

July 2025

FREE monthly community magazine for Kumeu
& surrounding townships

Kumeu

Courier

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

**Exceptional Endoscopy
Care at Waitemata
Endoscopy**



Greetings

More people here means more cars, more congestion and parking issues (see inside).

Auckland’s population of about 1.7 million is expected to hit two million within five years and Transport Minister Chris Bishop reckons the Northwest is home to 90,000 people and one of the city’s largest planned growth areas with an extra 100,000 residents and 40,000 new homes expected by 2051.

He seems to be banking on buses (including electrics) serving this area more – especially the Northwest Busway which could start construction in 2027.

“Delivering faster, more frequent, and reliable public transport is essential and will ensure the transport network can accommodate this growth and ensure people can get where they need to go quickly and safely,” he says.

Chris reckons 60% of residents commute out of the area.

“Most people travel to work by car, more than any other area in Auckland, and the Northwestern Motorway regularly suffers from congestion and delays,” he says, adding the Northwest Busway can move up to 9000 passengers hourly in each direction.

He says the proposal is similar to a 2017 business case but that funding for consenting and property acquisition has since progressed.

Work started on a new station at Westgate, funded separately by the Government’s Infrastructure Reference Group, with the first stage to serve local bus services expected to open mid-2026.

The Northwest Busway project will seek statutory approvals, likely via the Fast Track Approvals Act.

Waimauku resident and environmental advocate Christine Rose says the project was previously announced by the last government.

“The reliability and effectiveness of the ‘busway’ will be held up by the constraints in the inner city – especially since the Pt Chev to Newton sections are the last and most technically difficult to be delivered.”

Christine says west sections will impact community facilities, homes and more, adding “Trains to Huapai” could be delivered within six months of approval at a fraction of the cost.

Editor , Geoff Dobson



Circulation is 10,000 print copies. Advertising starts at only \$100 + gst which includes a business card, editorial and an image.
Get in touch with Gabrielle today
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People & Places

KUMEUCOURIER.CO.NZ

Bowel cancer: Early detection saves lives.

June was Bowel Cancer Awareness Month in New Zealand, a vital time to shine a light on one of New Zealand’s most common and preventable cancers. Every year, over 3,000 Kiwis are diagnosed with bowel or colon cancer, and sadly, it claims the lives of more than 1,200. Yet when detected early, it’s highly treatable, and in many cases, curable. That’s why awareness, education, and access to screening for early detection and diagnosis are so critical.

Why early detection matters

The earlier bowel cancer is caught, the better the

outcome. When diagnosed at an early stage, more than 90% of people will survive beyond five years. Unfortunately, many cases are not picked up until the disease is advanced, when treatment is more complex and outcomes are poorer. Regular screening can detect bowel cancer early – often before any symptoms appear – or even identify pre-cancerous growths or polyps that can be removed before they turn into cancer.

Know the risk factors

Bowel cancer can affect anyone, but certain factors may increase your risk. These include:

- Age: Most cases occur in people over 50. But note that there is a rise in early onset bowel cancer (age < 50) so you are “Never too young”, to lend our support to Bowel Cancer NZ’s campaign. If you are worried, you’re never too young to get checked for early onset bowel cancer.

WE

are dedicated to exceptional patient care

With increased capacity, Waitemata Endoscopy offers greater access to a group of experienced Gastroenterologists and Surgeons, dedicated to providing quality and compassionate care

Appointments are available within 7 working days for a Colonoscopy or Gastroscopy by matching you with the availability of our Specialists.

Talk to your GP about a referral to the Waitemata Endoscopy Group, or you can self-refer at:

www.waitemataendoscopy.co.nz/referrals

Or call us on (09) 925 4449

// 53 Lincoln Rd, Henderson
// 212 Wairau Rd, Wairau Valley

Mr Andrew Moot
Colorectal Surgeon & Endoscopist

a joint venture with Southern Cross Healthcare



For more resources check out: www.bowelcancer.org.nz/never-too-young/

- Family history: Having a close relative with bowel cancer increases your risk.

- Diet and lifestyle: Diets low in fibre and high in red or processed meats, smoking, excessive alcohol, and a sedentary lifestyle can contribute to risk.

- Personal history: Individuals with inflammatory bowel disease (such as Crohn's disease or ulcerative colitis) are at greater risk.

Understanding these risks is the first step in taking control of your bowel health.

Symptoms to watch for

From the Bowel Cancer NZ website, 45% of patients and survivor respondents were not aware of the symptoms of bowel cancer before they were diagnosed, and 33% of patients waited more than five months before seeing a doctor, thinking the symptoms would go away and weren't serious. As we reflect on this, it highlights the importance of knowing the symptoms but also taking action to get checked.

Though bowel cancer doesn't always cause symptoms right away, there are some warning signs to take seriously:

- A persistent change in bowel habits (diarrhoea, constipation, or narrower stools)
- Blood in your stool or on the toilet paper
- Unexplained weight loss
- Abdominal pain, bloating, or cramping
- A feeling that your bowel doesn't empty completely
- Fatigue or weakness, often caused by anaemia

If you notice any of these symptoms, talk to your doctor promptly. Don't delay – it's always better to check.

Take action today

For your peace of mind, Waitemata Endoscopy can offer a Colonoscopy appointment within seven working days of a GP or self-referral when you let us match you with the availability of our 19 experienced specialists. As your local endoscopy provider, we're committed to making bowel health a priority and ensuring timely and high-quality care for our community.

Bowel Cancer Awareness Month is a reminder to take our health seriously. Talk to your whānau, encourage loved ones to get checked, and don't ignore symptoms. By raising awareness and supporting early detection, we can change the story of bowel cancer in Aotearoa.

Your health is worth it. Let's talk about bowel cancer – and let's act.

Waitemata Endoscopy is proud to be part of the solution – offering expert care, state-of-the-art facilities, and a compassionate team dedicated to your wellbeing.

Mr Andrew Moot, Colorectal and General Surgeon & Endoscopist, MB ChB 1995 Otago; FRACS 2004

Sarah Tumulty – Your skin nutritionist



Healing acne from the inside out

Acne is more than just a skin concern—it's a message from your body. As a Skin Nutritionist, I help teens and adults uncover the

internal root causes of acne so we can heal it long term, not just suppress the symptoms. Acne is a common inflammatory condition that appears on the face, neck, chest, and back. It shows up as pimples, blackheads, or cysts and is often your skin's way of purging waste when internal detox pathways like the liver, bowels, or lymphatic system are overwhelmed. Each breakout can reflect an internal imbalance. Blackheads point to mucus and sluggish lymph; hormonal acne on the jawline reflects liver congestion; and breakouts around the lips, cheeks, or forehead often signal gut issues or dysbiosis. Even emotional stress can impair detoxification and contribute to flare-ups. When detox organs can't keep up, your skin takes over. That's why acne must be treated holistically, not just with creams.

At SWAN – Skin, Wellbeing & Nutrition, I combine medical-grade skincare with in-clinic treatments like LED Light Therapy and Facial Infusions. These therapies calm inflammation, reduce scarring, and rebuild the skin barrier—your natural defense. With personalised nutrition and skin mapping, we work from the inside out to achieve long-term skin health. If you or your teen are struggling with acne, now is the time to begin healing—from within.

Sarah Tumulty – Functional Skincare Practitioner & Nutritionist

www.swanskinandnutrition.com | @swan.skin.nutrition



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- Skin & Nutrition Plan with Guidance
- Advanced Skin Treatment Facials
- Reflexology Facials
- Holistic Skin Mapping
- Hair Testing: Food Sensitivity & Nutrition
- Practitioner Grade Products
- Teen Skin Advice
- Swedish Relaxing Massage

Sarah Tumulty – Your Skin Nutritionist
FUNCTIONAL SKINCARE PRACTITIONER & NUTRITIONIST



KUMEU, AUCKLAND PHONE: 0274473013
WWW.SWANSKINANDNUTRITION.COM

Rediscover your fashion joy at Zubu



"I'm too old to wear that." "I wore that style as a teenager – I can't go back there."

"It's too bright, too bold, too much colour." Sound familiar? These are the silent rules many women carry around when it comes to fashion – but who wrote them, and why are we still listening?

At Zubu, we believe it's time to unlearn those outdated fashion 'rules' and rediscover what style can feel like in your life right now. That means embracing the colours you're drawn to, trying new trends without fear, and saying yes to pieces that make you smile – whether that's wide-leg pants, a bright yellow jumper, or a leopard print puffer.

You don't need to dress like your teenage self to enjoy the return of a trend – and you definitely don't need to dress like your daughter, either. With a little guidance and a lot of fun, we'll help you style these looks in a way that's grown-up, effortless, and unmistakably you.

Zubu is your safe space to play dress-up – no pressure, no judgement. Just honest advice, beautiful clothes, and a chance to reconnect with your style confidence.

If you've ever admired a trend and thought, "Not for me," maybe it's time to come in and try it on anyway. You might be surprised by how great it feels to break a few rules.

Fashion is about joy, not age. So go on – rock the bold print, wear the colour, and feel amazing doing it.

Because here at Zubu, we believe style has absolutely no age limit.

WOMEN'S BOUTIQUE

(09) 218 6064

admin@zubu.nz

84 Main Road, Kumeu

[zubufashionboutique](https://www.instagram.com/zubufashionboutique)

[zubu](https://www.facebook.com/zubu)

Grow community and fruit: Volunteer at the Moxie Orchard



Recreate NZ is a youth focused charitable trust offering positive development opportunities for children, youth and young adults with disabilities. These include new and challenging experiences, personal and

skill development, leadership and mentoring; all resulting in building the quality of life, competency and resilience of our young people. We believe employment plays a tangible role in the representation of independence, financial autonomy, wellbeing, and social inclusion, which is where our Moxie Work Experience programmes, (and potentially YOU), come in. Recreate NZ supports young people to develop and thrive through diverse social and recreation programmes before progressing to a variety of transition opportunities in Life Skills and Moxie Work Experience. These pathways are designed to facilitate meaningful community engagement, which may include joining mainstream clubs, volunteering, forming quality support networks and/or moving into paid employment.

Moxie provides purposeful work experience and on-the-job training and supports young people on their journey to become self-determined adults, contributing through employment and community connections. We foster courageous spirit in trainees, community members and employers, aiming to challenge limiting perceptions in society and to break the barriers to employment.

Every Wednesday we look after approximately 100 citrus and other fruit trees in our Kumeu orchard. The produce grown is sold or turned into jams and chutneys by another work skills group. This journey from garden to jar provides plenty of learning opportunities and supports work-readiness. Our young people are great company, always up for a chat and have a lot to teach us in return.

We are looking for a keen volunteer who knows a bit about mowers and horticulture to join our team. If this sounds like you and you would be available for regular Wednesdays 11am – 2pm during the school term, we'd love to hear from you. Please contact **Sarah**, moxie@recreate.org.nz

Life changing experiences for young people with disabilities

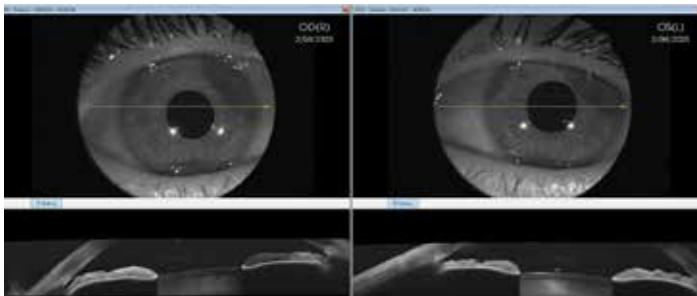
Sarah Ferens

www.recreate.org.nz

09 638 5364 / 0800 473 273

moxie@recreate.org.nz

What is narrow angle glaucoma?



We continue our series on detecting eye health problems with our sophisticated examination equipment at For Eyes. This month's case is narrow-angle glaucoma, also known as angle-closure glaucoma. It is a serious eye condition that occurs when the dilated iris obstructs the drainage angle of the eye, preventing aqueous humour from exiting the eye. This can lead to a sudden rise in intraocular pressure and potential vision loss. Early detection and treatment are crucial for preserving sight, but often the intraocular pressure measures as normal during the eye examination, making it tricky to detect.

Optical coherence tomography (OCT) has emerged as a vital imaging tool in diagnosing and monitoring narrow angle glaucoma. OCT provides cross-sectional images of the retina and anterior segment structures, allowing for detailed visualisation of the angle's anatomy. It helps in assessing the angle's width, understanding the extent of iris bowing, and identifying any structural changes that may predispose individuals to angle closure. In this OCT image of narrow angle glaucoma, the steepened curvature of the iris touches the back surface of the cornea, which is indicative of a very narrow angle configuration. In contrast, in normal OCT images the drainage angle appears more open. We referred our patient to an ophthalmologist for laser surgery: tiny holes were cut in the iris of each eye to create new drainage pathways and relieve the pressure.

Regular eye examinations can assist in detecting narrow angles and to track any progression, and helps ensure timely intervention to safeguard vision. It is essential for individuals at risk to have regular eye examinations that include OCT imaging to detect potential problems early on. To book your eye examination appointment with Molly or Matthew at For Eyes in the Kumeu Shopping Village phone 09 412 8172.



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www.foreyes.co.nz foreyes@foreyes.nz 09 412 8172

Norwest Podiatry Is growing - meet your expert foot care team



Thanks to growing demand for high-quality podiatry services, Norwest Podiatry is thrilled to welcome new patients to our expanded team of three highly skilled and experienced registered podiatrists. Many in the community already know Ali, Norwest Podiatry's owner and lead podiatrist. Ali has been providing exceptional care in the area for over seven years. His expertise covers all areas of podiatry, with special interests in sports injuries, minor podiatric surgery, and diabetic foot care. Ali is dedicated to helping each patient achieve the best possible outcome, and when he's not in the clinic, he enjoys cricket, swimming, and family time.


Joining him is Lynn, a very experienced podiatrist who has served clientele in Remuera for the last 5 years. She brings a fresh dynamic to the clinic with her outgoing nature and energetic personality. Her inclusive care, compassion, and drive to improve patient comfort and mobility make her an incredible asset to our team. A globetrotter at heart, she's travelled to 28 countries and counting, often by motorbike.

Andrea rounds out the team, bringing over 30 years of healthcare experience. Originally a nurse in the UK, Andrea transitioned to podiatry with a focus on diabetic foot care and high-risk conditions. She has worked in both the NHS, Te Whatu Ora and mentors students at AUT. Her calm, knowledgeable approach ensures patients feel informed and empowered. Visit us for managing pain, gait issues, medical pedicures, ingrown toenail management and surgery, fungal infections, children foot complaints,

Children's Podiatry

At Norwest Podiatry we support healthy foot development for kids

- Flat feet & overpronation treatment
- Toe walking assessments & care
- Help for growing pains & foot development
- Shoe advice for growing feet
- Posture & gait issues (in-toeing, out-toeing)
- Support for flat feet - insoles & footwear
- Diagnosis and treatment of Sever's disease



Norwest Podiatry
027 740 4545 / 09 412 7740
www.norwestpodiatry.co.nz

preventing future issues, and much more. Norwest Podiatry is here to help—one step at a time. Book today at 0277404545 or www.norwestpodiatry.co.nz

Medical tattooing: More than skin deep



For many people, scars tell a story, but not everyone wants that story on display. That's where medical tattooing comes in. It's not about vanity. It's about restoring confidence.

Melissa Carr, of Melissa Carr Cosmetic Tattooing, has seen first-hand how powerful this service can be. One of her specialties is scar camouflage tattooing, using pigment to blend scarring more naturally into the surrounding skin.

Medical tattooing can help with a wide range of scar types. From surgical scars and burns, to stretch marks and self-harm scars, Melissa works with clients who are looking for a more even-toned appearance. For some, the scars are a daily reminder of a difficult experience. For others, they simply feel that the scarring draws attention they don't want. Either way, the impact of treatment is more than skin deep.

"Clients often tell me they feel like they've got a piece of themselves back," says Melissa. "It's not just about how the skin looks. It's about how they feel walking out the door." Unlike decorative tattoos, scar camouflage takes a highly specialised approach. The pigment is carefully matched to the surrounding skin and layered over time for the most natural results. Each treatment is tailored to the person, not just the scar. Melissa believes it's worth the investment because of the shift it creates in self-image. "It's a quiet kind of transformation," she says. "They're not changing who they are. They're just feeling more like themselves again."

Melissa Carr Cosmetic Tattooing offers scar camouflage treatments from her clinic based at Lovesoul, Waimauku. Whether it's a scar you've lived with for years or something more recent, there are options to help you feel better in your skin.



Cosmetic & Medical Tattooing by Melissa Carr

Now available at Lovesoul Waimauku by appointment!

To book, email info@melissacarr.co.nz
Visit www.melissacarrcosmetictattooing.co.nz

The ritual of repair

Daily care. Seasonal support. Lasting resilience.




As winter deepens, our skin often begins to show signs of stress - dryness, sensitivity, or that feeling of tightness no amount of moisturiser can fix. This is your skin barrier calling for a little extra love. At lovesoul, we believe in the quiet power of ritual. Our skin responds beautifully to consistency - especially through the soothing practice of skin soaking. This twice-daily ritual begins with warm compressing to deeply hydrate, followed by layering botanical mists, serums, and oils to strengthen the skin barrier and lock in moisture. These gentle steps become more than skincare - they become a calming moment of self-care. If your skin (or your soul) feels like it needs a midwinter reset, our 30min Wellness Facial is the perfect way to begin.

Just \$87 for the month of July

This sensory-rich treatment blends warm compresses, botanical oils, and slow, restorative massage to relax the mind and deeply nourish the skin. It's a gentle moment of care that brings calm, hydration, and glow in equal measure. Whether you're recommitting to your daily ritual or simply carving out space to pause, this season is the perfect time to embrace care in its simplest, most soothing form. Let's make winter a season of gentle repair.

www.lovesoul.co.nz | Waimauku.




Your Sanctuary for skin, self & soul

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8 Waimauku Station Road
Walk-ins welcome

Turn garden waste into garden gold

- with Hansa Chippers at STIHL SHOP Kumeu

If you're a lifestyle block owner, passionate gardener, or serious DIYer, chances are you've faced the challenge of dealing with branches, hedge trimmings, and other organic waste. Instead of hauling it all away, why not turn that garden debris into valuable mulch with a premium Hansa Chipper - proudly available from STIHL SHOP Kumeu.

Why choose Hansa Chippers?

Hansa Chippers are New Zealand-designed and built to handle tough conditions, offering a range of models suited for domestic, lifestyle, and commercial users. Known for their robust construction and efficient performance, Hansa chippers allow you to process garden waste quickly and safely, reducing it into fine mulch that's perfect for weed suppression and soil health.

Whether you need a compact electric model for home use or a powerful petrol unit for larger properties, Hansa's innovative design means less time clearing and more time enjoying your outdoor space.

Expert advice,local support

At STIHL SHOP Kumeu, our team knows that choosing the right chipper is about more than just horsepower - it's about matching the machine to your property, your trees and hedges, and your maintenance style. We take the time to understand your needs and recommend the perfect Hansa model for your situation.

We also provide full after-sales support, including servicing and spare parts, so your investment is protected for years to come.

Popular models in-store

Come in and check out popular models like:

- Hansa C3e - Quiet and compact electric chipper, perfect for small gardens.
- Hansa C7 - A petrol powerhouse ideal for lifestyle blocks and frequent use.
- Hansa C13 - Built for heavy-duty applications, with optional towable or PTO versions.



Each model is designed with ease of use in mind - from wide hoppers for easy feeding to ergonomic transport wheels and self-feeding cutting systems.

Turn your backyard waste into valuable mulch and keep your garden thriving all year round.

Visit STIHL SHOP Kumeu to see the Hansa range instore and get expert advice from your local equipment specialists.

Smashing Promotions - helping you get noticed



At Smashing Promotions, we're all about helping local businesses stand out with high-impact, budget-friendly promotional gear. Whether you're heading to a market, hosting an event, or just want to turn heads on-site, we've got what you need.

We specialise in custom signs, gazebos, flags, and a full range of branded merchandise - all designed to make your business shine. Our products are cost-effective, high quality, and tailored to suit your needs.

Not sure where to start? Our super friendly, on-to-it team is here to help every step of the way - from design and artwork support to choosing the right products for your brand.

Want to see our quality firsthand? Pop into our Waimauku showroom - we've got samples ready and waiting for you. 5/19 Factory Road, Waimauku

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¼ of house fires start in the kitchen?



Making your kitchen fire safe is an important part of having a fire safe home. Here are some simple things you can do to reduce the risk of a fire starting in the kitchen

Keep your kitchen clean

- Clean your stovetop after each use. This prevents spilled fats and burnt foods from building up.
- Clean rangehood filters regularly.
- Keep a fire extinguisher and a fire blanket somewhere in your kitchen. Make sure you know how to use them.

When you're cooking

- Don't drink and fry. Alcohol is involved in half of all fatal fires. Instead, pre-prepare a meal, get takeaways, or use the microwave. Never attempt to drink alcohol or take medication that makes you sleepy when cooking.
- Don't leave the room when cooking. If you have to, always turn off the stove first. Unattended cooking is the leading cause of house fires in New Zealand.
- Keep curtains, tea towels, oven mitts and any flammable items well away from the cooking area when you're cooking.

Preventing scalds

Another big danger in the kitchen is scalds - burns caused by boiling water.

- Keep kids out of the kitchen or cooking areas when

- you're cooking or preparing meals.
- Keep kettles, jugs and teapots away from the edge of benches, tables and stove top.
- Turn saucepan handles so they're not sticking out over the floor. Use the elements or hot plates at the back of the stove if possible.
- Make sure all upright stoves are securely fastened to the wall and keep oven doors closed, except when grilling as per manufacturers instructions.
- For advice on treating scalds and burns, visit the St John website ([external link](#)).

If a fire starts

- If your frypan or pot is on fire, place the lid of the frypan or pot or another large flat object (like a chopping board) over the pan to starve the fire of oxygen.
- If you have a fire in your oven, try to turn off the power or gas, either at the stove or at the mains.
- Never throw water onto a frypan or pot that's on fire.
- Never attempt to carry a burning frypan or pot outside.

Smoke alarms or heat alarms?

- Don't install a smoke alarm in your kitchen. Smoke and heat from cooking (and the toaster) can activate the alarm. Smoke alarms shouldn't be installed in the bathroom or laundry either.
- You can still protect these areas with a heat alarm. A heat alarm is designed to activate when the room reaches a set temperature. They are useful in places where a smoke alarm would usually give false alarms

Additional information can be found at

www.fireandemergency.nz/home-fire-safety



I hope this overview has provided some insights. If you need any advice or suggestions feel free to drop me an email or a call directly:

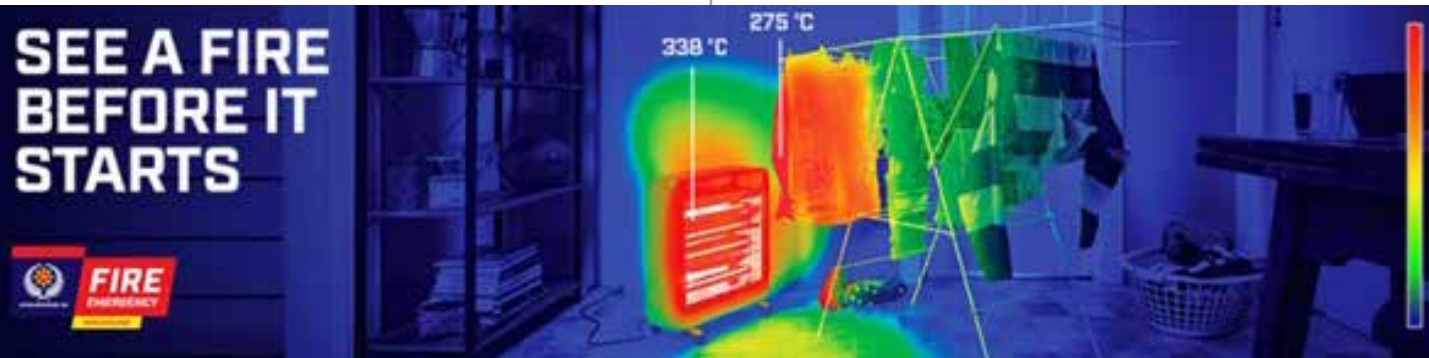
g r a h a m . m c i n t y r e @ fireandemergency.nz

or 0276320421.

Graham McIntyre,

Chief Fire Officer -

Waitakere Fire Brigade



Community News

House of Travel Hobsonville wins big at awards night



The Team at House of Travel Hobsonville has won multiple awards at our annual conference and gala. We want to thank all our wonderful clients who have entrusted us with their travels near and far.

So why would you want to book with a travel agent?

We are real people for a start. Not an algorithm. Available online, on the phone or in person we'll build a great personal relationship with you during the booking process. And because we are real people we care. That's not something you'll find on a webpage.

Expertise and personalisation: Travel agents are experts in their field and can provide valuable advice and insider knowledge that you won't find online. They can help you find the best deals and provide personalised recommendations based on your specific interests, preferences, and budget. Whether you're planning a romantic getaway, a family holiday, or a solo adventure, we can help you create a trip that's tailored to your needs. We are also honest and won't take risks on impossible connections or dodgy airlines found on many popular websites.

Convenience: Travel agents can save you time and hassle by handling all the details of your trip, from booking flights and hotels to arranging transportation and activities. They can also help you navigate any travel restrictions or

visa requirements, ensuring that your trip runs smoothly from start to finish.

Support: When you book with a local travel agent, you have access to ongoing support throughout your trip. If anything goes wrong or you need assistance, your we're is just a phone call or email away. We can help you with emergency situations and provide peace of mind knowing that you have someone on your side.

House of Travel Hobsonville is 100% Kiwi owned and operated and we're proud to have supported our local communities for over 30 years. We've kept our doors open through the biggest challenges our industry has ever seen which gives our clients confidence knowing we are still open, available, and eager to help plan and book their next journey.

Hobsonville@hot.co.nz 225 Hobsonville Point Road, Hobsonville Point. 09 416 0700

Cruise centre at 144 Hobsonville Point Road 09 941 3330

“What not to eat” – Rodney’s canine consumption epidemic

Since opening our doors in December, 111 Vet Clinic in Kumeu has treated a smorgasbord of... curious culinary choices – but not from humans.

We've made 40 dogs purge their stomach contents. From pyjama ties and soft avocado toys to rat bait and Easter chocolate, the dogs of Rodney are eating everything. One cat has joined the dog brigade too - scoffing an entire bottle of skin allergy tablets (meant only for dogs), while a street-smart Northland rescue has made two visits after gorging on coffee grounds (ping, ping) and then pantry-pilfered cat biscuits – leaving 2kg lighter, full of regret, and possibly new-found wisdom.

Then there was the toy thief whose timing was impeccable... just as her owner was stitching a plush back together with a needle still attached. That shiny little surprise showed up clearly on x-ray. Of course we

Community News



didn't induce vomiting for that one, but fortunately surgery was a success.

More recently, the foraging frenzy turned to wild mushrooms – two separate dogs in the same week. Toxic and terrified, requiring fluid therapy, but both recovered thanks to early action.

To put it in perspective – at my previous clinic, we might induce vomiting 10 times a year. In Kumeu, we hit that in under two months. We're genuinely considering a “Hall of Shame” leaderboard at the clinic – mugshots and all – to deter would-be repeat offenders.

Tips for pet parents:

Keep human meds, chocolate, raisins, baits & pantry snacks well out of reach.

Supervise dogs outdoors – especially with mushrooms sprouting in damp weather.

If your pet eats something suspicious – don't wait. Call us immediately.

At 111 Vet Clinic, we're open 24/7 for regular vet treatment & emergencies – and apparently, Kumeu's snack attacks.

111 Vet Clinic Kumeu – Because curiosity doesn't clock off – phone 09 86 96 111 (OW TOWN 111)

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www.petpatch.co.nz

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Salvation Army

A lifetime Salvationist, Auxiliary Captain Ian Wells has been part of Westgate Salvation Army for 27 years. Unexpectedly, but happily, Ian became the corps officer (leader) in 2021. Enthusiasm for his new role radiates from Ian and he has no regrets about leaving the corporate world. “Sure, the to-do-list is never-ending,” laughs Ian. “But I just love seeing God at work in this beautiful community.” Ian's a ‘westie’ from way back so he's seen it all and not much surprises him anymore. But what is new in West-Auckland are people moving ‘out west’ from other parts of Auckland. Some are grappling with ‘westie’ culture and the team at Westgate are speaking into that. Ian explains that here in West Auckland, “we look out for each other, we support each other, and we help each other. That's the westie way—we just get on with it. The current financial crunch and new high-density housing is bringing people to us who don't know this good stuff about West-Auckland—yet.” If you go down to PAKnSAVE any day of the week you get to see West Auckland shining bright! PAKnSAVE have a big crate in their foyer all year around for food donations to the Sallies. We are blessed abundantly. And that just speaks to the character and generosity of Westies. That's who we are. And as The Salvation Army, we're part of that culture. So we keep building connections with our community and demonstrate Christ's love and abundant life through who we are, to whoever comes across our path.” Recently, the Salvation Army Westgate has opened up a cafe to continue fostering these connections.

Koinonia Cafe is open weekdays from 9:30am-4pm, offering \$3 coffee, and soon, affordable cabinet kai. Ree (pictured) would love to make you a coffee



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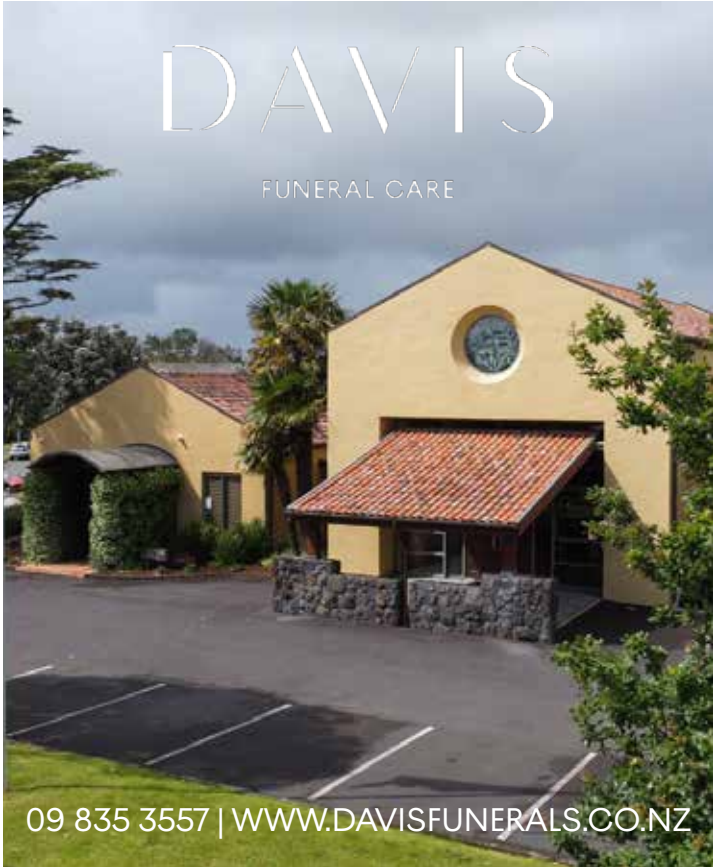
INSIDE THE SALVATION ARMY WESTGATE
18 KAPIA RD, WESTGATE

“Tide and time wait for no man” or does it?

The death of someone close, inevitably brings with it a profound sense of loss. Whilst heightened in situations of a sudden or unexpected death, nonetheless it is experienced equally in situations where the death was anticipated or expected. A little-known fact is that for most people, throughout their lifetime, they may only ever be responsible for managing the events surrounding the death of someone close perhaps once or twice. Farewell planning and all that it entails is therefore something that fortunately none of us really get practiced at, unless of course you are a funeral director.

Following on from our commentary last month in this column, we stressed the need to be careful reading or listening to everything you hear, it should come as no surprise that there are groups in existence today that go out of their way to openly undermine the valuable and meaningful services provided by funeral homes up and down the country, even going so far as to suggest that attending to the practicalities and legal necessities that must be observed can easily be looked after by those close to the deceased; of course all whilst at the same time they mourning the loss. At Davis, we are at times contacted by families who have taken this route and subsequently turn to us seeking urgent intervention on account of them being overwhelmed by the additional stress and trauma that such ill-gotten advice has caused and serving only to deepen their grief.

As a funeral director myself, one thing I have observed over the years is the sense of urgency that overcomes family members, and the pressure they feel to make



decisions in relation to funeral care and the farewell of their loved one at warp-speed.

We strongly urge people ‘to slow down and seek guidance from an experienced and qualified funeral director’, says Michael Powell, General Manager at Davis Funerals.

At Davis, we encourage families to take time to think through what an appropriate funeral or farewell looks like, says Powell. A concern that is often raised is the likely increased cost attributed to delays whilst arrangements are set in place, or whilst family travel back into the country.

At Davis, we ensure the highest level of care is provided to those individuals who we have the privilege of looking after. “It costs no more to have a service this week, as it does to have a service in two- or three-week’s time” says Powell. Our standard care for the deceased ensures family have time to mourn, time to plan, and time to prepare themselves for that all important farewell and that throughout the entire process, their loved one is afforded the very highest level of care to ensure their presence throughout is possible, enabling open-casket services, visitations or facilitating the deceased’s return home to the family home, marae or other such place of meaning.

WWW.DAVISFUNERALS.CO.NZ



Parking is getting trickier in the Northwest

Free all-day parking is harder to find and many businesses may have one or a few parking spaces reserved only for their customers.

Smart Compliance Management (a division of Smart Parking Technology Ltd) has signage up at Kumeu Village (which generally has 120 minutes parking) and other areas such as the New World Kumeu carpark (about 90 minutes).

It’ll take a while to read SCM’s parking terms and conditions (if you have the time) and one Kumeu area woman (who wishes to remain anonymous) is taking them to task, promising to go to the Ministry of Consumer Affairs, and to ensure compliance with the Fair Trading Act.

She alleges phone numbers – including details of any towing company involved – need to be clearly displayed, wondering how many people have been fined and/or had vehicles towed.

Under the terms and conditions displayed, fines of \$85 may apply for any breaches along with an additional late payment fee of \$20.

The woman says she owes about \$300 and is disputing the payments and other aspects of her parking “breaches”.

Cameras may be used, mainly for number plate recognition, and the main notices have a website (www.smartcomply.co.nz – which includes a South Island phone number) and an email address (info@smartcomply.co.nz) at the bottom.

Some Northwest businesses say they’ve been impacted by parking while others suggest people wanting to park locally should ask them first.

Many locals know where the best parking is close to services they wish to access, but more yellow lines, restricted areas and limited times are making it difficult for some people.



Danny Lendich tribute



Lendich Construction and Wendy’s New Zealand founder, Danny (Danilo Stanislav) Lendich who died in May aged 81 was remembered at a special service at his Fred Taylor Drive-based business attended by nearly 1200 people.

Danny started business in 1956 at the age of 12 with a single bulldozer doing small earthmoving jobs for farmers and orchardists near his parents’ (Filip and Ruze) apple and pear orchard in Moire Road, Massey.

He later established earthmoving and hauling company Lendich Construction and in 1988, with wife Dianne, opened his first Wendy’s New Zealand franchise restaurant at Te Atatu, Auckland, with 24 others following.

Wendy’s New Zealand was later sold to global franchise operator Flynn Group in May last year.

The Lendichs learned about the restaurant chain during visits to the United States for midget car events.

Danny was a midget car owner through D.L. Motorsports and sponsored drivers including Sleepy Tripp, Craig Brady, Jerry Coons Jr, Graham Standing (who was at the service), Sammy Swindell and Alex Bright, working on many of the cars.

Lendich Construction has been involved in a wide range of work such as Westgate’s development, demolition of old theatres and buildings in Auckland, digging graves at Waikumete Cemetery, quarrying, gold mining, extending Samoa’s airport in 1984 and helping recover an old schooner beached and buried near the Kaipara Harbour entrance for about 150 years.

Born in 1944 to Croatian parents who had emigrated to New Zealand prior to World War II , Danny had been using his family’s tractor to work for local farmers before persuading his father to help him buy a small bulldozer.

Danny and his family have also operated service stations and own various properties in Auckland.

Danny died at his Auckland home on May 13, 2025.

He is survived by wife Dianne, daughters Danielle and Joanna, and grandchildren Savannah, Olivia, Danny, Roman and Ariana.

Citizens Advice Bureau Helensville

Struggling to pay your bills, manage debt or access support? You're not alone.

Free financial mentoring is now available at Citizens Advice Bureau Helensville every Tuesday from 10am to 1pm.

The new budget clinic offers independent, confidential budgeting and financial advice provided by the experienced team from Henderson Budget Service.

Financial mentors provide compassionate, non-judgemental support with personalised guidance and solutions which work for clients.

They can help you with:

- Household budgeting
- Debt management and consolidation
- WINZ and IRD entitlements
- Hardship applications
- KiwiSaver early withdrawals
- Advocacy
- Other financial issues

Henderson Budget Service has been working in the West Auckland community for over 30 years, walking alongside individuals and whānau through all kinds of financial challenges.

Their values are rooted in empowerment—giving people the tools, knowledge and confidence to take control of their money and work towards long-term sustainability, wellbeing and a more secure future.

Now outreaching to the North West and South Kaipara areas, the service aligns perfectly with CAB's values, specifically being non-judgemental and confidential.

CAB Helensville manager Rani Timoti says it's a win-win for CAB and its clients and there are constant referrals from local organisations.

"Just getting help with some of those overwhelming and mounting financial problems gives our clients peace of mind," says Rani. "To have the expert advice, reassurance and patience from such kind and caring financial mentors really does make a difference."

She says the service is also connecting with other local groups like South Kaipara Good Food which already has a client base who would feel more comfortable if financial mentors were available there on other days.

"Spreading the message throughout our community means our locals can benefit from practical, friendly financial support- so don't be shy or ashamed to come and book. We all know in these days of high cost of living that we need that helping hand." Appointments can be booked online via the Henderson Budget Service website at www.budgeting.org.nz using a quick and easy booking system or through CAB Helensville by calling 09 420 7162. Walk-ins are also welcome, subject to availability.

Cat lovers we need your help



TheNZCatFoundation 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 fulfill 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.

Lions Club of Helensville

Autumn Book Fair Recap

The Autumn Book Fair, held 24-25 May at the Helensville A&P Showgrounds, raised \$13,000 in book sales, with more to come from raffles and the BBQ. All funds go to the Lions Charitable Trust, supporting local individuals and groups in need.

A big thank you to all who donated books, helped set up and pack down, especially Kaipara College students, Scouts, and Friends of Lions. Special thanks to Helensville A&P Show for the venue, Burmester Realty for being a drop-off point, and Chris Smith for use of his storage shed.

Unsold books are re-sorted—children's books go to playcentres, damaged books to recycling, and the rest are sold monthly at the Helensville Village Market.

- Next Book Fair: 29-30 November (Christmas Book Fair)
- Book donations accepted year-round

Drop small amounts at Burmester Realty, or large donations at the shed (Tuesdays 1-3pm) or call Chris: 027 646 3324.

Success Tutoring NorthWest



When is tutoring the right choice? Many parents will ask themselves at some point whether their child might benefit from tutoring. Some children struggle quietly, while others appear to be doing fine but are not reaching their full potential. Signs such as

slipping confidence, frustration with homework, or resistance about going to school may be signs that a little support could make a big difference.

The right tutor can help rebuild confidence, fill in learning gaps, and spark motivation that's sometimes hard to find in a busy and over-crowded classroom. A good tutoring environment should be structured, but not stressful. It should offer flexibility for busy families, without locking them into rigid contracts. Sessions should be personalised to your child's learning needs, and align with the skills and concepts required by the school curriculum.

Increasingly, parents are also looking for options that allow students to focus without digital distractions. As useful as this technology is, it can be counterproductive for learning the basics, particularly in the early years. That's why Success Tutoring offers device-free sessions that prioritise real life learning with pen and paper, tactile resources and personal interactions.

At Success Tutoring NorthWest, our tutors are highly educated and trained not only to teach, but to motivate

and inspire. Sessions are flexible and easy to book with no lock-in contracts, so families can adjust as needed. We also offer fun holiday programmes.

Founded by two experienced local teachers, this centre offers a brilliant new choice for families. Whether your child needs help to catch up, keep up, or get ahead, we're here to support them. Contact us now for a free assessment. 8/48 Maki St, Westgate northwest@success tutoring.com Ph: 021 075 1475

Kumeu Kids Christmas Market



The Kumeu Kids Christmas Market is back early this year. The market will be held on Sunday August 3rd at the Kumeu Community Centre. Come along and support local kids who will be selling crafts, baking, food, jewellery, candy floss, art, candles, plants, knitted goods, raffles, live music from buskers and a whole lot more. Organised

by Elisabetta Tamburini, aged 13 of Taupaki, the market has been successfully running for 3 years now. The concept is that kids pay a small fee to have a stall and that goes to charity, then they sell their products and learn sales skills and how to run a small business. "It's great to see kids learning valuable skills and earning themselves some money, and parents and caregivers helping," says Simone Moors (Elisabetta's mum). Elisabetta gets sponsorship from the Lions Club and local businesses to support the event so she can donate more money to charity. Over the last few years she has raised over \$1,000 from stall fees and raffles and donated this to the Child Cancer Foundation. So come along join the fun and get some really cool items and some yummy baking too!

Sunday August 3rd, from 10am to 1pm, Kumeu Community Centre, Access Road.

Scan here to learn more

DOES YOUR CHILD NEED A TUTOR?

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Food & Beverage

Looking to try something new this winter?

Come and visit Michael Van de Elzen's garden-to-plate cookery school, Good from Scratch, set in the picturesque Muriwai countryside. Whether you're craving a comforting mid-winter dinner, a deep dive into seasonal garden ingredients, or wanting to learn the satisfying craft of bread making, we have something for everyone.

Discover our highlights below, or browse our full schedule over on our website.

Mid Winter dinner in partnership with Westbrook Winery

We are excited to let you know that on Sunday the 10th of August, Good from Scratch will be partnering with Westbrook Winery to bring you a Mid-Winter Lunch and wine pairing. With a drink of bubbles on arrival, followed by three courses each paired with a beautiful locally grown and crafted Westbrook Wine.

We will be joined by the incredible James Rowan, vintner for Westbrook who will talk you through the wine and its pairing alongside Mike.

Date: Sunday 10th of August

Timings: 12pm - 3.30pm/4pm

Tickets are \$155pp



Evening Bread class with Cam and Boyd

Come and learn the secrets of bread making, made simple with Cam and Boyd from the Muriwai Deli. Covering Sourdough, Focaccia and a Rēwana inspired loaf, you'll leave confi dent to tackle that next loaf. Includes a carb heavy evening snack!

Date: Wednesday the 20th of August

Timings: 6pm - 9.30pm

Tickets are \$150pp

Cooking the seasons with Mike: Winter

This new class is for all those wishing to truly get a taste for cooking seasonally. These classes run in seasonal quarters (Spring, Summer, Autumn and Winter) drawing on the fresh produce available, think brassicas, root veg and hardy herbs. Join us for a cosy Wednesday evening as we invite you to sit back and relax as you are taken on a culinary journey with Mike. All finished up with a light supper.

Date: Wednesday the 27th of August

Timings: 6pm - 9pm

Tickets are \$125pp

Bookings are essential for all of our classes and events, head to our 'what's on' page to book your spot!



GOOD! FROM Scratch

Michael Van de Elzen's farm based cookery school. Hosting hands on cooking classes, private dinners and events.

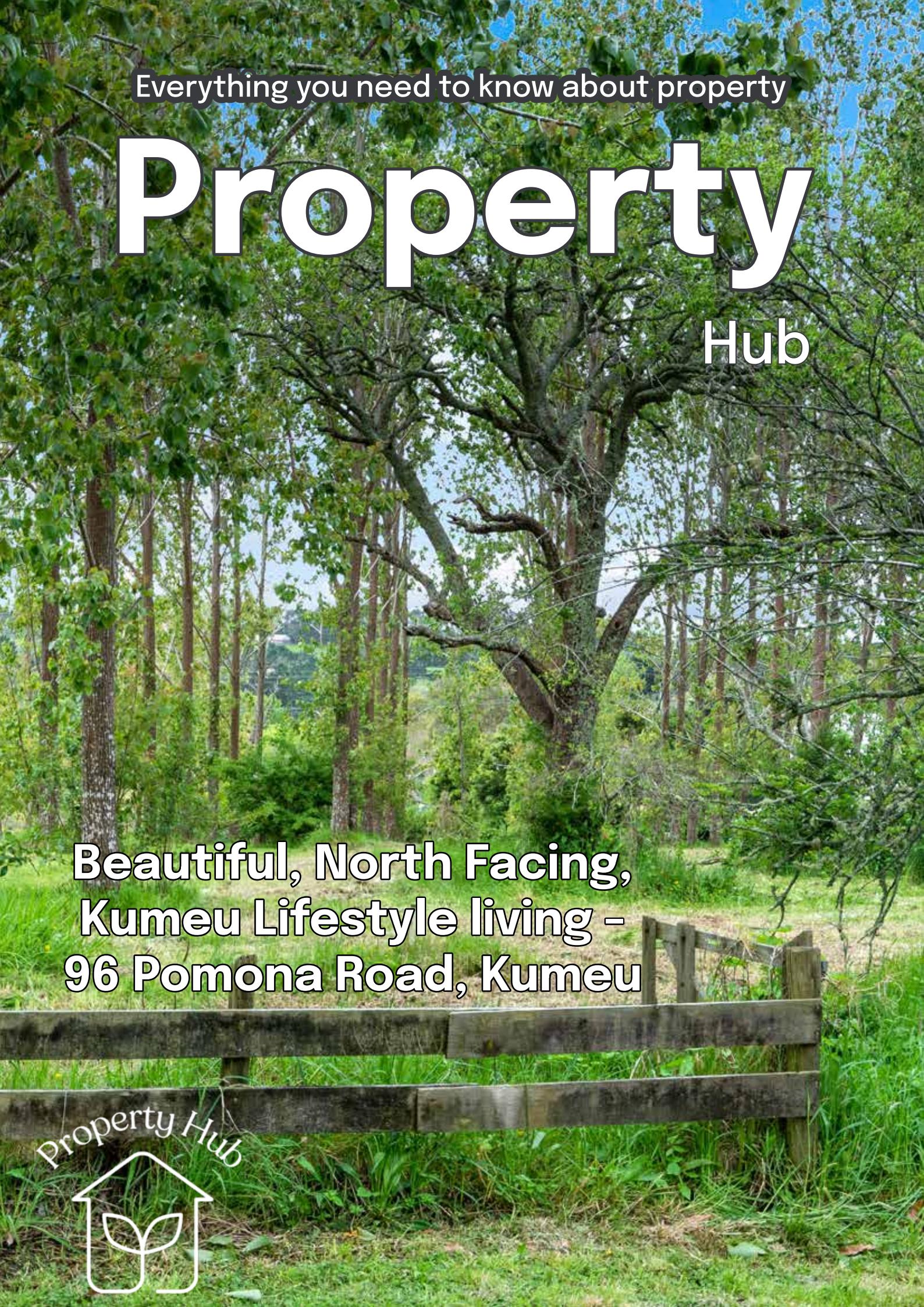
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Property News

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Rental Market

Auckland's North West rental market is currently characterised by a cooling trend, with a notable increase in rental listings but a slower pace of demand. This suggests a shift in the market dynamics, potentially leading to more choices for tenants and a stabilisation, or even softening, of rental prices. Landlords need to ensure their properties are well-maintained and presented to retain their tenants or (if they are seeking a new tenant) to stand out in a competitive market. Every month we review the rental market and compare pricing through the North West area. Reviewing rental prices is vital to remain competitive and minimise vacancies.

Providing responsive and proactive property management including maintenance and ensuring Healthy Homes compliance will help retain tenants and justify a premium rental price for your asset.

At West Auckland Property Management we enjoy a history spanning 25 years of service to Tenants and Landlords to ensure the balance of duty of care to the Tenant and security of asset for the Landlord. We also ensure the property is maintained to minimise expensive refits, or extended periods without Tenancy.

In addition, the progression of the Healthy Homes requirement with imminent MBIE auditing may provide you an additional incentive to consider your Property Management relationship and your ability to mitigate risk and have confidence in your income generated.

If you have questions about:

- Your rental income
- Healthy Homes compliance
- Changing property managers
- Maintenance scheduling to protect your asset
- Our cost effective property management fees

Don't hesitate to contact West Auckland Property Management directly,

Graham McIntyre on 0276320421 or

graham@wapm.co.nz

Introducing Brendon Hodge – Now Based in Kumeu



A familiar face in the Northwest, Brendon Hodge has called the area home for the past 27 years. With over 13 years of real estate experience, Brendon brings a wealth of local knowledge, dedication, and professionalism to every client interaction.

From 1 July, Brendon will be working full-time from the Raine & Horne office at 327 Main Road, Kumeu, making the move from the Henderson branch to focus on the community he knows best.

"I'm level-headed, meticulous, and always working hard to deliver the best outcomes for my clients," says Brendon. "Real estate is about people as much as property, and I take great pride in providing proactive, high-quality service every step of the way."

Backed by the trusted Raine & Horne Real Estate brand, Brendon is passionate about helping clients navigate the property market with confidence and clarity.

"I value the trust my clients place in me and am committed to delivering a smooth, successful experience."

– Brendon Hodge 021 608 234

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Welfare Guardianships and Enduring Powers of Attorney



Loss of capacity to make decisions can arrive suddenly with age or with injury. Sometimes, it is a good idea to empower trusted friends or family members to make legal decisions on your behalf. There are two legal pathways for doing this.

Firstly, while you still have capacity, you can choose to set up an Enduring Powers of Attorney (“EPAs”). This means choosing someone that you trust and empowering them to be your attorney and act on your behalf for your welfare and property affairs.

Alternatively, if someone you know has already lost capacity and needs someone to make important decisions for them, you can apply to the Court to have someone appointed to look after their welfare and property affairs. This process involves proving to the Court that the appointment is in the best interests of the person without capacity. Unlike an EPA attorney, a person appointed by the Court will need to apply to the Court at least every three years to review the order.

If you would like assistance setting up an Enduring Powers of Attorney or making an application to be appointed to look after a loved one’s welfare and property affairs, feel free to contact us on 09 412 6000 or send us an email at info@kempsolicitors.co.nz.

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Property Market Report July 2025



Right now, it’s a great time to be a buyer in the North West property market.

It’s currently taking around 70 days for the typical property to sell on the TradeMe site, which tells us the market is pretty cool at the moment.

On top of that, there’s a huge amount of choice for home-hunters. TradeMe reporting 43,692 properties for sale, a 17.6% jump from this time last year, which ensures buyers have plenty to consider.

We have seen these conditions before where First Home Buyers have been pensive to enter into buying decisions, sighting the potential for a further price sag and the potential for a better house to come into view. But without gaining a purchase and becoming fatigued by the process. Our tip for home buyers, make a list of what you want in a home and see what most closely aligns with it. Then you can negotiate a price that is a compromise, not a take-it-or we’ll-leave it.

Over the last two weeks we have seen a significant lift in the engagement of Investors, back in the market from around New Zealand and Overseas.

It is the first significant and sustained signal that educated and serious buyers feel the time is right to invest in the North West Auckland Property market.

Therefore, buyers should dust off those pre-approvals and get to work, as there has never been a better time to buy well, with choice and eager Vendors.

Call me, Graham McIntyre AREINZ directly 0800 900 700, via text at 027 632 0421, or email at graham.mcintyre@kumeu.rh.co.nz.

Country Living Realty Ltd, t/a Raine & Horne Kumeu-Hobsonville Licensed REAA (2008)

Raine & Horne

Graham McIntyre

Licensed Agent

Kumeu | Hobsonville

027 632 0421

graham.mcintyre@kumeu.rh.co.nz

rh.co.nz

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New Rating Values are out, who are the winners and losers?



The RVs - also known as a property’s capital value (CV) - are based on property market trends and sale activity as of May 2024. Overall, residential CVs across Auckland dropped by 9%. The new

valuations do not impact the total amount of rates charged by Auckland Council - a rate increase of 5.8% has already been approved for the 2025/26 financial year, which is one of the lowest rate increases in New Zealand.

Instead, the valuations will be used to spread the rates out fairly across Auckland’s 630,000 properties. Most ratepayers will see an increase, but how much of an increase is relative to how other properties were valued. Here is the link to navigate your RV change: <https://www.aucklandcouncil.govt.nz/property-rates-valuations/Pages/find-property-rates-valuation.aspx>

RV Data has traditionally been used as a yardstick for the express purpose of the governance of rates charges, however it is also the foundation tool for the growing number of analytical home value sites such as www.homes.co.nz; www.oneroof.co.nz; www.propertyvalue.co.nz.

If you feel the value that is represented in your RV is incorrect, or the information on your property is incorrect, now is the time to update it and object. Objections are open to Friday 25th July 2025. Her is the objection link:

<https://www.aucklandcouncil.govt.nz/property-rates-valuations/our-valuation-of-your-property/Pages/general-property-revaluation.aspx>

To object to a property valuation, you must:

- be a ratepayer
- submit your objection before the due date on the back of the valuation notice
- provide a valid technical reason as at 1 May 2024 for your objection (for example, incorrect number of bedrooms or bathrooms)
- provide enough information to support your objection.

You can object if you think a property valuation is incorrect, but you cannot object to how the valuation affects your rates.

Should you feel unsure of what to do, please don’t hesitate to drop Graham McIntyre from Raine & Horne Real Estate a call on 0276 320 421 or 0800 900 700 for a free no obligation chat about your Rating Data and what you are thinking. **Graham McIntyre Raine & Horne Real Estate Kumeu - Hobsonville ountry Living Realty Limited Licensed REAA2008**

ClearStone Legal



When reviewing a Land Information Memorandum (LIM) report for a property, you may come across a Resource Consent requiring “ongoing monitoring”. A resource consent is a formal permission from the relevant Council that allows an activity to impact the environment or the community; and sometimes, their specific conditions need to be monitored on an ongoing basis.

Ongoing monitoring can relate to a number of different things: for example, compliance in respect to earthworks, drainage, construction, land use.

A common reason we see ongoing monitoring recorded on a LIM report is when a client is purchasing a new home that is part of a larger subdivision. Often the developer has not completed construction of all the other homes that form part of the subdivision. The monitoring will be necessary until the last of the homes are built and all requirements of the resource consent have been met, to the satisfaction of the Council.

It’s possible that the monitoring may have already concluded, and that Council’s records don’t yet reflect this. If there are still outstanding requirements that need to be monitored, you could personally be responsible for any costs associated with these works and inspections once you become the property owner.

It’s in your best interest to enquire with the real estate agent or the property owner about the specifics of the ongoing monitoring. Ideally, you would ensure that the Resource Consent’s monitoring status is closed off by the current owner before settlement.

This can be raised under a LIM report condition in an agreement for sale and purchase with the assistance of your legal representative. We are happy to help, feel free to give us a call at Clearstone Legal on 09 973 5102 or make a time to come and see us at either our Kumeu or Te Atatu office.

CLEARSTONE

LEGAL

Call now to discuss your legal needs

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Expenses you should budget for when buying your first home



As a first home buyer, it's important to be aware of these unexpected expenses so you can budget.

Let's take a look at the various hidden costs associated with home buying, so you can ensure a smooth and stress-free home buying experience.

Legal fees and documentation

Engaging a solicitor or conveyancer is essential to ensure the property transaction is legally sound.

Legal fees can range from \$500 up to \$2,000+, depending on your location, the solicitor and the complexity of your transaction.

Additionally, you may encounter costs related to documentation, such as registration fees and LIM reports.

Registered valuation and building inspection costs


A property valuation is often required by lenders when you have less than 20% deposit and sometimes in other cases.

This service typically ranges between \$700 to \$1,000 (or more), depending on the property type and location. Your Adviser can give some guidance on this.

Additionally, it's advisable to invest in a comprehensive Building Inspection. This inspection identifies structural issues, potential repairs, and maintenance needs, which can actually save you from unexpected expenses down the track. Building inspection costs range from \$400 to \$600 (or more), they are crucial for making an informed purchase decision and avoiding costly repairs later on.

Mortgage fees and charges

Application fees, also known as establishment fees, can range from \$200 to \$500. However, if you're working with a Mortgage Adviser we can often negotiate to get this waived.



Loan Market

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

Another frequent mistake is neglecting to get your finance pre-approved before house hunting. Without this, you might fall in love with a property that's beyond your financial reach.

By understanding the various expenses like legal fees, valuation costs and mortgage charges, you can create a more accurate budget and avoid unexpected financial issues.

Questions? Stephen Massey - Mortgage Advisor and First Home Specialist, call or text 021 711 444.

Why choose G.J.'s

At G.J. Gardner Homes Rodney West, we promise to make your new home building experience a pleasure. Your only surprises will be happy ones. Your G.J. Gardner Homes franchise is an independent, locally owned and operated business, making them part of your community and providing you with direct access to the owner of the business responsible for building your home. Our dedicated team takes care of everything, including permits, resource consents, planning issues, engineering drainage and geotechnical reports. We can even help you find a section or unique lifestyle property, sort out finance and payment terms to make it as simple as possible.

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

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

We project manage everything every step of the way and give you written assurances, regarding costs, workmanship, material guarantees, completion dates and other key issues. Our thoroughness is just one of many reasons why year after year, more people build with G.J. Gardner Homes than any other builder.

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4a Shamrock Drive Kumeu, Auckland

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 m2	LAND AREA m2	SALE PRICE
Helensville						
	Stewart Street	\$250000	0	0	1301	\$150000
	Pipitiwai Drive	\$1175000	3	180	20000	\$1220000
	Makiri Street	\$896000	3	120	675	\$835000
	Karaka Street	\$850000	3	108	873	\$930000
	Cabeleigh Drive	\$920000	3	120	654	\$885000
	Kanono Way	\$1125000	5	248	320	\$1100000
	Kawariki Road	\$1000000	3	139	617	\$1011250
	Rauta Way	\$860000	3	86	636	\$782000
	Puriri Street	\$760000	3	95	460	4738000
Hobsonville						
	Saltmarsh Road	\$1325000	3	181	247	\$1245000
	Lockheed Street	\$1175000	4	164	202	\$1050000
	Hobsonville Point Road	na	1	66	0	\$580000
	Nugget Avenue	\$970000	3	111	115.9	\$858000
	Hato Road	\$1840000	5	272	301	\$1470000
	Mapou Road	\$635000	1	59	0	\$565000
	Peihana Road	\$1075000	3	170	141	\$948500
	Torea Tai Road	\$840000	2	87	0	\$698000
	Myland Drive	\$1525000	5	230	299	\$1340000
Kumeu-Huapai						
	Josh Road	\$1425000	4	207	603	\$1295000
	Tapu Road	\$750000	2	75	0	\$670000
	Tapu Road	\$1475000	4	220	671	\$1300000
	Will Street	\$1375000	4	209	630	\$1400000
	Sunny Crescent	\$1650000	4	270	1944	\$1530000
	Raymond Grace Avenue	\$760000		0	714	\$688000
Massey						
	Royal Road	\$1400000	5	250	854	\$1185000
	Gallony Avenue	\$850000	3	80	388	\$734500
	Waimumu Road	\$810000	3	90	0	\$720000
	Paretao Street	\$910000	3	103	150	\$840000
	Kautawa Lane	\$910000	3	94	100	\$675000
	Reynella Drive	\$1025000	4	142	325	\$930000
	Waimumu Road	\$880000	2	101	0	\$602000
	Carling Avenue	\$1250000	4	160	618	\$1020000
	Kasia Close	\$980000	3	138	455	\$756000
	Landsdale Place	\$1175000	3	90	704	\$665000
Muriwai						
	Domain Crescent	\$1675000	4	383	809	\$1515000
	Motutara Road	\$1250000	3	140	938	\$1162750
	Constable Road	\$2150000	2	63	47000	\$1940000
	Muriwai Valley Road	\$1100000	4	149	2999	\$1420000
	Muriwai Valley Road	\$2025000	0	266	17500	\$2100000
	Oaia Road	\$1950000	4	350	20000	\$2020000
	Oaia Road	\$1050000	4	281	1645	\$2020000
	Waitea Road	\$1200000	3	97	842	\$1350000
Parakai						
	Parakai Avenue	\$665000	3	78	0	\$635000
	South Head Road	\$980000	3	181	1744	\$1000000
	Aitkenhead Court	\$925000	4	184	409	\$795000
Riverhead						
	Berenice Lane	\$4450000	6	406	33400	\$4250000
	Leebank Crescent	\$1325000	3	181	600	\$1390000

SUBURB	STREET	CV	BED	FLOOR AREA m2	LAND AREA m2	SALE PRICE
Taupaki						
	Amreins Road	\$2310000	4	200	52200	\$2550000
	Nixon Road	\$1150000	0	0	14600	\$1020000
	Taupaki Road	\$110000	0	0	13400	\$840000
Waimauku						
	Old North Road	\$1225000	4	130	24600	\$1295000
	Pukemarino Road	\$1350000	4	235	801	\$1410000
Waitakere						
	Wairere Road	\$780000	2	87	1782	\$850000
	McEntee Road	\$1450000	8	265	11700	\$1400000
	Wairere Road	\$890000	4	151	1520	\$950000
	Steam Hauler Track	\$1550000	5	285	40700	\$1360000
West Harbour						
	Luckens Road	\$1525000	4	144	840	\$1247000
	Bridgehead Cove	\$1100000	3	170	451	\$1040000
	Courtneys	\$2860000	4	385	695	\$2418000
	Bernleigh Terrace	\$1235000	3	164	434	\$1065000
	Deanna Drive	\$1450000	4	214	646	\$1315000
	West Harbour Drive	\$1350000	4	240	742	\$1400000
	Pahi Place	\$1300000	3	91	641	\$1050000
	Clearwater Cove	\$900000	3	150	0	\$1002000
	Picasso Drive	\$1500000	6	290	706	\$1300000
	Lagoon Way	\$1500000	4	210	0	\$3800000
Westgate						
	Kerepi Street	\$1120000	4	164	198	\$1020000
	Westgate Drive	\$1200000	3	145	317	\$1091000
	Manarini Road	\$970000	3	110	127	\$860000
	Tarapuka Road	\$920000	2	77	167	\$775000
Whenuapai						
	Kowhai Road	\$1860000	4	359	997	\$1700000
	Totara Road	\$1150000	3	140	835	\$1080000
	Whenuapai Drive	\$1205000	4	151	345	\$1140000
	Kopuru Road	\$1470000	5	253	345	\$1470000

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

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upto \$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.

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

Graham McIntyre
Brand & Territory Owner
027 632 0421





Home, shed, office, sleep out, paddock.

199 Nixon Road, Kumeu

A home where memories are made and fill the void of mediocrity, a home for the whole family through the years of fun, discovery and leisure. Elevated countryside living, with sleepout, barns, sheds, offices, studios and more within this leafy paradise. A nod to the past with this well presented, modernised lockwood home with accents of

white to set off the blonde timber. A large five bedroom, three bathroom home, with additional space for offices/ study/ sleepout/ games room. Central open plan living and dining opening to decking and pool area.

All the rooms and bathrooms are off the central corridor with easy access to boardwalk decking. Centrally located on the land the house is in an elevated position, the barns and sheds share the driveway providing easy access and storage for a toys and tools, friends and family.

Set in a park-like glade, full of established trees and easy care flat lawn with a paddock for play, a tree for a

treehouse and room to explore, to craft and create.

Life is too short for concrete and tarmac, discover a life with nature's best, so private and tranquil but so close to amenities, schools and convenience stores when you want them.

Act now, phone me for viewing on 0276 320 421

Graham McIntyre, Raine & Horne Kumeu - Hobsonville

email graham.mcintyre@kumeu.rh.co.nz

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G.J. Gardner Homes are acknowledged for their innovative design concepts. Our designers are continually coming up with fresh ideas and creative living plans. Here's your chance to view some of their latest ideas incorporated into this stunning showhome.

If you're thinking of building and are looking for ideas and inspiration, make this your first step.

G.J. Gardner. HOMES



33 White Heron Drive, Royal Heights

3 Bed 1 Bath 2 Car

North facing suntrap, in Royal Heights

So much to love about this home, fresh to market, and in a world of its own, because it is absolutely adorable, offering:

- Brick and tile, • One level home • French cottage windows • Excellent security
- Fully fenced • Internal access single garage • In a quiet street and short walk to Moire Park and walkway • Approx 400sqm section size

A fabulous Northerly aspect, the layout is ideal for an owner that wants easy flow with decking to the east and north, an internal access garage with door remote and fully fenced for pets and children.

As a first home or investment property it ticks so many boxes, a full rental appraisal is available and a tenant prospect list is already available.

Guide
\$925,000



Graham McIntyre
027 632 0421



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126 Universal Drive, Henderson

5 Bed 2 Bath 2 Car

Develop, Invest, Hold, Land bank - your call

This is a corner site, in a mixed urban zoning, providing opportunity for an astute investor. Offering:

- Two titles
- Three buildings
- Tenants in place
- GIS service overlay available
- Mixed Urban development zone
- Income of over \$1,000 per week
- Large 933 sqm flat footprint
- Includes 126 Universal Drive and 2 Riverpark Crescent

If you are seeking an opportunity today, land-banking for tomorrow there has never been a better time to discuss investing. Call me today to discuss/ view on 0276 320 421

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Graham McIntyre
027 632 0421



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14 Peters Lane, Taupaki

6 Bed 3 Bath 10 Car

Elevated Family Estate in Taupaki

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

Featuring:

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

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

Located in the well sought-after Taupaki area, this home offers a peaceful lifestyle while still being conveniently close to local amenities, Taupaki School and Harry James Reserve. Enjoy the best of rural life and yet close to the NorthWest Mall, Westgate, Kumeu and Henderson.

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96 Pomona Road, Kumeu

4 Bed 1 Bath 4 Car

Beautiful, North Facing, Kumeu Lifestyle living

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

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

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



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027 632 0421



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INVESTORS – HOLY SMOKE – OPPOSITE MCDONALDS

Looking for a commercial investment opportunity, opposite the brand new McDonalds in Huapai?

Offering a land lot of 944sqm with a cute refurbished Commercial office, can be purchased vacant or hold the tenant in situ.

This piece of Kiwiana was an old 1950's NZ rail house, then a veterinary supply company and is currently a real estate office.

Opportunity abound on a clean title, awaiting new ownership.

RV \$1,425,000

Land 944sqm

Retail 70sqm

Garaging 100sqm

Thinking this might be for you, contact Graham McIntyre on 0276320421



528m² Weza Lane Workhorse For Sale

Situated in the fast-growing commercial and industrial hub of Kumeu, 11B Weza Lane offers a superb opportunity for owner-occupiers, investors, or developers. Comprising a 528sqm workshop with vacant possession, this property combines functionality with future potential in a tightly held location.

The building features a highly efficient layout with a low office-to-warehouse ratio, allowing for maximum use of the workshop/warehouse space. Large roller doors provide excellent access for trucks and deliveries, while a spacious front yard offers ample room for parking, container drop-off, or vehicle manoeuvring.

Whilst offered for sale with vacant possession, the property has an appraised net rental income in excess of \$70,000 per annum, making it suitable for owner occupiers, investors or add value purchasers.

35
Zoned Business-Mixed Use, the site also lends itself to a variety of future redevelopment options, adding another layer of value for forward-thinking investors or developers.

Kumeu continues to benefit from infrastructure upgrades and increased commercial activity, making this an increasingly strategic location in West Auckland. Whether you're looking to occupy, lease, or landbank, 11B Weza Lane represents a solid investment in a high-growth area.

Contact the sole agents for a full info pack and to arrange a viewing.



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



Nelson Raines
021 555 673
nelson.raines@colliers.com





8 Oraha Road, Huapai 3 Bed 1 Bath 2 Car

Huapai Town Centre Zoning 869sqm (approx)

Prime opportunity in the heart of Huapai's bustling Town Centre Zone with this expansive 869sqm (approx) parcel of land situated along the eastern boundary. Embracing a flat topography, the property seamlessly integrates with the surrounding landscape, adjacent to the Huapai carpark and Police Station. This property boasts a distinguished three-bedroom bungalow featuring an open-plan kitchen, dining, and living area that gracefully extends onto a west-facing deck. A spacious shed and carport on-site provide versatile storage solutions, complemented by an open yard adorned with thriving mature fruit trees. The property is fully fenced, ensuring privacy and security, and benefits from readily available services in the street. Convenience takes center stage as the location offers close proximity to parks, schools, and transport links. Seize the opportunity to invest today and unlock a myriad of options for tomorrow.

This is more than a property; it's an investment in your future with practicality, and strategic location.

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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

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26 Squadron Drive, Hobsonville

2 Bed 2 Bath 1 Car

Exceptional 2 bed, 2 loo, 1 garage

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.

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. So close to Schools, Parks, Shopping and Transport links. Motivated Vendor has another opportunity they wish to pursue and welcome your interest today.

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Graham McIntyre

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58 Turret Lane, Hobsonville

2 Bed 1 Bath

Newly born - Scott Point Harmony

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

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

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

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

Motivate Vendors graduating North.

We are viewing many listings on a daily basis and are happy to meet you on site, call me to suggest a time that suits you on 027 632 0421



Graham McIntyre

027 632 0421

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Home & Garden

The art of tree pruning: What your trees might be missing

Trees are a long-term investment in the beauty, safety, and value of your property—but they don't thrive on neglect. Regular pruning is one of the most effective ways to maintain healthy, attractive, and safe trees. Qualified arborists tailor pruning techniques to suit each tree's species, structure, and surroundings.

1. Canopy thinning

This selective removal of branches reduces wind resistance and lets in more light—great for sun-starved gardens or homes shaded by dense canopies. It also improves air flow, which helps prevent fungal diseases.

2. Crown lifting



Removing lower branches opens up space underneath a tree, improving access, visibility, and clearance over driveways, fences, and footpaths. This is especially useful in residential settings or around rural tracks and vehicles.

3. Formative pruning

Best done while a tree is young, this shapes the structure for long-term health and strength. It prevents

weak forks and crowded growth, reducing future hazards and the need for major corrective work later.

4. Deadwooding

This involves removing dead or dying branches to reduce the risk of falling debris. It also enhances the tree's appearance and limits entry points for pests and decay. Proper pruning enhances curb appeal, improves safety, and extends the life of your trees. However, poorly timed or excessive cuts can do more harm than good. That's why it pays to consult a qualified arborist—someone who understands tree biology, local conditions, and best practices for long-term tree care.

Whether you're managing a lifestyle block, a suburban garden, or a commercial property, proactive tree maintenance can make a lasting difference to both safety and aesthetics. Shaun Hardman - Hardfell Ltd - 0210720739 - hardfell.co.nz

Garden Club

It was another wonderful day out with our fellow gardeners. We travelled to Silverdale Pioneer Village, where we arrived in time for morning tea, Devonshire tea served with damson plum jam, what a treat, made all the more special as we dined in the quaint dining room of bygone years.

Then we stepped aside from the present day to follow a trail through the past, a lovely cottage garden filled with colour, onto the cosy Bushmans Hut, to the well-stocked Post Office. The cow shed, the Wesleyan Chapel. We looked through a charming Victorian home filled with relics from that era. To the school room where we reminisced about those times. We journeyed to Orewa to Dear Coasties Cafe for a scrumptious lunch, a quick look

in the shops, or a walk along the beach. We also visited Wilson’s for some pot and garden ornament shopping before travelling home.

Feel free to contact: Ann (0210357406)

Whenuapai Floral and Garden Circle June 2025

We are in recess at present, and as I write we are approaching our shortest day. The temperature continues to plummet, so I thought it might be timely to pass on details from Kings Plant Barn winter checklist which recommends the following: It’s time to get your winter seedlings in the ground, lettuce, leek, broad beans, and broccoli etc. Protect tender veggies from those pesky slugs and snails. Check to make sure that your veggie beds aren’t getting too wet, and, if necessary, improve your drainage to protect seedlings from disease.

For those who may have missed it, I will repeat from last year – We have “spring” flowers out already and their fragrance is quite something, especially when the sun bothers to shine. Paperwhites are a close relative of daffodils and will bloom for a week or two before fading. Once the flowers appear, the blooms will last longer if you move the pot out of direct sunlight to a cool spot with indirect or diffused light. For continuous blooms, plant pots every two weeks in the late autumn and early winter. If growing in the ground, then you can bring cut flowers inside to enjoy their perfume. Or, if you prefer to leave them outside, once the blooms are spent, you can cut the stalks down at the base of the plant and leave the foliage. Maintain your paperwhite greens like you would a houseplant until the foliage dies back, usually around mid-July.

Should you like to know more about our Club, and/or 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 (Feb-May and Sept-Nov, with Christmas gathering in December) with trips usually on the fourth Thursday. Entry fee is \$4 with another dollar per raffle ticket.

Until next time, keep warm and dry,
Happy Gardening from Mary Anne Clark



Welcome to Fully Wired Electrical Limited



Get in touch for any of your electrical and heat pump needs. Check out our google reviews online, here are a couple of recent ones for you.

Testimonials:

Alisha H:

Corey was recommended in a local community group and after talking to a couple of other electricians I decided to go with him. We found him communicative and friendly, and he followed through when he said he was going to do something. His pricing was competitive and he did a great job with the switchboard upgrade, fan installs, and odd jobs we asked for. Will be using his services again in future.

James F:

Corey was brilliant to deal with. We’d purchased a pool heat-pump and needed some electrical work to wire it up. Corey responded quickly and cancelled some personal plans to install the unit. It wasn’t straight forward, but he’s a problem solver and quickly identified the solution. He also recommended a few other areas to look at which we were happy to take his advice on.

We’d definitely recommend Corey and will certainly be using Fully Wired Electrical again.

Corey Baker 02102322584

fullywiredelectrical ltd@gmail.com



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COREY BAKER
Electrician

0210 232 2584

How to Get a Good Painting Quote



(This Applies to Other Trades Too!)

This time, I’d like to share some tips on how to get a good painting quote. These ideas can also apply to other trades, so feel free to keep them in mind more broadly.

A good quote isn’t just about the lowest price. It’s about getting competitive pricing for the amount of work and the level of quality involved.

1. Keep your home tidy when asking for a quote.

Whether it’s for interior or exterior painting, first impressions matter. If the space is cluttered or messy, the painter might have to factor in extra time for cleaning or navigating a difficult work environment, which can lead to a higher quote.

2. Be clear and specific about what you want done.

The more vague your request, the more room there is for uncertainty. And when there’s uncertainty, the contractor may raise the price to cover potential risks or misunderstandings. The clearer you are, the more accurate—and fair—the quote will be.

3. Plan ahead and give some flexibility on timing.

Let’s say you want the entire exterior of your house painted. If you ask for a quote during the busy summer season, prices may be higher. But if you reach out during spring or winter and are willing to book ahead with a flexible schedule, you’re more likely to get a better deal.

If you have any questions about getting a painting quote—or if you’re ready to get started—feel free to get in touch.

Call or text Brad on 021 756 890 or email focusonpainting@gmail.com.

You can also check out our work and read reviews from happy customers at facebook.com/focusonpainting.

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Our thorough septic tank cleaning process

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- 1- One of our experienced technicians will arrive with a specialised vacuum truck to safely remove waste.
- 2- We'll identify and expose the septic tank, then open the access lids and inspect the tank's condition.
- 3- Using powerful pumps, we'll remove the liquid and sludge waste from the tank, ensuring a small amount of liquid remains to support healthy bacteria growth.
- 4- We'll check the tank for cracks or damage, ensure inlet and outlet pipes are clear, and clean any filters.
- 5- The waste will be transported and disposed of at an approved treatment facility.
- 6- Finally, we'll provide a detailed report of the cleaning and recommend any necessary repairs or maintenance.

Our thorough process ensures your septic tank continues working at peak performance. After the initial cleaning, we can recommend an optimal service frequency based on your tank usage to keep it in top shape.

Transparent pricing with no hidden fees for septic tank cleaning

At Drain Ninjas, we believe in full transparency when it comes to our septic tank cleaning services. The price we quote is the price you pay, with no surprise fees or hidden charges.

Our upfront pricing includes:

Full septic tank pump out and cleaning, Tank condition inspection and report for council if requested, Filter cleaning (if applicable), Proper waste disposal at approved treatment facility

We understand that septic tank issues can be stressful enough without worrying about unexpected costs. That's why we make sure our customers know exactly what they're paying for and what's included in our service.

For a septic tank cleaning service you can trust, with prices you can count on, choose Drain Ninjas. Call us on 0800 4 NINJA to schedule your cleaning and experience the Drain Ninjas difference.



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Home & Garden

Building Inspections For Your Home



On-Site Inspections was started by Justin Mackay in 2015 because he saw an opportunity for properly qualified trades people to provide accurate reporting on the condition of Residential properties for both Buyers and Sellers.

On-Site Inspections provides clients with a speedy and accurate detection and analysis of potential issues using Internet enabling technology, combined with the latest digital devices, moisture detection meters, Thermal Imaging Cameras and the use of Drones in situations where required.

Justin is trade qualified and a Licenced Building Practitioner [LBP] with a Bachelor of Business Studies [BBS] from Massey University. He has had years of experience building and renovating houses all over the Auckland area.

In his spare time he enjoys catching up with friends and tinkering on various projects as well as everything outdoors such as playing football, golf, mountain biking and four wheel driving.

The reality of today's real estate market is that virtually everyone [including lenders] are requiring building inspections, no matter what the age of the property.

On Site Home Inspections provides pre-purchase inspections for buyers and their lenders, so they can be assured they know what they're buying. On Site Home Inspections also provide pre-sale inspections for vendors, specifically designed to identify any potential issues, before you put your home up for sale.

Given that your home is most likely your biggest investment, you need to choose your Building Inspector carefully. All our inspectors at On Site Home Inspections are qualified, licensed building practitioners with years of experience with current building codes and practises.

What we do-

<https://www.onsiteinspections.nz/what-we-do.html>

- "On-Site" Pre-Purchase Inspections
- "On-Site" Pre-Sale Inspections
- Weather Tightness
- Customised Inspections

ONSITE BUILDING INSPECTIONS

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Goldair

Tie Down Electric Blanket Single White



SKU: 349253

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Young Learners

Why Sensory Exploration Matters—and How to Do It

From the moment we're born, we begin trying to make sense of the world. Every experience engages our senses—touch, taste, smell, sight, and sound. Through these interactions, we learn how to survive, connect, and adapt to our surroundings. Because every child grows up in a different environment, the sensory experiences they have—positive or negative—can shape how they see the world and how they respond to it. That's why sensory exploration is so important.

What Is Sensory Play?

Sensory play is any activity that stimulates a child's senses. It's how children learn about textures, temperatures, sounds, colors, smells, and more. This type of play is not only engaging—it's essential. It builds neural connections, supports language development, enhances fine motor skills, and can even support emotional regulation.

The Power of Playdough and Clay

Simple materials like playdough or clay offer rich sensory experiences. Children can squish, roll, stretch, smell—and yes, sometimes taste—what they're working with. While we don't recommend eating it, taste is part of how young children explore. Tools like rolling pins or cookie cutters add to the learning. Kids mimic real-life experiences, like "making cookies like Nana," and they're also refining hand movements, boosting creativity, and developing social and language skills through role play.



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Baking: Science, Math, and Smell

Baking is another rich sensory experience. It introduces new smells and tastes, teaches cooperation, and sneaks in early science and math concepts—measuring ingredients, mixing, observing cause and effect. Even the mess and clean-up are part of the learning. And of course, there’s a built-in reward at the end: eating the results.



Helping with Sensory Sensitivities

Some children struggle with certain textures, like squishy foods. Messy play—like cornflour and water, finger paint, or water beads—can help reframe those textures in a positive light. When kids can explore a texture in a fun, low-pressure setting, they may become more open to it in other contexts, including food. Progress can be slow, so patience and small steps are key.



The Outdoors: Nature’s Sensory Playground

Outside, sensory opportunities are everywhere. Mud between the toes. Crunching leaves underfoot. Watching clouds drift or smelling wildflowers. Nature has a calming effect on both kids and adults. It invites deep breathing, mindful movement, and imaginative play. A few yoga stretches in the sun or quiet time lying in the grass can activate the senses in a meaningful, grounding way.

Sensory Bags: Safe, Simple, and Creative

Sensory bags are a safe way for little ones to explore new objects and textures. You can stick them to a surface or use them as handheld tools. Just fill a plastic bag with squishy, colorful, or textured items—beads, gel, glitter, small plastic toys, even bits of nature—and seal it with tape. Always supervise young children, especially when small objects are involved, and discard any bags that show signs of wear.

DIY Sensory Bag Supplies:

- A strong plastic bag
- Sellotape or masking tape
- A piece of card to reinforce (optional)
- Fillers: beads, cornflour and water, glitter, plastic animals, petals, etc.

Sensory Bottles: Motion and Sound

Sensory bottles are another easy, engaging option. Fill plastic bottles with:

- Water and oil (watch them separate)
- Water and glitter (for a calming swirl)
- Beads or rice (for sound and movement)
- Soap and water (for bubbles)

Tightly seal the lids (add glue for extra security), and you’ve got a reusable sensory tool that promotes focus, discovery, and calming.

Walking and wheeling to school



Scott Point School participated in Auckland Transport’s Walk & Wheel Challenge throughout May. Students were encouraged to walk, ride bikes, or scoot to school each day for four weeks. Each morning, a group of responsible students stood at each of the gates and recorded how students travelled to school. Our ākonga did an amazing job and persevered even on rainy autumn days.

Every week, spot prizes were awarded to students who participated in the challenge—this created a lot of excitement among the students. Once all the data had been collected at the end of the challenge, larger prizes were awarded for the following categories: Brilliant Biker, Wonderful Walker, Travel Extraordinaire, and Active Ambassador.

Overall, the challenge was a great success; alongside Hobsonville Point Primary School, we made a total of 12,609 trips to school using active transport modes. Scott Point School also saw a significant reduction in the



number of cars dropping students off at school. We are incredibly proud of the work our ākonga put into this challenge, and we hope to see even more students walking and wheeling to school in the future.



Aged care
Magnolia Aged Care Support:

Compassion, companionship, and confidence for life’s everyday moments



As our community grows older, many seniors are discovering that what they really need isn’t full-time care—it’s someone who truly listens, lends a hand, and treats them with dignity. That’s exactly what

Magnolia Aged Care Support provides: a kind and reliable presence for older adults who just need a little support, a friendly companion, or a helping hand to stay active, independent, and socially connected.

Whether it’s sharing a quiet chat over tea, helping with light housework, heading to the grocery store, or going out for a stroll at the mall, Magnolia is there to ensure no one feels alone.

But Magnolia’s care goes beyond the everyday.

Medical appointments can be confusing and overwhelming. Clients often say, “I only heard one or two things the doctor said, and I didn’t understand the rest.” Magnolia offers a reassuring service—attending GP and specialist appointments to take notes, ask clarifying questions, and explain everything afterward in a clear, easy-to-understand way.

This service gives great peace of mind to families—especially when work or distance prevents them from going themselves. Clients feel supported, and families feel confident their loved one isn’t facing health



challenges alone. A companion for life’s important events

Founder Maria, a NZ European registered nurse with years of experience in theatre, community, and aged care leadership, also assists clients during life’s more emotional or celebratory occasions.

“Many times, I’ve heard, ‘Maria, I want to go to my friend’s funeral, but I don’t feel strong enough to go alone. Will you come with me?’ Of course, I say yes. It’s an honour to be there when it matters most.”

Maria has also attended many family weddings—not as a guest, but as a trusted carer. “Families want their elderly loved ones at these special events, but they’re busy managing the day. I step in to ensure their relative is ready, dressed, transported, and cared for throughout the event—including meal support and toileting if needed—so the family can simply enjoy the day.”

Consistent, personalised care that families can rely on

With many clients having children who live overseas or family members who work full-time, Maria steps in as a trusted bridge—providing companionship visits and outings throughout the week. At week’s end, she shares a friendly report with family, helping them stay connected and involved.

“It helps reduce carer burnout and gives families peace of mind,” Maria says. “I build strong, meaningful relationships with my clients. For many, I become like an extended family member.”

With a background as Head of Department in a large retirement village managing over 250 residents, Maria saw first-hand the growing need for more personalised, one-on-one care that truly supports both seniors and their families. That’s what inspired her to start Magnolia Aged Care Support.

A friendly face. A helping hand. A listening ear

Magnolia Aged Care Support is not a large corporate provider. It’s a local, professional, and deeply personal service that honours the human side of ageing.

If you, or someone in your family, could benefit from gentle, tailored support—whether it’s companionship, outings, attending appointments or life’s special events—Maria and Magnolia are here to help.

Contact Magnolia Aged Care Support today—because growing older should never mean doing it alone.

Magnolia Aged Care Support 022 409 6779

Magnoliaagedcare.co.nz

Craigweil House Announces Easter Draw Winner

Craigweil House Home and Hospital has announced the winner of its Easter draw for family passes to Parakai Springs. The lucky recipients are the family of Bob Nutsford, who recently joined the Craigweil community as a new resident.

The draw was open to families of residents who moved in during the month of April, as part of a special welcome initiative. The Nutsford family will enjoy a day out at Parakai Springs, a popular local attraction known for its naturally heated thermal pools, thrilling hydrosides, and scenic picnic spots suitable for visitors of all ages.

Craigweil House continues to extend a warm welcome to all new residents and their families. The team remains committed to providing high-quality care in a supportive and inclusive environment.

For those considering rest home, hospital, or dementia care for themselves or a loved one, Craigweil House encourages visits from the community. While in the neighbourhood, guests are also invited to take time to explore Parakai Springs, a treasured spot just minutes away.

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Kumeu Village: A season of celebration and connection

June was a wonderfully full month here at Kumeu Village Aged Care – filled with laughter, celebration, and heartfelt moments. As the chilly weather settled in, our home was anything but quiet.

We kicked off the season with our much-anticipated Mid-Winter Christmas event – a day bursting with festive cheer, beautiful food, joyful music, and magical moments shared between residents, staff, and families. It was a celebration to remember.

Next, we turned our hearts to Matariki, a time for remembrance, reflection, and renewal. And coming up on July 9th, we're proud to honour the generous individuals who give so much to our home on Volunteer Appreciation Day. To our incredible volunteers – thank you. Your time, energy, and kindness mean the world.

While July doesn't feature one large event, it's packed with daily activities that keep spirits high and our residents connected:

- Music sessions three times a week
- Happy Hour Fridays

- High Tea Sundays
- Singalong Tuesdays
- BINGO
- Church Service every third Thursday
- Cardio Drumming – a resident favourite, guaranteed to get the room smiling and the whole place vibing

There's always something happening behind the hedges at Kumeu Village – just 50 metres down Old Railway Road, behind the big sign on State Highway 16. We'd love to welcome you in for a visit. Whether you're considering care for yourself or a loved one, or simply curious about what makes our home so special, come say hello.

With aroha, **The Kumeu Village Family**

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Health & Beauty

Four simple tips for reducing knee pain

Knee pain is one of the most common complaints we see at our clinic, affecting people of all ages. Whether it's from injury, overuse, poor alignment or arthritis, there are practical steps you can take to help reduce knee pain in daily life.

1. Choose supportive footwear

Wearing unsupportive shoes can alter your gait, tighten your calves, and lead to added strain on your knees. Choosing proper footwear can make a big difference. At our sister clinic, Hobsonville Physiotherapy, we work closely with Hobsonville Podiatry, located within our clinic, to assess foot posture and recommend suitable shoes. A professional assessment may help you avoid unnecessary knee pain.

2. Adjust your sleeping position

Your knees may not get much rest if you sleep in a position that strains them. Side sleeping with bent knees can stress the outer thigh and knee joint. Try straightening your knees slightly, or place a pillow between them for support. If you sleep on your back, a pillow under your knees can help relieve pressure.

3. Don't stop moving

When pain strikes, resting may seem like the safest course. However, our joints thrive on gentle, regular movement. If running causes discomfort, consider low-impact alternatives such as swimming or cycling. Avoid sitting for long stretches; stretch your legs out and resist the urge to cross them, as this can increase pressure

around the kneecap.

4. Seek early physiotherapy support

It's tempting to brush off a minor niggle, but small problems can grow into bigger ones if left untreated. Seeking help early can expedite recovery, alleviate pain, and prevent future issues. Our team of physiotherapists are always happy to offer advice and tailored treatment plans.

If you're struggling with knee pain, contact Riverhead or Hobsonville Physiotherapy & Pilates today.

Riverhead Phone: 0273136036

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and

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Health & Beauty

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Dr. Cherie- Why winter is the best time for laser treatments



As we move into the cooler months, many of us are beginning to think about how we can rejuvenate and refresh our skin in time for the warmer weather. If you're considering laser treatments, winter is the perfect time to start.

Avoiding sun exposure

Laser treatments, such as hair removal, skin rejuvenation, and tattoo removal, all require a period of healing where it's important to avoid sun exposure. In the summer,

this can be challenging, especially if you love the outdoors. Winter offers a perfect opportunity to undergo treatments without the worry of sunburn or pigmentation changes from sun exposure. The cooler months allow your skin the chance to heal properly, ensuring optimal results.

Laser hair removal

Winter is the ideal time for laser hair removal because you're likely to be covering up with more clothing. This means you can avoid any accidental sun exposure on treated areas. Plus, as laser hair removal requires multiple sessions spaced about 6 weeks apart. Starting your treatments in winter ensures you'll be all set by spring and summer.

Skin rejuvenation and treatments

Winter's lower humidity and cooler temperatures often cause skin to become drier or dull. Laser treatments such as IPL (a type of broad band light) or laser carbon facials can stimulate collagen production and give your skin a healthy glow. These treatments are great for targeting sun damage, fine lines, pigmentation, and acne scars, helping to rejuvenate your complexion in time for

the summer months.

Tattoo removal

If you've been thinking about removing or lightening a tattoo, winter is a great time to start. Tattoo removal requires multiple treatments and time for healing in between. Starting in winter gives your skin time to recover without the additional concern of sun exposure, ensuring more effective results with fewer risks.

Current specials

To celebrate the expansion of our team- our fantastic new and experienced laser Technician is offering 25% off all laser package treatments this month. Get in quick to make the most of this incredible deal- limited spots are available.

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Ask Dr. Heather

Does Botox get rid of all wrinkles?

Anon, Whenuapai



Botox® is a clever tool used to paralyse muscles, so can be tactfully injected to stop skin from creasing. A common source of confusion however, is the extent to which Botox® can

treat wrinkles.

Two different types of wrinkles exist – dynamic and static. Dynamic lines are present when muscles are contracting during facial expression, so respond very well to Botox®. Static lines however are caused by repetitive contractions over time in conjunction with ageing, where skin and fat become thinner. The smoothing effect of these tissues is therefore diminished, leaving behind lines that stay there even after Botox® treatment. This can seem disheartening, however with repeated Botox® treatments, good skincare, injectable skin treatments and sun protection, pesky static lines can eventually fade.

Botox® also indirectly stimulates skin cells (fibroblasts), leading to improved skin quality and a fresher appearance, regardless of how many static or dynamic lines are present. Facial expressions associated with negative emotions such as frowning are also minimised, leading to a lighter, positive demeanour. This in turn causes rewiring of our brains, triggering us to feel happier, and as we subconsciously mirror each other's expressions, people around us feel happier too.

The beauty of cosmetic treatments such as Botox® lies within its diversity and depth of action. Not only does it act on muscles, it also acts on our brains, in the most wonderfully positive way. In addition to its ability to stimulate skin cells, it is the perfect treatment for that refreshed glow we are all looking for.

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



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www.allor.co.nz

The importance of a consultation prior to a hair appointment at Zash Hair

At Zash Hair, we believe that a thorough consultation is the foundation of every great hair transformation. That's why we offer free consultations to all our clients before any appointment. This essential step allows our experienced stylists to fully understand your individual hair goals, lifestyle, and concerns.

Whether you're looking for a bold colour change, a new cut, or a complete restyle, a consultation ensures we tailor the service to suit your hair type, face shape, and personal preferences. It's also the perfect time to discuss your hair history, identify any challenges such as damage or sensitivity, and determine the best techniques and products for your desired outcome.

During your consultation, we assess the current condition of your hair, talk through inspiration photos, and offer professional advice to help you make informed decisions. We also provide a transparent breakdown of the expected time and cost involved, so there are no surprises on the day of your appointment.

By taking the time to understand your needs and set realistic expectations, we build trust and ensure you're completely comfortable before any work begins. It's just one of the ways Zash Hair delivers a personalised, high-quality salon experience.

Book your free consultation today and let us help you take the first step toward your perfect look—with confidence, clarity, and expert care, call Zash Hair 021814663



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Area Columnists

With a recent dip in the temperature, it feels like winter is most definitely on the way.



When it comes to winter, there are certain 'cold weather' preventative measures that will help maintain a healthy home, prevent leaks, avoid excess water loss and excessive bills.

- Dripping & leaking taps - check all the taps in your house (inside and outside).

- Running & leaking toilets Check that your toilet is flushing properly and listen for a 'running water' sound.

- Drains - check for slow running water into shower drains, basins, and any outside drainage.

- Hot Water Cylinders - check your HWC for any surface drips or leakages. This can go easily unnoticed if hot water cylinders are in a cupboard.

- Gutters - check your gutters are clear of leaves and debris to prevent water build up. Overflowing gutters can cause roof leaks.

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Kumeu Library



School holidays are a perfect time for children to explore, learn, and have fun—and Kumeu Library is the ideal destination. Our school holiday events for school-aged children are not only entertaining but a little bit educational too. Plus, they offer a chance for kids to make new friends, develop new interests, and experience the joy of learning outside the

classroom, and best of all: they're free. From interactive storytelling sessions to hands-on craft workshops, there's something for every child, including the popular movie and popcorn sessions on Tuesdays – we'll screen a PG or G rated movie and provide the popcorn. All our activities (except one) start at 10.30am.

We have a special event on Thursday 3 July with a visit from children's author Hydie Bale-Hands and her dog Andy – come and enjoy a unique opportunity to connect with an author and her stories. Please note that this event starts at 10.00am. And while you're at the library you can stock up on reading material, DVDs and puzzles to keep your tamariki entertained at home – all for free. A visit to the library these school holidays is sure to be an adventure to remember. Follow us on Facebook to keep up with all our news and events www.facebook.com/kumeulibrary)

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MTF Kumeū – local and approachable



People sometimes think only banks are trustworthy lenders when looking for a loan, or businesses may see ‘non-bank lenders’ as a last resort – in reality, a non-bank lender like MTF Kumeū has many advantages that banks may not.

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We often approve loans on the same day of application because we understand when people are under pressure. In addition, issues like maxed-out credit cards and unforeseen expenses can be made easier through debt consolidation, resulting in just one scheduled repayment to keep track of.

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Kumeū Arts

Kumeū Arts, are celebrating Matariki with a special exhibition where local artists explore the themes of the Māori New Year through a variety of art forms. There’s also an interactive installation on the Hub stage that invites visitors to contribute and become part of a communal artwork. In the main gallery, the exhibition “Connection” marks 4½ years of the Creative Connections podcast, featuring work from more than 60 guest artists. Both exhibitions run until July 19. In the final week of July, two new shows will open with contrasting styles. “Black and White” presents a bold collection of monochromatic artworks, while assemblage artist Lisa Watkins brings colour and fun with her playful sculptures made from found objects. We’re also signing up for Term 3 classes, offering a variety of creative workshops and courses. For more details on our exhibitions, concerts, talks and events, visit www.kumeuarts.org or to our newsletter.

The Village Market – Helensville Showgrounds

Sunday 20th July 8.30am to 1pm



This month we have live music from singer and guitarist Alan Stacey and a great line up of stalls. Enjoy a coffee and something tasty from the market café while you explore the locally produced goods and meet the creators – everything from hand knits to a baby barn.

There’s plenty of fresh seasonal fruit and veg too plus plants, preserves, flowers and more. If you’re looking for a bargain check out the Lions books and our car boot area – something for everyone. No dogs please with the exception of assistance dogs. Gold coin donation for parking – proceeds to the Helensville/Kaukapakapa scouts and St John youth. For more information contact sarah@riversidecrafts.co.nz

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At the heart of Northwest Cabins is a dedication to customer service and craftsmanship. “We’re all about building spaces that make life easier and more enjoyable,” says Cameron, who leads the team.

This July, they’re offering 10% off all new cabin builds – a great opportunity to invest in more space and freedom without compromising on quality.

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Trains to Huapai could happen

By Guy Wishart, -Rodney Local Board

For years the dream of a passenger train to Huapai has lingered just out of reach.

But now momentum is building – and for the fast-growing communities of Northwest Auckland it’s a dream that could finally become reality.

The rail line between Swanson and Huapai is already there—part of the historic North Auckland Line that once carried passengers all the way to Helensville. Those services were cut in 2009, leaving locals with long car commutes and clogged motorways. Since then traffic has worsened and Kumeu-Huapai’s population has exploded.

But locals haven’t given up. Community advocates supported by groups like the Public Transport Users Association and the Rodney Local Board have continued to push for a return to rail. Petitions have been signed, halls have been packed, and more recently, proposals for a trial service using diesel trains have gained traction again.

State Highway 16 is at capacity. Thousands of commuters funnel into the city from the northwest each day with few reliable alternatives to the car. A train service from Huapai to Swanson connecting into Auckland’s electrified rail and the soon-to-open City Rail Link(2026) would offer a lifeline—not just for convenience but for climate, equity, and long-term growth.

Trains mean cleaner air and fewer emissions, offering an accessible transport option for people who can’t – or choose not to – drive. As more housing developments rise in the northwest they’re a smart investment in infrastructure that supports community wellbeing and resilience.

It’s not pie in the sky. The track exists. The demand is real. The time is now.

With political will and public support “Trains to Huapai” could stop being a slogan and start being a solution.

So next time you’re stuck on SH16 imagine the quiet glide of a train, the stress-free ride into town, and a community connected by more than just roads.

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By Rodney Councillor Greg Sayers



This election year for the Auckland mayoralty, councillors and local board members, a fair question to ask is if our area is better off than it was three years ago?

I have been knocking on doors as well as holding monthly “chat with your councillor” sessions where people with Auckland Council related issues can sit down and

discuss them with me. Around 80% of the time I have been able to help them achieve a positive outcome.

When I propose the question “how is the council performing?” reactions are mixed. For example, some people realise they will be better off with a council-supplied rubbish bin service, actually paying less than they currently do for bags. Others, however, feel it is unfair without the ability to opt out of the service, and they wish to pay for bags or a bin only as they require them.

The council clearing out the Kumeu River and keeping it well maintained to help prevent flooding is deeply desired by the Kumeu-Huapai community. Keeping the roadside drains open and clear of blockages is equally important. Hopefully the planned introduction of local contractors to do this work will achieve a better outcome. If this concept works for Kumeu then the same contractor model can potentially be rolled out to other communities also concerned about stormwater and river maintenance.

The Auckland Council needs to stop granting consents for houses on floodplains, particularly when this puts lives at risk. It is highly counterintuitive that the council is prevented from doing this due to private property rights if a consent application says a building can be “engineered” so lives are unlikely to be put at risk. The council is seeking to urgently close this legal loophole within the Unitary Plan rules so they can legitimately reject applications to build habitable dwellings in floodplains without being prosecuted. However, this is dependent on the Government passing new Resource Management Act (RMA) laws which they say will be happening this year.

Kumeu has installed an early flood alert system. There are four water level sensors from Waitakere to Oraha roads taking radar water level readings of the river. These are used along with the MetService rain radar system to send out early text warnings about the possibility of serious flooding. This gives homeowners and businesses some precious additional warning time to prepare. The council is installing three more sensors, with cameras, which allows the community to see the upstream river levels in real time. To sign up to the early flood warning alert system simply text the words “Flood alert” to 021 922 545.

Rodney Local Board electoral boundaries have been updated for better balanced representation between our rural and urban communities. The local board plays

a vital role in ensuring the community’s wants and needs get translated into action. This is particularly so regarding our treasured parks, reserves and environmental protections. Compared to three years ago the Rodney Local Board is now better funded to achieve these goals and I have a positive working relationship with it, along with our many local community groups.

Enforcement of bylaws by council compliance officers is generally not considered to have improved – these council staff are simply based too far away to respond within reasonable timeframes.

I am working on having local people and appropriate firms empowered to be better able to police bylaws, similar to the old-style wardens. I will continue pushing this as the current system simply is not working as it should.

Rural Rodney has seen the amount of money for road sealing reach its highest levels ever, increasing from \$1 million to now more than \$13 million a year. As well, the number of grading crews has been increased from one to four crews for maintaining unsealed roads.

The council is generally seen as a bureaucratic beast and it is sometimes difficult to see value for the rates paid. That is a reason why people appreciate the opportunity to meet me in person, plus I can often find them access to the necessary decision-maker. There are also those who say they have had wonderful service from different departments of the council -particularly from our local library staff.

Free dog desexing in high-need areas to combat roaming

The Auckland Council and the SPCA have partnered to address roaming and un-desexed dogs.

A pilot programme has been launched providing free dog desexing services for more than 445 dogs in 10 high-need communities, including Massey, Henderson, Manurewa, Papakura, Otara, Papatoetoe, Mangere, Pukekohe, and Mount Wellington.

A new SPCA Outreach Voucher Portal means Auckland Council Animal Management Officers and shelter staff will be able to issue SPCA desexing vouchers directly to the public using their mobile devices to send them to dog owners via email.

The vouchers will be redeemable at 17 participating veterinary clinics, mostly in south and west Auckland, the council says.

“We are ramping up our efforts as we are seeing far too many Auckland dog owners failing to desex or even register their dogs,” says Auckland Council Manager Animal Management Elly Waitoa.

“The result is more roaming dogs, more attacks, and more pressure on already stretched animal services. This is a pressing community safety issue and an animal welfare issue.”



“Regulatory and Safety Committee Chair Josephine Bartley says the council is aware some dog owners in these areas can’t afford the cost of desexing their dogs.

“By providing vouchers for owners to get their dogs desexed, we are preventing the number of roaming dogs from growing further, in the areas where we are seeing the biggest problems with this issue.

“In these areas, dogs that have not been desexed are having litters that contribute to the problem, as these unwanted puppies grow into dogs that are left to wander the streets in packs, causing injury and harm in the community.”

Between January and May 22,2025, the Auckland Council received 6167 reports of roaming dogs and impounded 2460 dogs. The number of dog attacks across Auckland continues to rise, with 3000 attacks on people and animals reported in 2024. “This is a community-focused solution that is urgently needed,” says SPCA’s General Manager of Animal Services Corey Regnerus-Kell.

“This campaign isn’t just about animal welfare; it’s about keeping people safe. We’re investing in proactive solutions that reduce the risks associated with roaming and aggressive dogs.” The partnership includes free microchipping and vaccinations when required. Regular reporting will help track progress on the pilot programme, allowing for future expansion beyond the initial target areas, says the council.

Meanwhile, nominations for the Auckland’s Local Elections 2025 open July 4 and close at noon on August 1.

The last day to change which roll you are on (Maori roll or general roll) is Thursday, July 10. Local body elections will be held from September 9 to October 11, 2025.

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Responsibilities of Justices of the Peace

Whilst JP’S are not legal advisers, there are some legal processes that a JP can assist with and save people having to visit a lawyer.

A JP can witness signatures on documents, and certify copies of documents as true copies of originals or images/texts viewable on a computer or smartphone screen. They can also take declarations for documents requiring a Statutory Declaration and oaths or affirmations on court related documents requiring an affidavit. They can also officiate at Citizenship ceremonies.

Some of the documents commonly presented requiring Statutory Declarations relate to immigration matters such as sponsorship, bank documents, change of name, KiwiSaver withdrawals, insurance claims, rates rebate applications, etc. Certification of photos as being a true likeness are common as is certifying that people receiving overseas pensions are still alive.

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

There is a Justice of the Peace service at the Kumeu Library in Huapai between 10am and 12 noon every Saturday morning (except public holidays).

J Coward JP.



Auckland Council rates

Expect Auckland Council rates to rise in this area from July 1, 2025.

Whether that’s above or below the council approved 5.8% rise for average residential 2025/2026 rates remains to be seen.

Rodney generally held its values while values in Muriwai increased 12%, says the council, noting that for storm-affected properties it’s difficult to quantify the overall effect of the 2023 storms on the market due to the number of variables involved, adding that Henderson values have dropped 10%. Rating valuations Auckland property owners received in June are based on property market trends and recent sales activity as at May 1, 2024, the council says.

They aren’t intended to accurately reflect current market value and the information will help enable rates to be fairly shared across Auckland’s 630,000 properties, says the council.

Valuers assess a property’s capital value (CV) by analysing data, such as local sales, property type, location and other property factors. The values are not a good indication of what a property would sell for now and council valuations do not accurately reflect a property’s current market value and should not be used for insurance or mortgage purposes, it says.

“As we know, the last council valuations from June 1, 2021, were completed close to the market peak and between then and May 2024 the economy and property market generally trended down,” says Auckland Council Chief Financial Officer Ross Tucker.

“Therefore, as most people would expect, the May 2024 CVs are lower than the previous 2021 CVs for many properties.”

The overall CV movements between June 2021 and May 2024 by property type for Auckland are up 5% for industrial, up 4% for lifestyle and rural, down 5% for commercial and down 9% for residential.

Valuation movements over that period also varied across the Auckland region, says the council, adding residential properties in centrally located local board areas tend to see a bigger reduction than those further out.

Auckland Council Chief Economist Gary Blick says the last two Auckland rating valuations coincided with different stages of the economic cycle.

“At the time of the 2021 rating valuation, in June 2021, the Official Cash Rate (OCR) had been at an all-time low,” he says.

“We saw exceptionally low mortgage rates and strong upward pressure on property prices. The 2021 rating valuation reflected those higher prices.

“In contrast, the 2024 rating valuation in May 2024, occurred when the OCR had been lifted to its high of 5.5%. Higher interest rates cooled buyer demand, leading to a decline in property prices. “Despite that fall, the median house price as at May 2024 was still above the level just prior to the OCR cut of March 2020, and that remains the

case,” says Gary.

“The recent economic cycle – with its unusually steep climb and fall – helps explain why some properties have had swings between the two rating valuations.”

The valuations don’t change how much the council takes in rates.

“We are acutely aware of the tough cost of living facing our community and we continue to work hard to achieve council savings and improve value for ratepayers, to help keep rates as low as possible,” Ross says.

“Most Auckland ratepayers will see some degree of rates increase from July 1, 2025. However, how a residential property’s CV change compares to other properties in the region will generally determine whether that property’s rates increase from July 1 is more, or less, than the 5.8% average,” he says.

“If your residential property value has reduced more than the average (minus 9%) change between the two valuations, you can expect a smaller rate increase than the 5.8%. Conversely, if your property value held up better than the average, then you can expect a larger rate increase.”

For 2025/2026, the annual rates for an average residential property (CV \$1.29 million) will be \$4069. The 5.8% average increase for 2025/2026 equates to \$223 annually or about \$4.30 a week. The council suggests those concerned about meeting their rates contact it to access a range of assistance available, which include a government-funded rates rebate scheme, a rates postponement scheme for residential properties and flexible payment options.

The rates rebate threshold for SuperGold card holders increases from \$31,510 to \$45,000 from July 1, 2025.

Visit aucklandcouncil.govt.nz/revaluation for more information

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Public transport in northwest Auckland



We all know the importance of a decent transport network: residents of northwest Auckland need to reach places of work, study and play in a way that is safe and efficient. Obviously that hasn’t been the case for most readers of Kumeu Courier for many years.

Some hope is on the horizon in the form of the Kumeu bypass, however, now being an official “road of regional significance”.

And of course the Brigham Creek works are nearing completed and the SH16 improvement works have been proceeding apace, with great progress visible at the Waimauku end.

Of course public transport is a significant element in a number of ways. It provides another option for those unable to travel in private vehicles (eg residents too young to drive) and can take cars off the road, thereby easing congestion, along with benefits in terms of pollution. Admittedly the latter two factors rely on having effective and worthwhile systems: near-empty buses trundling around don’t provide much benefit environmentally nor congestion-wise.

Using the Western rail line to help matters is an alluring prospect. I’ve raised it many times during my tenure as local MP. The authorities are less keen, however, and in fairness there are some factors that make it at least somewhat problematic. The lack of a double-tracked, electrified line beyond the Auckland CBD-to-Swanson stretch would entail a shuttle service at best.

Ultimately the provision of rail service is a local government decision, as Auckland Transport would need to agree to extend its existing service. I have asked them to provide such services, with no joy. It would be worth residents of northwest Auckland lobbying local body candidates in the upcoming election to ensure that Auckland Council and its various entities remain aware of the possibility.

In the meantime, I’ve written to the Minister of Rail (Winston Peters) to ask him to ensure that Kiwirail are co-

Chris Penk

MP for Kaipara ki Mahurangi

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National 
Authorised by Chris Penk, 134 Main Road, Huapai.



operative about the use of the tracks, on which Auckland Transport would provide the services. I know that Mr Peters is committed to ensuring exactly this, as he has made pleasingly assuring comments in Kumeu on this subject in the past.

Whether or not those key players are able to get passenger rail services underway, the government has been getting on with the construction of a dedicated, separated busway between Westgate and Kumeu. I am pleased that the central government transport agency has been partnering with Auckland Council and Auckland Transport on this project. It was great to see Mayor Wayne Brown at the official “sod turning” ceremony along with my colleague, the Transport Minister Chris Bishop. Replicating the success of the northern express busway that currently transports a significant proportion of north shore residents across the Harbour Bridge each day will benefit northwest Auckland hugely.

All this is to say that I remain agnostic as to the method of public transport employed, whether bus, train or other. My constituents just want to be able to get home to their families at the end of the day, without spending too much of it on the road. I am confident that we are now “on track” (if you’ll excuse the pun) with a dedicated busway being constructed to do just that.

Cheers, Chris Penk- MP for Kaipara ki Mahurangi

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