynn, Mitre 10 Westgate, Pak n Save Alderman Drive

We hope to see you at these wonderful business supporters during December.

Massey Birdwood Settlers Association 100-year Celebrations

Did you know some of the signatories to the incorporation certificate signed in October 1925 included names like Luckens and Spargo? These were some of the early settlers of Massey, and roads and parks in Massey are named after them for their contribution to Massey.

If you visit the hall, you can see the incorporation certificate, which hangs on one of the walls in the Den.

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Community News

The certificate includes 15 names of local residents in 1925, the required number of people needed to form an incorporated society. You may recognise a name, perhaps a relative.

The Massey & Birdwood Settlers Association first met in the then-Massey Birdwood Primary School classroom.

Birdwood Primary School came into being in 1980 and is now situated in Glen Road, and Massey Primary remains on the site of the Massey Birdwood Primary School adjacent to the Massey Birdwood Domain and, of course, the Massey Birdwood Settlers Community Hall. The Massey Birdwood Domain is more commonly known these days as the Massey Domain, on land owned by the Conservation Department. Glen Road is in the Birdwood part of the area known as Massey Birdwood.

In 1954, a gazette notice gave the Massey & Birdwood Settlers Association permission to own and manage a hall for the community on the Massey Birdwood Domain. The hall was built and opened by 1956, and its first regular hirers were the Massey Indoor Bowling Club.

The Massey Primary School, which housed the Association in 1925, still retains the links. The school runs its Housie evenings on Fridays in the hall and raises much-needed funds for the school from the evenings.

If you would like to hire the hall or the Den, send an email to John Riddell masseybirdwood@gmail.com.

St Vincent de Paul Massey

St Vincent de Paul is a 17 strong volunteer food bank, which operates with support and donations from St Paul's Primary School, St Paul's Parish, Pak'n Save, Lincoln Rd, Henderson and Baker's Delight in Pt Chevalier.

We deliver and families also pick up food parcels from our shed, we get referrals from several organisations and schools and posts from our SVDP Facebook page.

With the increased cost of food, many families are struggling to keep up after paying for all the other bills or emergencies that come up.



It is a difficult time of year, and you could donate or sponsor a Christmas parcel. We distributed 77 parcels last year.

We get a lot of lovely feedback from families who have received food parcels and that makes our work even more worthwhile and heartwarming.

We are all grateful to be part of this wonderful community and to be able to carry out the mission of St Vincent de Paul providing support and promoting human dignity.

If you would like to support St Vincent de Paul you can contact Tina Vea, President of the Massey Vinnies on tinavea.tv@gmail.com.

We are a registered charity, so all donations are tax deductible.

Bank details St Vincent de Paul Massey Conference Account No.12 3020 0488828 -00

Have a Happy and Holy Christmas and New Year

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Food & Beverage

Good from Scratch turns 5!



As we approach the New Year, Good from Scratch, Michael Van de Elzen's Muriwai based cookery school approaches its fifth birthday! That's 5 years of cookery classes, private events and dinners, 5 years of growing produce in our kitchen gardens for our classes and 5 years of Hector (pictured on the right) being on guest welcome duty.

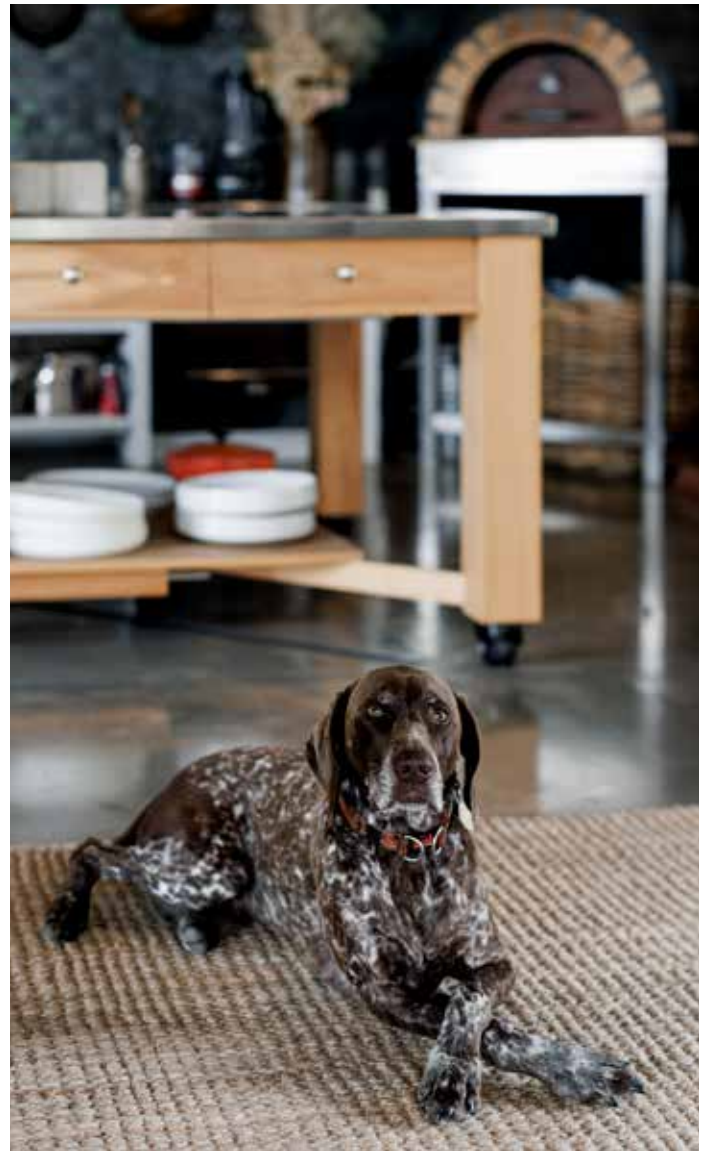
For those of you who have visited us over the last 5 years you'll know that we pour our heart into all that we do. With amazing full day and half day classes and experiences, beautiful evening supper clubs and fun, family friendly farm shops. We love welcoming you all through our doors - Thank you for your ongoing support!

For those of you we haven't had the pleasure of meeting yet. Come along! Book yourself or a loved one into one of our wide variety of classes, pop into a farm shop or dine with us at a supper club.

Head on over to our website for more details or give us a call on 094118808.

www.goodfromscratch.co.nz

P.S. Not sure what to buy that foodie in your life this Christmas? Head on over to our website and grab them a voucher!



Food & Beverage

The Food Vault- Kumeu



New seating, fresh flavours & catering at The Food Vault Café

Exciting news from The Food Vault Café. We're not just serving up delicious, freshly prepared meals – we're also now offering catering for small groups (up to 20 people), perfect for your next celebration, meeting, or get-together.

Catering Set Menus:

\$20 Set Menu

- Slices or Muffins
- Date or Vegetable Scone
- Coffee, Tea, or Bottle Cold Drink

(Pre-order 1 day ahead, dine-in or delivery)

\$25 Set Menu

- Slices or Muffins
- Frittata, Quiche, or Pie
- Coffee, Tea, or Bottle Cold Drink

(Pre-order 1 day ahead, dine-in or delivery)

\$32 Set Menu (Dine-in Only)

- Any Cook to order dish on the menu
- Any Sweet Item
- Coffee, Tea, or Bottle Cold Drink

(Pre-order 1 day ahead, dine-in only)

Our signature Plumber's Breakfast and daily-made meals continue to be a hit with guests. Whether you're after a quick snack, a full meal, or a hot coffee, there's always something delicious waiting for you. We've also added a new outdoor garden area for those who want to enjoy their meal in the fresh air, but our cosy café inside is always ready to welcome you.

We're open 7 days a week, from 7am to 2pm, at 8/10 Matua Road, Huapai. For inquiries or catering bookings, contact Afsana at 021-214-3242 or email thefoodvaultcafe2023@gmail.com.

We can't wait to serve you.



8/10 Matua Road,
Huapai

09- 412 5085

Open 7 days

7am- 2pm

Festive Sangria Recipe



Ingredients:

- 1 cup orange juice
- 1 cup ginger ale (sparkling or sprite is also a good option)
- 1 orange
- 1 apple
- 1 lemon
- 1 Punnet of strawberries

Instructions:

Grab a big pitcher or a large vessel that you have floating around. Pour your orange juice and ginger ale into the pitcher and mix.

Slice all your chosen fruit into wedges and drop these into the mixture. Pop your virgin sangria into the fridge prior to serving, this is best chilled.

Just before you are ready to serve, add in ice and strawberries either into your glasses or the large pitcher.

Frosted Blackberry Bourbon Mule



Ingredients:

- 2 oz bourbon
- 1 oz blackberry purée
- 4 oz ginger beer
- Frosted blackberries (for garnish)
- Pine sprig (for garnish)

Instructions:

In a glass with ice, combine bourbon and blackberry purée; stir gently.

Top with ginger beer, and garnish with frosted blackberries and a pine sprig.

Everything you need to know about property

Property Hub

Raine & Horne

Raine & Horne
open for
business



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ENQUIRIES / FEEDBACK / ADVERTISING:

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Property News

Raine & Horne open for business in Kumeu and Hobsonville as rapid expansion across Auckland continues

Leading Australasian real estate group Raine & Horne continues its rapid growth, with a dozen new offices across the Auckland region joining the super brand this month. Among them is Raine & Horne Kumeu/Hobsonville, led by the dynamic husband-and-wife duo Graham and Gail McIntyre.

This follows the significant development in the New Zealand real estate market of Raine & Horne completing the acquisition of the Mike Pero Real Estate group from Liberty Financial Group on 28 March 2024.

This milestone further solidified Raine & Horne's standing as a leading force in the Australasian real estate industry. The super brand is currently transitioning offices from Mike Pero Real Estate, including the highly successful Raine & Horne Kumeu/Hobsonville team under the leadership of Mr and Mrs McIntyre.

In 2023, the Kumeu and Hobsonville team led by Mr and Mrs McIntyre were recognised at the annual Mike Pero Real Estate Nationwide Conference, winning the Best Marketing Campaign in New Zealand for 2022-2023 and the Best Practice Franchise.

"We are honoured to welcome Graham and Gail and the other MPRE offices into the Raine & Horne family," said Mr Angus Raine, Executive Chairman, Raine & Horne. "This acquisition not only expands our network's footprint across the Auckland region but also reinforces our commitment to providing exceptional service and expertise to vendors, buyers, investors and tenants."

Mr Raine continued, "I'm looking forward to seeing what Graham and Gail are able to achieve with our groundbreaking AI and social media marketing tool, Amplify, and our online sales and property management appraisal platform, DigiKitPlus, which is proving to be a game-changer for our principals and their teams."



Seamless transition for clients and future-focused innovation

Mr McIntyre, a former publishing manager with the New Zealand Herald and owner of an integrated marketing agency, expressed enthusiasm for the seamless transition to the Raine & Horne brand for his clients. "People understand my approach and the empathy I bring to my client relationships, ensuring this transition feels like business as usual."

"The move to Raine & Horne underscores a commitment to the future, offering the same great conversations and honest outlook we've always provided, enhanced by a technology suite and communication integration that is leading edge."

"We recognise that real estate is fundamentally a people business, but technology and innovation enable us to better manage client relationships and opportunities to the best effect."

"It transitions us to be more efficient and effective and ultimately enhances the feelings and the experience that a buyer and a seller have with us. Raine & Horne has the best innovative technology solution I have seen in real estate that integrates around the relationship and enhances the experience for all parties involved in buying and selling real estate."

With over 19 years of experience in the real estate industry and his previous sales and marketing experiences, Mr McIntyre brings a wealth of expertise and a personal touch to every real estate transaction. Trained to the highest Real Estate AREINZ standard, Mr McIntyre's commitment to open and honest communication underlines his customer-first approach to real estate.

Growth in sales and buyer interest sets stage for a positive 2025

For Rodney District property owners living in Kumeu and Hobsonville, there is positive news. The Real Estate

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Institute of New Zealand reported price growth of 1.7% year-on-year in September. Sales were down almost 8.9% over the year but stronger in September than in August as the spring selling market starts to collect speed and rate cuts start to take effect.

Mr McIntyre noted that the Reserve Bank of New Zealand's decision in August and again in October to cut the official cash rate (OCR), by 25 basis points and 50 points respectively, had an immediate and noticeable impact on activity. "Within days of the August cut, we achieved more sales than we had for the whole year."

However, he added, "The novelty of the OCR cuts does wear off, with buyers back to window shopping and carefully considering their options.

"The reality is that the OCR in October was very timely, and hopefully will give our market a kick for the rest of the year."

One property that is bucking the trend is a spacious four-bedroom, two-bathroom property at 2/10 Javelin Place, West Harbour. "Where we'd only see a couple of groups at open for inspections, we're seeing seven to eight couples - mostly upgraders - transiting through this beautifully presented home," said Mr McIntyre.

"Located just a short stroll from Marina View School, parks and local shops, it's attracting significant interest."

Nestled in a quiet, mature, Tahitian Pohutukawa-lined cul-de-sac street surrounded by substantial properties, the property offers vibrant colour and abundant bird life. With a CV of \$1.230 million, it also features sweeping views over Auckland city, making it appealing to buyers, Mr McIntyre added.

Looking ahead, Mr McIntyre and the Raine & Horne Kumeu/Hobsonville team are preparing for a bright 2025. "We are gearing up in anticipation of next year's market direction and will be hosting seminars for aged care and first-home buyers—initiatives designed to engage and activate these key buyer communities," said Mr McIntyre.

"We have strong relationships with Ryman Healthcare, MetLife Care, Summerset and Hopper Development. A range of retirement villages along the Northwest Corridor are eager to engage the market in conversations about transitioning people into these supported living environments."

Family, firefighting and footy

Outside of work, Mr and Mrs McIntyre are proud parents to two sons, Jack and Ben. Mr McIntyre also serves as the Chief Fire Officer for the Waitakere Fire Brigade, where he has served for more than 20 years. In addition, he was also seconded as part of an international task force to help Australian firefighters during the deadly bushfires that swept much of Australia's east coast in the spring and summer of 2019/20. Mr McIntyre was deployed to Grafton in the Northern Rivers region of New South Wales to help contain the fires.

As part of joining Raine & Horne, Mr and Mrs McIntyre have purchased a property management company and look forward to taking over West Auckland Property Rentals in October. Mr McIntyre said, "The Raine & Horne model allows us to grow our sales team, and we are excited

about future opportunities."

For all your sales and property management needs in Kumeu, Hobsonville and surrounding areas or to organise an inspection of 2/10 Javelin Place, West Harbour, contact Raine & Horne Kumeu-Hobsonville at 09 412 9602. Or alternatively feel free to visit the office at 2 Clark Road, Hobsonville, Auckland.

For further information contact:

Graham McIntyre, Principal, Raine & Horne Kumeu-Hobsonville on 027 632 0421

Gail McIntyre, Principal, Raine & Horne Kumeu-Hobsonville on 027 532 0420

Property market report

Residential property values are bouncing along the bottom and are showing little or no growth, according to Quotable Value (QV).

The latest QV House Price Index shows average home values decreased by 0.8% nationally over the three months to the end of October compared with a 1.6% average decline in the three months to the end of September, and a 2% drop in the three months to the end of August.

The country's average dwelling value is now \$902,231, just 0.3% (\$2839) less than at the start of the year.

New Zealand's housing market remains largely flat overall, with essentially no growth to speak of during the month of October itself, neither up nor down, and only a slight decline nationally this quarter of less than 1% on average.

Home values have flattened out again after some more sizeable yet still relatively modest reductions throughout the winter months, but they are still showing no signs of taking off anytime soon.

This is reflective of a housing market that is still severely constricted by strong economic headwinds, despite recent interest rate reductions, which will take some time to phase through.

Likewise, the latest housing data from QV also show that home values have continued to level out across most of New Zealand's main urban areas, with the average three month rolling rate of reduction slowing in Auckland at -0.8%, Christchurch -0.2%, Hamilton -0.6%, Tauranga -1.6% and Dunedin -0.1%."



Graham McIntyre

Licensed Agent
Kumeu | Hobsonville

027 632 0421
graham.mcintyre@kumeu.rh.co.nz

Raine & Horne



rh.co.nz

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Heightened job insecurity is being more keenly felt in City centres.

Refer to the prices achieved in the area property statistics page for all sales over the month by all agents.

If you are considering listing your property for sale it costs no more to use an experienced agent with a proven track record. At Raine & Horne Kumeu-Hobsonville we offer a very sensible 2.95% commission starting point and an excellent and tailored advertising programme to ensure your satisfaction.

Call Graham McIntyre for a pre-sale check list, a market overview in your immediate area and a no obligation chat on 027 632 0421 or 0800 900 700. Graham McIntyre, Country Living Realty Limited t/a Raine and Horne Kumeu - Hobsonville

Rental market report

Signs emerged of a possible softening in the residential rental market into 2024 with the national median rent flat and many regions showing a decline in median rents.

The latest bond data from Tenancy Services shows the national median rent for all residential properties newly tenanted was neutral at \$600 a week.

It has remained unchanged at \$600 a week since December 2023, apart from January when it blipped up to \$608 a week before dropping back down to \$600 in February.

Essentially that suggests there has been no upward pressure on rents overall, so far this year.

While there was some downward movement in rents in the regions, the total number of properties tenanted mirrors 2023 actuals.

That, and the latest rent data, suggests supply and demand of rental properties is probably well balanced overall.

Bond lodgement information for Hobsonville show the following:

House	2 Bedroom	Rent range \$ 620 to \$650pw
	3 Bedroom	Rent range \$670 to \$753pw
	4 Bedroom	Rent range \$813 to \$894pw
	5 Bedroom	Rent range \$819 to \$1,088pw
Apartment	1 Bedroom	Rent range \$530 to \$570pw
	2 Bedroom	Rent range \$625 to \$650pw

If you have an investment property and are seeking a smart and sensible property management solution which is customised to your situation and requirements, we will welcome the opportunity to chat. We offer a more sensible management fee and accountable asset protection schedule which will make you feel right at home.

Call Graham McIntyre on 027 632 0421 or visit www.wapm.co.nz for more information. West Auckland Property Management.

The Gift of giving: Giving your assets away

By Debra Barron, Principal of ClearStone Legal

Rumour has it that the fifth biggest lender in New Zealand is the Bank of Mum and Dad. There are three popular products this Bank is able to offer their customers.

1. A Loan (usually interest free and the loan is to be repaid on the sale of the property the customer is purchasing);
2. Jointly purchase property together. Since the Brightline rules has come down to two years this option has become more popular. This investment can provide a return to the Bank on the increase in equity on their share of the property and usually the customer pays all the rates and insurances in exchange for sole occupation of the property.

3. A gift.

This sometimes comes with a condition that the customer signs a relationship property agreement with their partner to prevent the gift becoming matrimonial property.

If you would like more information about either of the first two options, please get in touch, and in the spirit of Christmas we want to touch on this last option and how giving your assets away works.

If you have a family trust, giving the asset away can be relatively simple provided the recipient is a beneficiary of the trust. If you wish to give away your personal assets there are some greater implications. In October 2011 the IRD abolished gift duty - so this means there is no tax to pay (the threshold was previously \$27,000 per person, per year) for gifting.

Depending on your age and stage in life, the Residential Care Subsidy may be a consideration before giving away your assets. This government funded Subsidy provides for long-term residential care in a hospital or rest home. The application is means tested, which means if you have more than \$155,873 of assets (i.e. money in the bank, shares, investments, property) - or \$284,636 including your home and vehicle - then if your assets exceed these sums you will not receive government funding (there are some other options in this case).

Part of the application process requires you to disclose any gifts that you have made over the last five years.

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Kumeu Office
1A Tapu Road, Kumeu

Te Atatu Office
1/547 Te Atatu Road
Te Atatu Peninsula



Debra Barron,
Principal at ClearStone Legal

A single person is allowed to make a gift of \$8,000 per year (a total of \$40,000). Anything longer than five years ago you are allowed to gift up to \$27,000 per year. The sums are also different if your spouse died in the last five years, or if you are a couple. So, it is a little bit tricky to know when, or if, you will need to apply for the Subsidy and which threshold will apply at the time of

the application.

If you would like some assistance of any nature, obtaining some advice at the outset can ensure there are no misunderstandings further down the track. Give us a call on 09-973-5102 or make a time to come and see us at either our Kumeu or Te Atatu office.

Your Local Builder: GJ's Rodney West

It's great to see an increase in enquiry with many now exploring the option of building as we continue to see large reductions in the Official Cash Rate. The banks have been proactive in launching attractive packages tailored specifically to building. We continue to see some beautiful sections and stunning lifestyle properties coming on to the market - plus our sales team often gain advanced notice of upcoming new properties. If you're not sure what to build we have pre-designed a home that suits the particular aesthetics that maximises the best of living. Or meet with our experienced consultants who can take your ideas and turn it into a great plan just for you. The recent launch of VR technology has exceeded all expectations with people able to walk through and experience "real life" spaces and design renders. We can also turn your own plan into VR reality so you can understand the spaces prior to building. Have a chat with the team, bring along your plan or have a look at ours and experience VR for yourselves - it really is exciting

and a lot of fun. Our show homes continue to be popular, particularly our bespoke lifestyle showhome situated at 5 Wake Road, Coatesville. We are very proud to announce this beautiful home picked up the GJ Gardner International Showhome of the Year, amongst some outstanding competition from New Zealand, Australia and America. If you haven't popped in yet, it's open 7 days a week from 12-4pm. And finally, we have moved to new premises at 248 Main Road, Kumeu, be sure to pop in and say hi and meet our team, it's open 5 days a week or outside of this by appointment.

Matt and Rachael Lelean - GJ Gardner Homes Rodney West Franchise Owner's

How much is my house worth?

This is perhaps the most common question asked by vendors upon the decision to sell their home.

The best way to decide what you should sell your home for is by obtaining a free property appraisal.

According to Agent Finder New Zealand, a Comparative Market Appraisal is the best way to determine your property's value, or price range.

This is determined by reviewing other properties in your area where land size, the number of bedrooms or bathrooms are compared against other homes in the suburb. Keep in mind the method of sale recommended to sell your property, as this can help create buyer competition, and might secure you a higher sales price in the end.

Also, it is vital your appraisal has been provided in writing, with the data used also included. In addition to this, it must be backed up by a property inspection. It is best to choose an agent who has specialist knowledge of the suburb or type of property you are selling.

For example, if you are a landlord selling a tenanted home, or an apartment, or a deceased estate, you need an agent who has specialised knowledge in these sectors.

Your local Raine & Horne agent, who has experience with your suburb and property type can help prepare your appraisal. Whether you want to sell buy or rent a property, don't hesitate to contact

Graham Mcintyre 027 632 0421 Graham.mcintyre@kumeu.rh.co.nz www.raineandhorne.co.nz/kumeu

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High Profile Office/ Retail Space in Waimauku



Take advantage of this exceptional and rare opportunity to own a flexible commercial space in the heart of Waimauku Village. Spanning approximately 192m², this well-appointed open-plan unit offers a variety of potential uses. While currently configured as an office, the layout can be easily adapted for

retail purposes, making it an ideal investment for a range of businesses.

Located just moments from a supermarket, Waimauku School and other local amenities, this property enjoys high visibility and excellent foot traffic in a thriving community. With easy access to State Highway 16 and the added benefit of prominent signage, your business will be front-and-centre in this vibrant area, ensuring maximum exposure. Whether you're a business owner seeking a prime location to establish your retail brand, a convenient space for your office or an investor looking to add to your portfolio this property offers both convenience and potential for growth.

For further information or to schedule a viewing, contact our West Auckland property experts today. Don't miss out on this fantastic opportunity to secure a flexible commercial property in one of the region's high growth areas.

Caroline Cornish - 021 390 759

Benson Tarm - 021 536 861

Loan Market

Why it pays to have a Mortgage Adviser on your side.


When it comes to home loans, not all banks view and assess an application in the same way. They all have varying



policies, pricing and services. Things like self-employed income, rental income and multi ownership structures may be treated differently, affecting the amount you can borrow. Additionally, banks have tools to gauge the suitability of an applicant such as stress test rates and UMI (uncommitted monthly income) calculations which differ across all the lenders. The UMI is a calculation that the

bank does to assess how much uncommitted income you will have left over at the end of the month - No two banks have the same calculation, a Mortgage Adviser can quickly test this for you. With the recent relaxation of the Loan-to-Value ratio restrictions, banks are now able to open up the doors to more low deposit borrowers. It can be quite tricky trying to navigate the options as there are many, so my job is to make sure that I find every dollar possible for my clients in this ever-changing market. This could be the difference between you securing the property you want or not. So how do you know if you are getting the most out of your borrowing power? You really need to be casting the net wide and looking at what every bank has to offer. This is where having a Mortgage Adviser on your side really counts. The expert help of a Mortgage Adviser can make all the difference. From navigating the lending landscape, to getting your mortgage application shipshape, we are here to support you at every step of the way. If you would like some advice around your particular situation, please don't hesitate to get in touch with me for an obligation free chat.

Stephen Massey - Mortgage Adviser,
Call 021 711 444, or check out my website loanmarket.co.nz/stephen-massey



Loan Market

Stephen Massey
Mortgage Adviser
stephen.massey@loanmarket.co.nz
021 711 444

Let's chat.





Caroline Cornish
021 390 759
caroline.cornish@colliers.com



Benson Tarm
021 536 861
benson.tarm@colliers.com

Area Property Stats

PROPERTY-HUB.NZ

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

SUBURB	STREET	CV	BED	FLOOR AREA	LAND AREA	SALE PRICE
Bethells	Tasman View Road	\$1,325,000	3	120	40,000m2	\$1,493,000
Coatesville	Waymau Lane	\$2850000	4	327m2	9910m2	\$2,900,000
	O'Brien Road	\$3,075,000	5	305m2	30,000m2	\$2,000,000
Herald Island	Ferry Parade	\$2,450,000	5	230m2	685m2	\$2,450,000
Helensville	Ararimu Valley Road	\$2,675,000	4	254m2	84000m2	\$2,700,000
	Awaroa Road	\$780,000	3	83m2	0	\$720,000
Hobsonville	Bannings Way	\$1,650,000	4	227m2	388m2	\$1,365,000
	Onekiritea Road	\$1,160,000	4	138m2	257m2	\$1,149,000
	Hobsonville Point Road	\$1,650,000	4	229m2	261m2	\$1,410,000
	Hobsonville Point Road	\$1,275,000	4	162m2	0	\$1,150,000
	Hobsonville Point Road,	\$1,000,000	3	115m2	120m2	\$851,000
	Hobsonville Point Road	\$690,000	2	83m2	0	\$648,000
	Hobsonville Road	\$1,285,000	4	170m2	567m2	\$1,110,000
	Lockheed Street	\$1,200,000	4	153m2	202m2	\$1,116,000
	Lockheed Street	\$1,680,000	5	247m2	431m2	\$1,377,000
	Kanuka Road	\$1,470,000	3	182m2	333m2	\$1,285,000
	Oioi Road	\$1,180,000	4	185m2	180m2	\$1,162,000
	Rangihina Road	\$1,445,000	5	216m2	302m2	\$1,340,000
	Sidney Wallingford Way	\$640,000	3	100m2	0	\$1,200,000
Huapai	Sunny Crescent	\$1,425,000	4	180m2	1535m2	\$1,350,000
	Malbec Place	\$1,475,000	4	212m2	661m2	\$1,380,000
	Tapu Road	\$870,000	3	129m2	0m2	\$975,000
Kumeu	Taupaki Road	\$5,200,000	4	194m2	40000m2	\$4,800,000
	Aurea Terrace	\$1,650,000	3	135m2	10000m2	\$1,740,000
Massey	Don Buck Road	\$920,000	4	134m2	0	\$835,000
	Don Buck Road	\$850,000	2	120m2	0	\$715,000
	Don Buck Road	\$1,200,000	3	90m2	706m2	\$882,000
	Don Buck Road	\$820,000	3	160m2	289m2	\$820,000
	Don Buck Road	\$1,375,000	5	290m2	913m2	\$1,110,000
	George McWhirter Ave	\$1,075,000	3	162m2	246m2	\$915,000
	Glenbervie Crescent	\$1,175,000	3	157m2	0	\$825,000
	Helena Street	\$895,000	3	120m2	733m2	\$895,000
	Lowtherhurst Road	\$1,050,000	3	114m2	809m2	\$1,018,000
	Neretva Avenue	\$880,000	3	99m2	190m2	\$870,000
	Pipitea Place	\$815,000	3	100m2	598m2	\$870,000
	Taitapu Street	\$1,050,000	4	200m2	613m2	\$1,191,000
	Woodside Road	\$770,000	3	91m2	413m2	\$758,000

SUBURB	STREET	CV	BED	FLOOR AREA	LAND AREA	SALE PRICE
Muriwai	Ngatira Road	\$1,475,000	3	155m2	0	\$1,653,000
Parakai	Rere Place	\$565,000	2	0	0	\$565,000
Riverhead	Arthur Street	\$1,430,000	4	164m2	809m2	\$1,350,000
	Cambridge Road	\$900,000	4	180m2	688m2	\$1,255,000
	Pohutukawa Parade	\$1,825,000	4	222m2	1556m2	\$1,750,000
	Princes Street	\$1,230,000	5	170m2	637m2	\$1,115,000
Swanson	Bradnor Meadows	n.a	4	n.a	558m2	\$1,029,500
	Crows Road	n.a	4	n.a	798m2	\$1,190,000
	Swanson Road	\$1,005,000	2	63m2	712m2	\$700,000
Taupaki	Nixon	\$990,000	0	0	11500m2	\$1,150,000
Waimauku	Cane Road	\$910,000	3	126m2	941m2	\$985,000
	McPike Road	\$1,150,000	2	130m2	10000m2	\$1,285,000
Waitakere	Wairere Road	\$1,650,000	4	185m2	41500m2	\$1,320,000
West Harbour	Garcia Place	\$1,175,000	3	104m2	644m2	\$1,000,000
	Javelin Place	\$1,710,000	4	278m2	726m2	\$1,628,000
	Marina View Drive	\$1,360,000	3	180m2	654m2	\$1,170,000
	Oreil Avenue	\$960,000	3	140m2	502m2	\$940,000
	Soling Place	\$1,680,000	6	215m2	647m2	\$1,643,000
	West Harbour Drive	\$1,300,000	4	115m2	626m2	\$949,000
	West Harbour Drive	\$1,200,000	3	81m2	645m2	\$1,070,000
Whenuapai	Dale Road	\$1,425,000	4	209m2	395m2	\$1,352,000
	Kauri Road	\$1,260,000	3	128m2	1273m2	\$1,055,000
	Kopuru Road	\$1,605,000	5	285m2	418m2	\$1,500,000

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.

Raine & Horne's commission rate:

2.95% up to \$590,000

(Not 4% that others may charge)

1.95% on the balance

Plus \$490 admin fee.

All fees and commissions + GST

Raine & Horne Kumeu also provide statistical data FREE from cost to purchasers and sellers wanting more information to make an informed decision. Phone me today for a FREE summary of a property and surrounding sales, at no cost and no questions asked.

Graham McIntyre 027 632 0421 *Available for a limited time. Conditions apply.

Raine & Horne®

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

Graham McIntyre
Brand & Territory Owner
027 632 0421





Hinuera stone on a 1/2 acre section

29 Sunny Crescent Huapai

Seldom found this is an outstanding mini-life-styler in an urban setting, offering the best of urban and lifestyle living.

Offering the good life in so many ways, the home has been meticulously crafted to deliver functionality and beautiful form.

Clad in Hinuera split face, kiln fired stone, it offers a special exclusive style that merges seamlessly decking and patio entertaining. Extensive sliders deliver the outside in, enjoying open plan lounge-dining and kitchen-cozy meeting the dynamic needs of family living.

Hardwood flooring that takes your breath away. All bedrooms, bathroom and laundry off a central corridor. Master, ensuite and walk in wardrobe also enjoys slider access to north facing decking.

Over 500 square meters of raised bed gardens, fruiting trees, delivers an orchard and market garden at your



doorstep. A short stroll to shops, schools, park and transport links. So if you're a family looking for the good life - you've just found it.

Get in touch today to view

Graham McIntyre 027 632 0421

Graham.mcintyre@kumeu.rh.co.nz

For more information on this property call Graham McIntyre on 027 632 0421 or graham.mcintyre@kumeu.rh.co.nz. Country Living Realty Limited T/A Raine and Horne Kumeu - Hobsonville. Licensed REAA (2008).



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GJ's has built almost 23,000 homes throughout NZ for over 25 years, with every home completed. It's just one of the reasons they are New Zealand's Most Trusted Home Builder year after year.

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G.J. Gardner. **HOMES**



209 Motutara Road, Muriwai

2 Bed 1 Bath 1 Car

Kereru Homestead - A peaceful retreat

If you seek a truly peace-filled environment that entwines the full character of yester-year with the green leafy native canvas of tropical rain forest and a beach micro-climate you have found your haven.

Set off the road, not affected by slips or debris is a simple cottage over two levels offering open plan alfresco living bringing the outside in.

Downstairs has two rooms, laundry cupboard and bathroom with broad french doors opening to the sun-filled courtyard.

In addition a small railway store sits proudly onsite for storage/ office or hobby room.

A small distance to shop, café, beach and regional park. Come enjoy a simple place, that speaks of easy living and peaceful space.

Guide

Negotiation



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Boundaries Indicative Only



421 Kiwitahi Road, Helensville

3.9 acres, views, offers over \$829,000

Land with no covenants, services in place, title through.

Discover a rare opportunity on this expansive 15,860 sqm (approx) piece of land, offering a diverse range of contours, from flat to gentle slope.

With a North West facing orientation, this plot provides the canvas for crafting your own private paradise.

Breathtaking views and flat to sloping landscape offering excellent options to build or relocate.

Tucked away from the road, on a sealed driveway with services within easy reach. Unlock the potential for a harmonious lifestyle by exploring house and land package opportunities tailored to your vision for a dream home in this idyllic setting.

Guide
\$829,000



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4 Waimarie Road, Whenuapai

4 Bed 2 Bath 2 Car

Inner Harbour Views, Sunny and alfresco

318 square metre (approx.) home on 1012 square metres (approx.) of land in a cul-de-sac Whenuapai Village inner harbour location, with boat ramp, park, reserve, shops and School close by.

Guide
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This home has been renovated to a premium standard with the vision of ease of living, offering fabulous, family friendly living/ entertaining areas.

Set within an established treescape, with large decking, all weather pergolas and wide double sliders to seamlessly flow outside to inside.

If you have a mixed family, blended family or enjoy the freedom of big-home space within quiet surrounding, look no further.



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6 Wharara Lane, Massey

2 Bed 1 Bath 1 Car

Views to City, affordable duplex with carpark

This near new GJ Gardner build with Master Build Warranty provides an excellent opportunity to jump on the property ladder with lock-up and leave options, public transport at the gate and convenience shopping a short stroll away.

A beautifully presented two bedroom home with bathroom and guest toilet, alfresco to patio and small grassed lawn.

An outstanding option for a discerning buyer looking for pedigree and performance.

Earthy colours and upgrades, this home is one that will be on top of your watch list. Don't dilly-dally, great homes like this don't last.

Guide

By Negotiation



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Best in the West – Brick and Tile

319 Don Buck Road, Massey, Auckland

Stop the Press:

- Brick and Tile, (well maintained and presented)
- 5 rooms (3 bedrooms, office & a hobby room or 4th bedroom)
- Generous Living flowing to outside patio

- Entertainer Kitchen with Views to the Skytower
- Decking, home opens to the East
- Amazing 1123 sqm section
- Double tandem garage and workshop
- Motivation and enthusiasm

It's going to sell, a one of a kind, first time on market in over 25 years, an absolute gem, in the middle of everything an yet quiet, removed and remote when your on the deck or patio with the sun on your shoulder and the view as far as the eye can see.



Come and join us, view this amazing home and property, and see if you have what it takes to take the reins of this idyllic stately home. CV has no relevance; our Vendor instructions are to sell.

Auction 14th December 2024 at 12pm.

Get in touch today to view

Graham McIntyre 027 632 0421

Graham.mcintyre@kumeu.rh.co.nz

For more information on this property call Graham McIntyre on 027 632 0421 or graham.mcintyre@kumeu.





24/ 18 Williams Road, Hobsonville

2 Bed 1 Bath 1 Car

Sun filled Brick & Tile, over 55's Sanctuary

This boutique and well appointed over 55's village provides an excellent environment, community and sun filled quiet home, out of the hustle and bustle but close enough to walk to convenience shopping, parks and bus stop. The land is flat but elevated, out of flow paths and out of flood plains. Built to last, this brick and tile two bedroom home with single garage has been refurbished and is presented to a very high standard, with new kitchen and new carpet. Generous space inside and out side that will allow you the canvas to create your home and garden, just the way you like it.

The home has been invested in, with attic stairs to access ceiling storage area, a moisture reduction system and heat pump, all designed to make the living environment the best possible.

The neighbors are engaging, fun and the community is inclusive which allows you to have time for yourself or shared with activity and events.

A great time to view, a fabulous option to invest in.

Guide

Negotiation



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18 Peters Lane, Taupaki

Sun kissed, north facing house and land package

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

Renders and pricing for House and Land Packages provided by:

GJ Gardner indicative value \$3,479,000 approx. enquire for further information

Golden Homes indicative value \$3,798,000 approx. enquire for further information

Signature Homes indicative value \$3,326,500 approx. enquire for further information

Guide

Negotiation



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22 Zingaro Place, Massey

3 Bed 1 Bath 2 Car

2 Car Garaging, Big Workshop, Sunny, Elevated

Set on 979sqm (approx) this is a big section with a big home.

Offering extensive garaging and off street parking with storage options galore, work from home, or develop an additional guest wing.

Upstairs enjoys extensive gated lawn and gardens with mixed alfresco settings to enjoy sunshine or shade with easy access to kitchen, dining and lounge areas.

All the bedrooms and bathroom off a central hall, this is a home that will deliver peace and ambience upstairs and hobby, work and workshop downstairs, certainly a ying and a yang for all buyers.

The CV on this property is \$975,000. We are happy to supply a list of the last 12 months of transactions in this area. For a complete transaction list please email

Guide

By Negotiation



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26 Squadron Drive, Hobsonville

2 Bed 2 Bath 1 Car

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

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

Guide

Negotiation

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

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

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

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



Graham McIntyre

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- ◆ Different design options available.
- ◆ Options to suit your budget.
- ◆ Follow current legislation.
- ◆ Builders guarantee.
- ◆ Money locked in and secure.
- ◆ Solar power options.
- ◆ Screw piles for foundations or timber piles.
- ◆ Lodging with council processing if you need.
- ◆ Options to build on site or off site and delivery.
(delivery costs tbc)



**Get in touch today for a free quote,
no commitments necessary.**

Our fully customizable tiny homes are built specifically to suit your needs, wants & budget.

Whether you're seeking a cozy retreat in the countryside, a versatile backyard studio, air b and b for secondary income or a granny flat for family, our tiny homes offer endless possibilities.

We collaborate closely with each client, ensuring that every aspect of their tiny home aligns seamlessly with their vision and budgetary constraints. With options available for every budget.





Home & Garden

Small Builds

Based in Kumeu, New Zealand, we specialise in building tiny homes, granny flats and holiday retreats that redefine comfort, functionality, and style.

We can build onsite or offsite nationwide or International.

With a focus on quality craftsmanship, attention to detail, and personalized service, we ensure that every project reflects the unique needs and preferences of our clients. From initial design concepts to final touches, we guide you through every step of the construction process, making it seamless and stress-free.

Experience the difference with Small Builds - where small spaces lead to big possibilities.

At Small Builds, we stand behind our craftsmanship. From the foundation to the finishing touches, we ensure the highest standards of quality in every aspect of our work. Your satisfaction is our priority, and we are committed to delivering excellence. Why choose us?

Whether it's providing extra accommodation for loved ones, crafting a cosy retreat away from the hustle and bustle, or offering a smart investment opportunity, we're here to bring your vision to life.

Council and building consents

We look after all council requirements if required.

Eco-friendly designs

We prioritise eco-friendly design, incorporating sustainable materials and practices to create healthier homes and a greener future.

Electrical & plumbing

We handle all aspects of electrical and plumbing, guaranteeing top-tier solutions for seamless functionality and safety across your entire project.

Call us for a no obligation quote or visit us at our showroom in Kumeu Auckland

Christine 02108114305

Paul 021378277

Showroom Address 869 Waitakere Road Kumeu Auckland

SURE Bathrooms



SURE Bathrooms is a trusted bathroom renovation company based in Helensville, serving the North West Auckland and wider Rodney regions. We specialise in full-service bathroom transformations from concept to completion, focusing on blending function and style to create bathrooms that exceed expectations. Our goal is to design spaces that are not only visually stunning but


wallerprojects
MARK WALLER
 M: 021 802 845
 E: mark@wallerprojects.co.nz
 A: The Hangar, Catalina Bay,
 2/2 Boundary Road, Hobsonville Point
 W: wallerprojects.co.nz
AWARD WINNING DESIGN & BUILD





DAN PAKENHAM
 021 044 2484 / 021 213 7200
 info@surebathrooms.co.nz
 www.surebathrooms.co.nz

 www.facebook.com/surebathrooms
 www.instagram.com/surebathrooms

The Auckland Bathroom Specialists

also practical, ensuring every detail serves your lifestyle.

We manage all aspects of the renovation process, starting with a free, no-obligation consultation to understand your vision and requirements. Our expertise extends beyond bathrooms, including laundry and shower renovations, as well as mobility-accessible bathrooms tailored for ease and independence.

Dan Pakenham, Director of Sure Bathrooms, is a qualified and licensed builder with 30 years' experience in new builds, including architectural homes, renovating old style homes and commercial buildings. He has extensive experience in bathroom and laundry renovations and prides himself on a high standard of workmanship.

We proudly work with a local team of fully certified, registered tradesmen, ensuring the highest standard of craftsmanship every time.

Our commitment to careful planning, where we discuss products, design ideas and advise on selecting materials and fixtures that will last longer, results in cost-effective solutions that require less maintenance and make your bathroom stand out.

At the end of every project, we provide all necessary certificates and documentation for your peace of mind.

Let SURE Bathrooms create a stylish, functional sanctuary in your home—one that combines elegance, comfort, and quality.

Contact us today - www.surebathrooms.co.nz
info@surebathrooms.co.nz 021 044 2484

Bestie Bin

Bestie Bins is a small privately owned skip bin business that became Bestie Bins from Westie Bins in May 2023.

Based in Airdrie Road Ranui, they pride themselves in providing fast & friendly service to their loyal regular customers and new customers alike, and they try to provide a more relaxed approach to hire duration when they can if the weather might be changeable a longer hire



term bin hire is required. fast delivery and collection, with same-day or next-day service in many cases.

From small domestic clean-ups to large commercial projects, they offer a variety of skip bin sizes to suit your needs. Bestie's bins come in a range of sizes, from 3 cubic meters all the way up to 9 cubic meters & with Bestie you only pay for what you need. Need a skip bin urgently? they've got you covered! & they offer Booking your skip bin is simple and hassle-free. You can book online, over the phone, or by email. The team will work with you to choose the best bin for your project and provide a polite & friendly service from start to finish.

Their team is experienced and professional, and they take care to listen to your instructions on bin placement and preferred pick up dates, and they'll also take time to discuss with you the right bin at the best price for your clean-up projects.

Bestie Bins are the best choice! perfect for a wide variety of waste, including:

- Household rubbish
- Renovation debris
- Green waste
- Construction materials
- Office clear-outs
- And more!

If you are unsure about hazardous materials like chemicals, asbestos, tyres, paint, oil or toxic waste, just give Bestie a call and they will advise you.

027 474 7161



CLEAN OUT YOUR GARAGE, THEN YOUR FISH BIN & FREEZER!

Bestie Bins are offering a Pre-Christmas Summer Special!
 Every bin hire before Christmas gets a FREE top quality Starrett 200mm Filleting Knife Set valued at RRP\$49.95!

BONUS KNIFE SET!

RRP\$49.95



Starrett 200mm filleting knife and sharpening steel

Starrett

bestiebins.co.nz | 027 474 7161 | 11 Airdrie Road, Ranui, Auckland 0612

Blackout Electric



Light up your lifestyle. Us 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 you need it to do.

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.

022 500 5856 info@blackoutelectric.co.nz

Laser Plumbing & Roofing Whenuapai

Your plumbing, roofing & drainage experts in West Auckland

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



If you have any niggling plumbing issues that you just haven't got around 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 plumbing problems you can experience in your home or business. We have a great team of maintenance plumbers who can easily remedy these frustrating issues, on time and hassle free.

Here at Laser we also specialise in all your long run/iron roofing needs, from roof repairs to complete roof replacements, gutter cleans, repairing and replacing gutters, spouting and downpipes. Whatever your needs, one of our experienced roofing team will offer you the right solution.

Our dedicated and knowledgeable team is focused on providing excellent service to our customers. No job is too big or too small for Laser Plumbing Whenuapai, so give us a call today on 09-417-0110 or email us on whenuapai@laserplumbing.co.nz

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.

Ph: 09-417-0110
whenuapai@laserplumbing.co.nz

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Proudly providing reliable, affordable plumbing, roofing and drainage services to our community for over 20 years!

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Laser FINALIST 2024
Laser FINALIST 2024
Laser FINALIST 2024

Roy Gibson Builders: Crafting quality with integrity



At Roy Gibson Builders, we believe that building or renovating your home is more than just a project—it's an investment in your future. With over 15+ years in the industry, our team has built a reputation for delivering top-tier construction services that combine quality workmanship, competitive pricing, and a commitment to fitting your dreams within your budget.

Quality Workmanship You Can Trust

Our primary focus is always on delivering superior results. Whether it's a new home, a renovation, or a small-scale project, we approach every job with the same level of care and dedication. From the foundation to the finishing touches, we use only the best materials and proven techniques to ensure that every detail is perfect. With Roy Gibson Builders, you can expect craftsmanship that stands the test of time.

Competitive Pricing for Every Budget

We understand that construction projects can be costly, which is why we work closely with each client to create a plan that fits their budget without sacrificing quality. Our transparent pricing and no-surprise estimates mean that you'll always know exactly what to expect, and we'll do everything we can to deliver the best value for your money.

Your Vision, Our Mission

At Roy Gibson Builders, we know that every client has unique needs and desires for their home. That's why we

focus on understanding your specific wants and work tirelessly to incorporate them into a design that aligns with your budget. Our collaborative approach ensures that your project is as functional, stylish, and cost-effective as possible.

Honest and Trustworthy Service

Integrity is the cornerstone of our business. From the initial consultation to project completion, we are committed to being open, honest, and reliable every step of the way. With Roy Gibson Builders, you can rest assured that your project is in good hands.

Choose Roy Gibson Builders for your next project—where quality, value, and trust meet.

Kind regards, Daniel Gibson 021 0838 4636

Managing Director. Roy Gibson Builders Limited.

info@roygibsonbuilders.com

Whenuapai Floral & Garden Club



Margaret T was back with us to lead the Meeting however she has reluctantly tendered her resignation, along with two other Committee members, which means we need a few others to step up to helping in this capacity. A new President will be required from February next year. The Club was established late 1986 and it would be such a shame to see it

go into decline for want of a few dedicated persons to give time and effort to the community. I am assured these are not onerous positions, just need shared around.

Welfare of Members was discussed along with trips, both past and future, also the Christmas celebration has been



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arranged and is very local. This should please those who live locally and some may even be able to walk to the venue if they wish.

Our Guest Speaker was Diane de Bois whose passionate interest is in growing Irises. There are many different types and some are scented. A lovely array of colours exists in this flower family. Diane showed us pertinent details about how they should be planted, some to stand with part of the root proud above the ground while others require deeper planting, particularly in swampy areas.

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

Until next time, Happy Gardening and Merry Christmas and Happy Holidays from Mary Anne Clark.

Discover the benefits of tiny homes



Thinking about downsizing or simplifying your lifestyle? Tiny homes offer incredible perks that go beyond a cosy, minimalist space.

Here are some reasons to consider making the switch:

Eco-Friendly Living - With a smaller footprint and

fewer resources needed, tiny homes are perfect for sustainable, low-impact living. Imagine less energy use, lower emissions and a greener lifestyle.

Financial Freedom - Tiny homes come at a fraction of the cost of traditional homes, letting you save more and spend less on maintenance, utilities and upkeep. It's a great way to live mortgage-free.

Location Flexibility - Tiny homes are designed to fit anywhere, whether you want to be in the heart of nature or close to town. Enjoy a home that adapts to your lifestyle.

Simplicity & Less Clutter - With less space, you can easily reduce clutter and focus on what truly matters. Living tiny is the perfect way to embrace minimalism and create a peaceful, organised space.

At Northwest Cabins, we make the transition simple. We build tiny homes, either at our yard or right on your property, with sustainable materials and options to customise your dream cabin. Whatever your vision, we're here to help you go tiny with ease.

Ready to explore the benefits of going tiny? Call Cameron today for a no obligation chat or visit our website www.northwestcabins.co.nz

Hauraki Property Services



Add a touch of character to your home with a feature wall

Sometimes, it's the small changes that can make a big difference in how a space feels. A feature wall, with its pop of colour or interesting texture, can bring out the personality of a room, giving it warmth, vibrancy, or a calming touch, depending on the mood you are after. Unlike a full repaint, a feature wall provides just enough contrast to make a room

Northwest Cabins

CAMERON STARR
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feel refreshed and unique without overwhelming the space.

At Hauraki Property Services, we know how meaningful these touches can be in making a home feel like, well, home. We're passionate about creating spaces that reflect the style and character of those who live there, and we love working with clients to choose colours and finishes that feel just right.

To celebrate our local community, we're offering something a little special for the readers of this newspaper. For the first five orders of a full interior repaint, we'd like to add a feature wall on the house—using the beautiful range of Porter's Paints by Dulux. These paints have a unique richness to them, and we think they can help bring out the best in any space, whether it's a cosy nook or an open living room.

If you've been thinking about a refresh or want to explore how a feature wall could brighten up a room, give us a call at Hauraki Property Services. We'd be happy to chat, share ideas, and see how we can help bring a new warmth to your home.

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Signature Homes



Signature Homes West & North-West Auckland is excited to announce the opening of their latest showhome at 38 Vintry Drive, Huapai. Recognising the need for a home with a smaller footprint, this new build caters to those embarking on their journey into homeownership, professionals, downsizers, and anyone looking for a

modern, efficient design that maximises space without compromising on quality.

The new showhome offers a chance to walk through and experience firsthand the thoughtful design, quality craftsmanship, and versatile layout that Signature Homes is known for. With everything fully customisable, this home can be adapted to suit the unique needs of every buyer, making it an ideal choice for those wanting to create a home that truly reflects their vision. The Signature Homes team is on hand to guide visitors, offering insight into how they can personalise the space to fit their lifestyle.

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Waimauku Garden Club

This month we travelled to Ardmore Airfield to tour the hangers of the NZ Warbirds Association, a unique collection of original and replica aircraft from WW1, WW2, through to the present, over two hangers. There is a collection of airworthy and static aircraft on show. Displays showing the history of NZ squadrons' participating in the Pacific and the European theatres of war. It is a stark reminder of the cost of war for the freedom we enjoy today. We had lunch at The Limetree Cafe which was a lovely spot before heading to Ayrilies Garden and Wetlands. One of NZ best known gardens established by Bev McConnell since 1964 the NZ Gardens Trust has awarded Ayrilies a six-star certificate as a Garden of International Significance. It is over 4 acres of rolling terrain with large lawns, ponds, and waterfalls. Areas of roses, clematis perennials also lush



tropical plants and Rhododendrons. We had one of the most wonderful days.

Feel free to contact either of us: Ann (0210357406), Diana (0274788928),

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Young Learners

Empowering tamariki through a comprehensive School Readiness Programme at Oma Rāpeti

At Oma Rāpeti Early Learning Centre, the Preschool Room's **School Readiness Programme** has been a huge success this year. Thoughtfully designed, the programme focuses on preparing tamariki with the essential skills they need to confidently transition to kura.

The programme reflects the structured elements of local new entrant classrooms, providing a smooth transition while addressing key areas of development. It goes beyond numeracy and literacy to nurture **emotional and social development**, independence, resilience, and self-confidence. A key focus is supporting tamariki to develop self-regulation skills, empowering them to identify and manage their emotions calmly and positively. This builds emotional awareness and enhances resilience, laying a strong foundation for lifelong learning.



Our tamariki engage in enriching, fun-filled experiences, including numeracy and literacy games, storytelling, story writing, and caring for our environment. By fostering collaboration and teamwork in maintaining our classroom and outdoor spaces, children gain valuable life skills that prepare them for the expectations

of a structured school environment.

Individualised Goals for Lifelong Success

Each week, tamariki are supported to work on their personal learning goals, helping to build their confidence, strengthen friendships, foster independence, and develop responsibility. A highlight of the programme is Lunchbox Fridays, where tamariki bring their own healthy lunchboxes. This activity teaches them to ration their kai throughout the day, make healthy choices, and take

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Young Learners

responsibility for their belongings. It also provides a great opportunity for kaiako to support tamariki as they practise these skills, which will help them immensely at school.

Creative Expression Meets Literacy Development

Story writing and drawing have become a treasured part of the programme. Tamariki use their storybooks to express themselves creatively, develop gross and fine motor skills, and build early literacy. Whānau have shared wonderful feedback about how these activities spark a love of learning at home, with tamariki eagerly practising letters, numbers, and reading. Many parents have noticed a growing interest in books and visits to the library, as tamariki proudly sound out words and point out letters in their environment.

Parent Feedback: A Testament to Success

The overwhelmingly positive response from whānau reflects the programme's success. Parents often share stories of tamariki extending their new skills and enthusiasm into their everyday lives, deepening their readiness for kura and their passion for learning.

At Oma Rāpeti, we believe every tamaiti deserves a strong start to their educational journey. Through our School Readiness Programme, we are proud to help tamariki grow into confident, capable, and caring individuals, ready to thrive in their next stage of learning.

www.omarapeti.net.nz

371 Main Road, Kumeū 09 213 4292

Gumboots Early Learning Centre

Using natural resources for children's art and play offers an invaluable experience that combines creativity, environmental awareness, and sensory exploration. When children create with items like leaves, rocks, twigs, or flowers, they engage with the natural world in a meaningful way, fostering a deep connection to their environment.

One of the key benefits of using natural materials is the enhancement of sensory development. The varied textures, colours, and shapes of natural objects provide a rich tactile experience, helping children improve their fine motor skills and develop a keen sense of observation. For example, arranging pebbles into patterns or weaving with twigs encourages children to experiment with different forms and structures, stimulating their creativity and problem-solving abilities.

As children collect materials from nature, they learn to appreciate the beauty and diversity of the world around them. By understanding the source of their materials, children begin to value natural resources. Through experimenting with these materials, they can also discover how to create natural, eco-friendly colourants.

You can try these natural ingredients at home, which are excellent for painting or colouring play dough:

- Onion skins produce shades of yellow, gold, or orange. Boil onion skins in water for about 30-60 minutes

Gumboots
Early Learning Centre

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Merry Christmas!

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Are we racing to the Boat or the Gumboots School Bus?



until the water is deeply coloured, then strain out the skins.

- Turmeric is a spice that yields a vibrant yellow. Dissolve a couple of tablespoons of turmeric in boiling water and simmer for about 30 minutes.
- Beetroot can produce a reddish-pink hue. Cut beets into chunks and simmer in water for about an hour, then strain the beets to consume and use the juice.
- Tea and coffee both create earthy brown tones; brew a strong batch of either.
- Paprika spice creates orange shades. Dissolve paprika in water.
- Spinach gives a soft green shade when boiled in water.

Using natural resources in art is cost-effective and accessible. Unlike commercial art supplies, which can be expensive and sometimes harmful to the environment, natural materials are readily available and free of charge. This inclusivity ensures that all children, regardless of their background, can participate in creative activities, reducing barriers to artistic expression.

Overall, it provides a holistic learning experience that nurtures creativity, enhances sensory development, and instils a lifelong appreciation for the environment, making it a valuable approach in early childhood education.

www.gumboots.ac.nz

1157 Peak Rd | RD2 Helensville

Christmas & Summer holiday fun for children at Te Manawa



Our regular pre-school programmes will finish for the year on the following dates:

Tuesday 10th December Christmas Wriggle & Rhyme - enjoy Christmas songs, movement and bubbles with your baby. For toddlers Kid's Play will be on Level 1.

Wednesday 11th December Christmas Rhyme time - bring your toddlers and preschoolers to join in for Christmas fun, music and a story.

Friday 13th December Christmas Storytime - a fun Christmas event for preschoolers with stories and music.

In December we will also have family Christmas movies and craft activities. Pick up one of Te Manawa's What's On guides or check out our social media for more information.

Don't forget to also pick up your Raumatī Reads Activity Guide from the 16th of December to keep your children reading over the summer break.

11 Kohuhu Lane, Westgate 0814.

Discoverers



For the last three years Discoverers informal church has hosted a children's Christmas decorations workshop. This free event will be for children aged 5 - 12 years. Sunday 1st December 3-30pm to 5-00pm in the Sunderland Lounge Cinema Road, Hobsonville Point.

Celebrate with Discoverers

Christians celebrate the birth of Jesus on the 25th of December each year. In northern hemisphere countries Christmas is celebrated in mid-winter. Hence the many images associated with Christmas that feature fir trees, candles, snow, carollers wrapped up warm.

However, here in the southern hemisphere, Christmas is celebrated mid-summer. The New Zealand 'Christmas tree,' the Pohutukawa is ablaze with its bright red blossom, people wear casual clothes to keep cool, barbecues often feature as a place around which people gather to enjoy what is being cooked, beaches are crowded with people swimming or relaxing in the sun.

The noted New Zealand hymn writer, Shirley Murray wrote a carol, which affirms the significance of Christmas for us who live in Aotearoa. The title of her carol is "Upside down Christmas."

"Carol our Christmas,/ an upside-down Christmas;/ Snow is not falling and/ trees are not bare./ Carol the summer, and/ welcome the Christ Child,/ warm in our sunshine and sweetness of air."

At its meeting on Sunday 15th December, the Discoverers informal church will be exploring and celebrating a New Zealand Christmas. Discoverers meets in the Baffin Lounge, Headquarters building 214 Buckley Terrace, Hobsonville Point from 3-30pm to 4-30pm.

For further information contact Barry Jones,

Phone 0220683873 Email beejaynz05@gmail.com



Aged care

Celebrate the season of togetherness at Kumeu Village Rest Home

As the holiday season approaches, Kumeu Village Rest Home warmly invites you to experience the spirit of togetherness and joy we share within our community. At Kumeu Village, we believe that meaningful connections and a vibrant environment are at the heart of exceptional care. Every resident is embraced not only by our compassionate team but also by a supportive community that values each resident's unique story.

Our range of care options includes luxurious rest home accommodations, hospital-level support, respite services, and our renowned specialised dementia care. We are especially proud of our personalised dementia care programmes, where every resident's wellbeing is our top priority. Designed to foster dignity, comfort, and purpose, our approach ensures a safe and supportive environment where those living with dementia can thrive.



This festive season, our Residents First philosophy shines brightly. We focus on reducing loneliness, helplessness, and boredom by creating opportunities for engagement, joy, and community connection. From our cosy, decorated interiors to planned holiday events and gatherings, Kumeu Village Rest Home is

a place where residents can celebrate the season surrounded by warmth and companionship.

We welcome families to join in the celebrations and take part in the journey with their loved ones. Whether through shared holiday activities or quiet moments together, you'll always feel part of the Kumeu Village family.

To learn more or to arrange a tour, please visit our website at www.kumeuvillage.co.nz, call us at 09 412 9112, or email us at info@kumeuvillage.co.nz.



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NEXT DRIVEWAY





Aged Care

Christmas cheers from Craigweil House



As the year draws to a close, we would like to express our heartfelt gratitude to all who have supported Craigweil House this past year. Your kindness and encouragement have made a difference in the lives of our residents and staff alike. We look forward to another year filled with care, community, and connection.

If you haven't visited us lately, we welcome you to come by and see all the wonderful updates we've made to our facility. There's always something special happening here, and we'd love for you to be part of it.

Wishing you a joyful Christmas and a New Year full of blessings and warmth. Merry Christmas from all of us at Craigweil House Home & Hospital.

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Rymans

Keith Park residents road safety efforts recognised by local kids

Residents of Ryman Healthcare's Keith Park Village who volunteer as school crossing patrols received a thoughtful gift from Year 6 students at Hobsonville Point Primary School (HPPS)—new high-visibility vests featuring a special Hobby Heroes logo. The students, motivated by a social responsibility project, presented the vests along with homemade cookies to show appreciation for the residents' efforts in promoting road safety.

Emily, an 11-year-old spokesperson for the project, shared that their initiative aimed to enhance community awareness about road safety, particularly as it relates to the crossing used by students from nearby Scott Point Primary School. "The residents have inspired more road safety around our school," she said.

HPPS teacher Jody Curran noted that the students had previously engaged with the residents to learn about their crossing patrol, leading to the decision to create matching high-vis vests. This effort has also contributed to additional crossing points being established near their school.

Auckland Transport's Community Transport Coordinator, Laessa Tanner, announced plans for a formal crossing with safety arms and footpath upgrades next year, currently in the design phase.

Resident Don Bennington, who initiated the crossing patrol, emphasised the importance of the new safety measures for the community, particularly for schoolchildren navigating the area. He expressed gratitude for the students' initiative, saying, "We are all impressed that they have taken road safety so seriously."

Keith Park Village Manager Kim Dawson praised the students for their proactive approach and highlighted the residents' commitment to community safety. She called the volunteers "heroes" for their dedication, reinforcing the importance of community involvement in ensuring safer environments for all.

if anyone wants to join the residents in manning the crossing in the New Year they can ring the village on 09 416 0751





Health & Beauty

Tips for keeping kids active this summer



As summer approaches, it's essential to ensure that our children stay active and healthy. Many kids today struggle to meet their daily recommended levels of physical activity, which can lead to chronic diseases. Physical activity is vital for growth, impacting bone strength, muscle, and tendon health. Here are some tips to keep your child moving this summer.

1. Choose activities that suit your child's personality

Every child is unique. Those who excel in competitive environments might enjoy team sports, boosting their fitness and self-esteem. For others, team settings can feel daunting. Look for activities like surfing, yoga, martial arts, or dancing that allow personal growth without the pressure of competition.

2. Address any injuries promptly

Kids are resilient but may struggle to express pain. A lingering ache might lead them to say, "I don't like sport." If they have a previous injury, they might avoid activity out

of fear. Consulting a physiotherapist can help address these concerns and rebuild their confidence.

3. Set fun and engaging goals

With fewer children walking or cycling to school, incorporate extra physical activities into their routines. Start a daily long jump competition in the garden or create a fun pre-bedtime exercise routine with star jumps, hopping, and running on the spot.

Consulting a physiotherapist can provide further insights on boosting your child's activity levels. Finding age-appropriate activities is key to keeping them active and happy this summer.

If you believe your child could benefit from our services, please reach out to our Hobsonville or Riverhead clinic to schedule an appointment. You can call us at 094164455 for Hobsonville or 0273136036 for Riverhead, or book online today. Let us support you in discovering the joy of movement.



0273136036
 physio@riverheadphysio.co.nz
 1058 Coatesville-Riverhead Hwy
 www.riverheadphysio.co.nz



09 416 4455 / 0272640003
 physio@hobsonvillephysio.co.nz
 124 Hobsonville Rd, Hobsonville
 www.hobsonvillephysio.co.nz

Don't let a common bug ruin your holidays

Are you feeling bloated, nauseous, fatigued, or have a burning pain in your stomach?

You may have a common bacterial infection – Helicobacter Pylori (H.pylori).

H. pylori is extremely common and infects the stomach lining of roughly half the world's population. In NZ it is estimated to be present in nearly 20% of New Zealanders. Patients can range from being symptomless, to suffering from stomach pain, bloating, nausea, weight loss, fatigue and low iron levels. Severe forms can include bleeding or burst stomach ulcers, and even stomach cancer. In fact, H. pylori is the leading cause of stomach cancer worldwide and is recognised by the World Health Organisation as a carcinogen (proven to cause cancer).

So, if you have symptoms, or are a close contact of someone who is infected, you should strongly consider getting tested. Luckily, the diagnosis is usually straight forward and can be arranged by your GP, or directly through us.

The diagnosis can be made in three ways:

- A stool antigen test detecting parts of the bacteria directly (most common)
- A blood test looking for levels of antibodies to H. pylori (less common)



- Via a Gastroscopy - biopsies taken from the stomach to detect the bacteria directly.

These tests are fairly accurate, but the sensitivity can be decreased if you are taking proton pump inhibitors (Losec, Panzop, Lanzol), or antibiotics. The stool test is the most common method, but if you have concerning symptoms such as severe pain, a low blood count, or weight loss, you may be advised to proceed straight to a gastroscopy to assess the stomach lining. This procedure is minimally invasive, takes around 10 minutes, and the biopsies are painless and safe.

If you have the infection, treatment consists of taking a course of medications antibiotics and acid suppression for 10-14 days. Treatment side effects are mostly mild. They can usually be easily managed and rarely result in treatment failure.

So, if you are concerned you may be H. pylori, have a chat to your GP or come and see us at Waitemata Endoscopy.

Dr Carl Freyer (BSc, MBBS, FRACP)

Gastroenterologist and Endoscopist

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Unwind and gift tranquillity: The benefits of reflexology facial and massage

Reflexology and massage therapy are effective, holistic approaches to managing stress, particularly during the hectic holiday season. Both practices focus on promoting relaxation, reducing tension, and enhancing overall well-being.

Reflexology involves applying pressure to specific points on the face, hands, or ears, which correspond to different organs and systems in the body. This therapy stimulates the nervous system, improves circulation, and promotes the release of endorphins, the body's natural pain relievers. By targeting stress-related reflex points on the face, reflexology facials can alleviate anxiety, enhance skin health, and restore balance, making it an ideal remedy during the busy Christmas period when stress levels can peak.

Massage therapy complements reflexology by providing deeper muscle relaxation. Various techniques, such as Swedish or aromatherapy massage, can ease physical tension and release emotional stress. The soothing effects of massage lower cortisol levels, the hormone associated with stress, while enhancing feelings of

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Just as picking a scab or spot can prolong healing and lead to further irritation on your skin, continuously aggravating your gut with unhealthy foods or habits can hinder its recovery and overall health - including your skin. Both actions interfere with the body's natural healing processes, leading to more discomfort and potential long-term issues. It's important to nourish and protect both your gut and your skin to promote healing and well-being.

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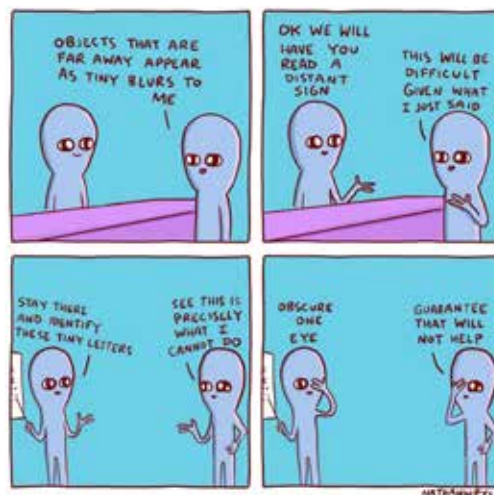


calm and relaxation. This is particularly beneficial during the holidays, when emotional and physical demands can lead to burnout.

To lower stress levels during Christmas, consider incorporating both reflexology facials and massage into your routine. Schedule regular sessions to give yourself dedicated time for relaxation. Alternatively, engaging in mindfulness practices, such as meditation or yoga, can further enhance relaxation and prepare your mind for the festivities. Lastly, prioritise self-care. Set aside moments for yourself amidst the holiday hustle, ensuring you recharge and maintain your well-being.

In addition to personal benefits, these therapies make ideal gifts for loved ones. A gift certificate for reflexology or massage can provide your friends and family with a much-needed escape and a chance to unwind. Contact SWAN Skin Wellbeing & Nutrition for your appointment or gift voucher: swan.skinandnutrition@gmail.com.

For Eyes Optometrists



Merry Christmas

Our Christmas Hours: For Eyes will close for the Christmas break at 5pm on Wednesday 18th December and reopen in the new year at 9am on Monday 6th January.

A warm thank you to everyone who has supported us this year and to all of you who have been bringing your eyes to For Eyes over the years.

To book your eye examination online visit For Eyes Optometrists website and click on Menu to find the book online box.

Best wishes for the festive season and Happy New Year from Anna, Matthew and Molly

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Sayers says it



By Rodney Councillor Greg Sayers.

Why do councils feel so different from the old days?

Back in the day elected councillors were served by a Town Clerk and assisted by a small but highly competent staff. The Town Clerks regarded themselves as a public servant working in the best interests of the

ratepayer, rather than working for the best interests of the council.

They provided contestable advice to elected members, which could be heeded or rejected according to the best judgement of the politicians.

The public trusted the councillors to make the best decisions for the community. Councillors could even arrive at job sites and inspect work standards and oversee how effectively public money was being spent.

Today, elected councillors are served by a bureaucracy over which they exercise no effective control.

A Chief Executive of the council runs all operations interpreting how they see fit the policy decisions voted through by the elected members.

The Auckland Council council-controlled organisation (CCO) model has Chief Executives for five substantive CCOs, as well as another CEO running the Port of Auckland. Each CCO also has its own Board of Directors.

Councillors are strongly discouraged from interfering with the CEOs.

“Operational” matters are the CEO’s domain and councillors are legally forbidden from adopting a “hands-on” approach to the governance of the city. Indeed, the council employs a small army of “Democracy Managers” to ensure councillors, and Local Board members, are kept well away from the coal face of delivery.

A distressed citizen can no longer pick up the phone to their local council office and complain about an issue

directly with a decision maker. Calls are instead filtered by a call centre. Neither is it possible for a councillor to contact a foreman to request a ratepayer’s concern be looked into, or to inspect the work standards of a job with a foreman.

Were an elected member to be so audacious to do this, they would receive a call from the Council’s Democracy Manager to be forcefully reminded that they are legally prohibited from getting involved in “operational matters”.

The tail is wagging the dog. Current legislation is allowing bureaucrats to erode elected members’ power and their autonomy. This erosion of democracy is slow but steady, together with the loss of operational oversight of the spending of ratepayer money.

Within days of being elected the Democracy Manager introduces everyone to a document called the “Code of Conduct”. At the heart of this code is a strict series of prohibitions against saying anything unpleasant or critical about the Mayor, their fellow councillors or Local Board members, or about the council staff. Plainly put, this is a gagging order.

Newly elected members are told very clearly that while they are entitled to talk about policy they must on no account attempt to implement it. It is the council staff who do this and who essentially run things.

What happens if an elected member disagrees with all this, stands up, and bucks against these “rules”?

Then this is when the council’s lawyers, paid for by ratepayers’ money, enter the picture.

The “non-compliant” elected member is sat down and told about the risky legal position they are getting themselves into. They will be told that if they voice their concerns, or declare their position prior to voting on an issue, then they may have a perceived conflict of interest because of a determined mind-set. Those who have declared their position prior to the council’s official deliberation cannot expect to cast a vote is the advice the lawyers will likely give them.

They must, instead, remove themselves from any involvement in the decision. In fact, it would be most improper if they were even seated at the council table when discussion is taking place – lest they unduly influence the outcome.

In other words, our Local Board members and councillors

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are democratically elected to govern their communities on one very strict condition - that they never, under any circumstances, attempt to challenge the way the bureaucracy implements their decisions.

Any Mayor, councillor or Local Board member who challenges this current set-up, seeking greater accountability of council bureaucracy, should be applauded rather than criticised. Against the odds they have retained sufficient self-respect to say "no" to a self-fulfilling bureaucratic beast.

If their colleagues in Central Government really wanted to help conscientious and courageous councillors across New Zealand, then they would legislate to outlaw any and all attempts by local government bureaucrats to erode elected members' power and their autonomy to serve the people's will.

Natural hazards information grows as climate changes

By Guy Wishart, Rodney Local Board

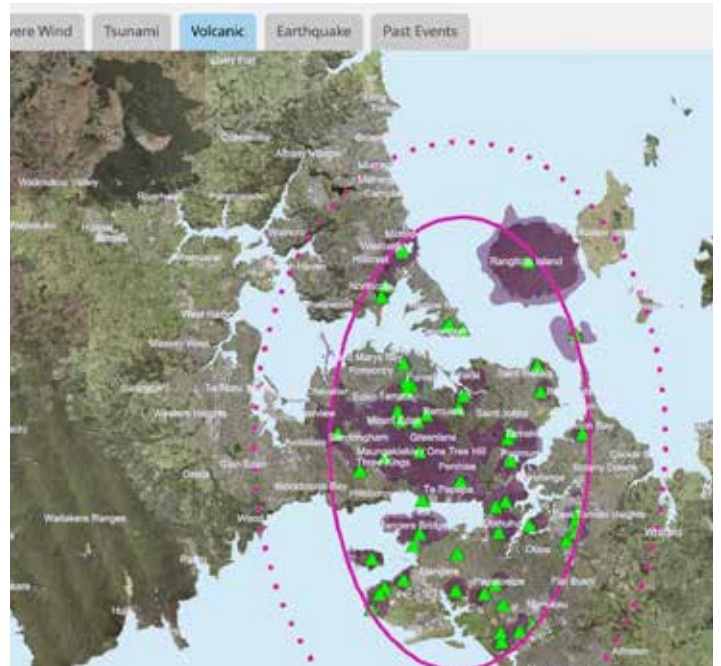
The Auckland Council is grappling with various issues while dealing with the financial implications of central government influence.

There are moves by Mayor Wayne Brown to bring most of the council controlled organisations (CCOs) under closer control by the governing body with the exception of Watercare. There will be good and bad aspects to this proposed move.

One reason a CCO like Auckland Transport (AT) exists is to provide a separation between local body politicians and themselves in terms of influence.

We have learnt the hard way that politicians can tend to send money to projects they feel will win them approval from voters despite the evidence being scarce that the money paid will make any significant improvement.

Without prioritising the problems that need to be solved based on good evidence, huge amounts of money can be wasted.



Do we really think that increasing the speeds on rural roads and already clogged motorways will actually increase productivity?

The evidence just isn't there it seems. The evidence for increased levels of injury, ACC claims and death is there though.

Here's an issue all local boards and councillors can agree on - getting ready for emergencies.

More extreme storms, wind damage, flooding and slips are likely within 10-20 years as no significant reduction in CO2 and methane emissions are being made.

It seems we will be facing much more extreme damage from a changing climate before we drag ourselves out of combustion vehicles.

These extreme storms are expensive.

AT is still fixing the multitude of damaged roads across Auckland 18 months after Cyclone Gabrielle.

It's been a huge job.

We expect similar storms will produce similar damage, but changes have been made that mean less damage is likely in such events.

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Getting ahead of the next event is important as it saves millions of dollars in lost stock, equipment, vehicles and saves lives.

Insurance companies are pulling back from insuring in flood zones or any high-risk areas. The picture they paint is one where moving out of harm's way (managed retreat) is the only way forward.

Auckland Emergency Management (AEM) has a great new website that looks to be helpful in getting ready for the next big emergency.

If you type "AEM Hazards" in your search engine, you'll find a useful page of links. Find the dropdown menu and look for "Auckland Hazard Viewer" where you will see the main hazards for Auckland as flooding, coastal inundation, severe wind, tsunamis, volcanoes and earthquakes.

Fire risk is a big one in Rodney, particularly in forests, scrub and grasslands.

Each hazard is linked to hazard maps so you can look for your place on the maps.

A separate "Lifestyle Block Ready" booklet can be downloaded.

One hazard missing from the AEM website is "soil hazards".

The Rodney Local Board had asked AEM to include this as certain soils in Auckland are more susceptible to erosion and slips and can be life threatening under particular conditions.

More slips are on steeper hill country, particularly where stock is grazing.

Auckland has mapped its soils and we know with increased heavy rainfall some soils will need more vegetation, better drainage and possibly retaining walls to limit slip risk.

Auckland soils had been grouped into three main categories - L for lowland , H for hill country and S for steep land.

If a soil is given a three category, (eg S3, H3 or L3), it is at the highest risk of erosion and slips therefore more coverage and drainage will be required to make them safer in extreme events.

S2, H2 and L2 have fewer risks and S1, H1 and L1 are the least risky but all still need to be managed well.

This information was developed for agricultural applications but is useful to lifestyle properties and

urban dwellings on sloping land.

Rodney Local Board members and staff wish you a happy, safe and rewarding Christmas and New Year break.

Choosing the right ride-on mower - with STIHL SHOP Kumeu

Maintaining your lifestyle block or large property requires the right tools, and choosing the perfect ride-on lawnmower is key to getting the job done efficiently. Whether you're dealing with rolling hills, large lawns, or tricky landscaping, the right mower will make your property care a breeze.

Three top brands to consider are Cub Cadet, Hustler, and Walker, each offering distinct features suited to different needs.

Cub Cadet mowers are known for their versatility, offering durable, powerful models ideal for smaller to mid-sized properties. They handle uneven terrain well and provide a smooth, reliable cut.

Hustler mowers are designed for larger properties, with Zero Turn technology that ensures quick, agile manoeuvrability around obstacles. Their powerful engines and wide cutting decks make them perfect for extensive lawns that require fast, efficient mowing.

Walker mowers excel in precision, making them ideal for properties with complex landscaping or narrow spaces. Their compact design and excellent grass collection system leave your lawn looking neat and well-maintained.

Choosing the right mower for your property can be tricky, which is where our Craig comes in. With years of experience, Craig will visit your property to assess your lawn size, terrain, and specific needs. He'll provide expert advice and help you select the ideal mower, ensuring maximum performance and efficiency for your lifestyle block.

Contact Craig today to schedule your free on-site appraisal and get the right mower for your needs. Or call in and see our team at STIHL SHOP Kumeu!

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Chris Penk MP

Greetings,

I hope you are finding the recent warmer weeks welcome after a pretty cold winter.

On a different weather-related note, I am disappointed to report that little progress appears to have been made by Healthy Waters, which is part of Auckland Council, when it comes to flood mitigation works in northwest Auckland.

Clearly this is an important issue for the area and a long-standing one at that: several times in the last few years major flooding has endangered people and property.

At a recent meeting about various affected areas of Auckland, it became clear that nothing concrete is yet planned here.

Possibilities have been presented to me previously, ranging from tunnels to drain stormwater, retention areas and widened waterways.

My fear all along has been that following the dramatic flooding events we would lose momentum. Sure enough it seems that not much has actually been done by Council officials, despite them being well aware of the seriousness of the situation.

I am now seeking a follow-up meeting to get to the bottom of what may be possible in terms of time and money.

I will keep pushing this barrow because it will be the people of this area who have to live with the consequences if we get more major flooding without the necessary infrastructure having been provided in the meantime.

Sorry to present such a bleak picture but I wanted to let you know that things have not been happening quickly enough for my satisfaction and I haven't forgotten about this issue, even if the powers-that-be within local government appear to have!

Chris Penk

MP for Kaipara ki Mahurangi



Chris Penk
MP for Kaipara ki Mahurangi

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Kumeu fire destroyed part of building



A fire which involved 70 firefighters, seven firefighting appliance pumps plus various other firefighting equipment destroyed the back part of a building down a lane at 202 Main Road, Kumeu.

A fire investigator reports the fire likely started in electronic equipment and batteries in an e-cycling (recycling) area in the multi-tenanted property, says Fire and Emergency New Zealand Eastern Waitemata District Assistant Commander/Group Manager Shaun Pilgrim.

He says good fire tactics helped get the fire out before the rest of the building could suffer major damage.

The property owner, who declined to be named or comment further, says the property was insured.

Meanwhile, firefighters later tackled a burn-off which got out of control in the Kumeu area.

Usually, a restricted fire season applies from early November each year, depending on conditions.

Geoff Dobson- Editor

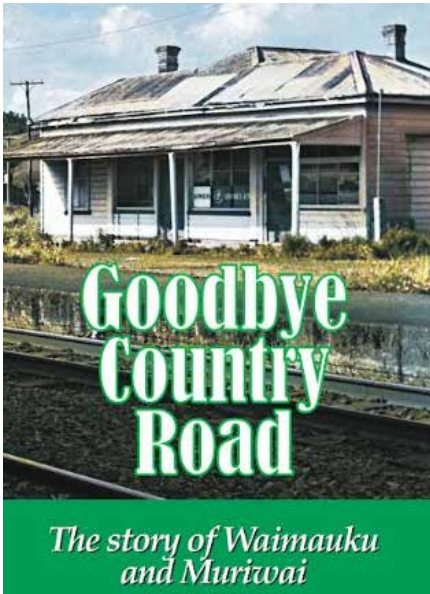
Waimauku book launch

'Goodbye Country Road. The story of Waimauku and Muriwai', a Waimauku village history by Graeme Robb



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who grew up there, will be officially launched on Monday December 9, 2pm-5pm, in the Waimauku War Memorial Hall at 24 Waimauku Station Road.

“This is the story of Waimauku, and I have explored the reasons behind its growth and why, in the 1950s, changes in technology saw the old village all but disappear,” says Graeme who left Waimauku aged

18, became a journalist and advertising media director and worked for many years in marketing for the Fairfax newspaper group before retiring, now living in Te Atatu South.

He will sign pre-purchased copies of the 222-page book at the launch, selling for \$39 and published by the NorWest Heritage Society which says the book is a great Christmas gift and available from Resource Books in Waimauku.

The book tells the early history of Waimauku and Muriwai and includes many identities and families like the Houghtons, Kerr-Taylor, Wightmans, James Fletcher, Samuel Frost, Robert Annett, Joseph Wilkins, John Foster, Stanley Lester-Jonas, William Morgan, William Moore, Wally Wikaira, Edwin Mitchelson, and others.

Maori history of the area is covered, along with early European arrival, kauri felling and gum digging, the dairy industry and factory, the railway’s advent, Bill Good’s pub, Foster’s Waimauku general store, Ernie Burns’ garage, Cyril Tong’s bakehouse, St Martin’s church, the world wars’ impacts, RSA, and ‘Bomber’ Galloway.

Waimauku School, horticulture, Muriwai Beach motor racing, sports, surf lifesaving, and the aftermath of the 2023 storms also feature.

Waimauku’s best asset was its moist, warm climate and the dairy industry it supported, says Graeme.

“Along the way there were many stories of success and tragedy.”

The Coronation Hall was almost destroyed in a storm and involved a spat with the new school which held its classes there; the new church which stood up to the Anglican Diocese; the school that opened in a rotten marquee and the rugby club which saw its field and its existence destroyed by a re-aligned road are included, says Graeme.

He says the fight to get proper roads is also featured, along with an artisan who saw beauty in discarded kauri roots, the dairy factory designed by a residential architect and the telephone exchange which was the model for small village exchanges throughout New Zealand.

“This book seeks to recognise Waimauku’s significant place in history,” says Graeme.

“In its way it could be the story of many villages of the era in New Zealand.”

Waimauku Lions Club recognised Internationally




The Waimauku / Muriwai community was selected to host the International President of Lions, the world’s largest service club, Fabricio Oliveira from Brazil.

The Waimauku Lions Club which was formed nearly 40 years ago was the only club in New Zealand to be asked to display their community efforts to the “Top Lion” who spent just the one day in New Zealand before flying to engagements in Sydney Australia.



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Lions' dignitaries from all over the country accompanied the International President to Waimauku where Club President Harry Hilditch proudly showed off the Clock which welcomes people to the village and then it was onto the playground in Freshfields Drive which was a major undertaking for the club requiring extensive planning, approvals and of course cash resources. The entourage then proceeded to the newly completed Waimauku Scouts Den where the clubs support, along with many other local groups helped make this dream a reality.

Recently made a "Lions Jones Fellow" Peter Kelly whose hands-on support of Scouting goes back decades gave an outline of the project and how it came to be. An afternoon tea and brief speeches followed before the official party left with what International President Oliveira said had been a great day that filled him with pride and optimism for the future of Lions and all they do and encouraged the Club to grow their membership.

Stephen Theobald Phone 0274934662.
Email theobald@xtra.co.nz

Here are some helpful Christmas tips as we kick off December:

1. Plan Ahead

Create a Holiday Calendar: Start by marking important dates for parties, family gatherings, and gift exchanges. This will help you avoid last-minute stress as the month progresses.

Set Reminders: Use your phone or planner to remind yourself of upcoming events and deadlines.

2. Budget Wisely

Establish a Holiday Budget: Outline your spending for gifts, decorations, and activities now to prevent overspending later.

Prioritise Gifts. Focus on meaningful gifts instead of quantity. Consider experiences or homemade items that show thoughtfulness.

3. Declutter Before Decorating

Clear Space: Take some time to go through your home and



remove unused items. This makes room for decorations and gives your space a fresh feel.

Donate: As you declutter, consider giving away items you no longer need, embodying the spirit of giving.

4. Embrace Technology

Online Shopping: Utilize online retailers to avoid crowded stores and save time. Start your holiday shopping early to find the best deals.

Virtual Gatherings: If family can't gather in person, plan virtual celebrations to stay connected throughout the season.

5. Focus on Health and Well-Being

Practice Self-Care: Make time for activities that relax you, such as reading, walking, or enjoying a favourite hobby.

Mindful Eating: As holiday treats start to appear, enjoy them in moderation to maintain balance and well-being.

6. Get Family Involved

Share Responsibilities: Delegate tasks to family members for cooking, decorating, or organising events, making the preparations more enjoyable.

Create Traditions: Involve everyone in establishing new family traditions, like a game night or a special outing.

7. Reflect and Give Back

Volunteer: Consider giving your time to local charities or community events as a way to help those in need during this season.

Share Stories: Reflect on cherished memories with family and friends to foster connections that enrich the holiday spirit.

By starting December with these strategies, you can enjoy a more organised, meaningful, and fulfilling Christmas season.

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