

November 2025

FREE monthly community magazine for Kumeu
& surrounding townships

Kumeu

Courier

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

Davis Funeral Care
www.davisfunerals.co.nz



Greetings

One month until Christmas and the decorations and displays are already up in many shops after a tough year – most businesses saying this is their busiest time of the year.

The official cash rate has dropped again, with several more cuts expected to follow, and most banks have slashed mortgage rates in anticipation or response.

We’ve rejigged our mortgage and now have extra for other bills, rates and costs which are still high.

Although food and power costs have come down some to make things a little easier.

Is it a case of “refix in 2026” rather than “thrive in 2025” or “survive in 2025” as the sayings go?

The changes may help save this Christmas.

I’m aiming to watch the Kumeu Rotary Christmas Parade on Friday December 5 as it reverses the route along SH16 (Main Road) between Tapu Road and the Kumeu Showgrounds after about 6pm when the road closes. We had planned to go last year but I fell ill at the last minute and missed it.

We’d love to see it again and perhaps forget the trials and tribulations of the past year for a while and enjoy some summer sun and Christmas fun.

We need to warm up after a cold, wet, windy winter and spring.

I recall when I first came to Auckland one spring and commented on the seven changes of season I saw out the window in a few hours – I’ve got used to that now.

Meanwhile, November continues the birthday season for our tribe.

Speaking of which, what do we get them all for Christmas too?

Plus the Christmas fodder – strawberries, ice-cream and a Christmas cake are among our favourites.

Shop local is my motto and support your local businesses as well, especially with so many surviving the downturn and illustrating their resilience.

We all need each other to make 2026 a great year and to end this one on a high note.

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

“Corporate vs family-owned funeral homes, does it matter?”



Owned funeral homes”. Is there really a difference? Is it really a point of differentiation? For a family dealing with a death, does it really matter?

There was a time in New Zealand, when practically all funeral homes were family owned with the business passing down from generation to generation. For many of these businesses however there comes that time where the youngest generation simply do not want to follow into the funeral service profession. What does an owner do? The ability to sell the business provides the owner of the time the opportunity to divest and allows the funeral home business to continue to carry on delivering the same level of empathetic care and support to families they serve.

So what does that all mean? Quite simply, the ownership changes from a single owner taking all the profits and instead enables investors and members of the public to invest and take an active involvement in ensuring the service continues to be sustainable. Running a funeral home is a significantly capital-intensive activity. Under such ownership, the funeral home has access to significantly larger capital reserves to ensure premises, hearses, and the increasing levels of bespoke individualism and innovation that families seek in a farewell today can be provided. This requires a level of investment out of the reach of many stand-alone businesses.

A further little-known fact is the significant philanthropic activity that some homes make to enriching the quality of life for people and communities whilst they are still alive. “At Davis Funerals, we are humbled and constantly reminded of the difference we can make to organisations doing good in our community, for instance and most

notably here in the west, Hospice West Auckland and the invaluable support that they provide to patients and their families. Their work is supported through ongoing funding and support activities” says Michael Powell, General Manager, Davis Funerals.

Choosing your funeral provider is a very personal decision for a family, says Powell, and many things can influence this decision including, but not limited to, prior family experience, attendance of another funeral, a personal recommendation, religious affiliation etc. The important thing is that your decision should not be based on “who owns the home” as this is not a guarantee of receiving a “perfect farewell”, it could in some instance even be a compromise. Most importantly it overlooks the compassion and skill of the many fabulous professionals working in the industry throughout New Zealand today.

For a grieving family, there are significantly more important factors to be concerned about when organising a funeral. It is more important to beware of:

- advertised offers “from a certain dollar figure” and insist on a detailed estimate of costs.
- always check the credentials and commitment to training and formal qualification of the home you are engaging.
- you should ask where your loved one will be looked after and cared for throughout the arrangement period and prior to the farewell taking place.
- and most importantly safeguard your decisions by choosing a funeral home that is a member of the Funeral Directors Association of New Zealand (FDANZ).

We welcome your questions and appreciate your feedback, so please do not hesitate to contact us at (mike@davisfunerals.co.nz)

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Huapai-Kumeu Lions

The Lions Book Fair is back.

Mark your calendars for 22-23 November at the Kumeu Community Centre – one of our community’s favourite events of the year. Come and stock up on bargains, discover hidden gems, and enjoy the buzz of this much-loved local tradition. EFTPOS and cash welcome.

Something new this year:

– A children’s book zone in the small hall – perfect for young readers.

– A cosy café in the small hall with tea, coffee, scones, and muffins – a great spot for parents to relax while the kids browse.

Community Market Day – Saturday 22 November, 9am-2pm

The carpark will be alive with local stalls, charities, and fundraisers. Sites are free (limited to 20), so if you’re keen to take part, get in quick. Bring your own table, tent, and gear. To apply for a stall, email: sales.hklions@gmail.com

Local history highlight

We’re down to our last few hundred copies of Where Have All the Apples Gone? – Chris Smellie’s much-loved book on our local history and NZ apple industry. Chris will be at the fair on Saturday to sign copies – don’t miss out.

And of course...

No Lions event would be complete without our famous Christmas Cakes. You’ll also find giftware and vintage treasures at the Huapai-Kumeu Lions Vintage Shop, right next door to the Community Centre.

Bring the whole family, soak up the community spirit, and join us for a weekend of books, bargains, and connection. We can’t wait to see you there.



Donations of books and magazines welcomed now at the Kumeu Community Centre

All books \$2 – children \$1
All proceeds go back into our community

Sat 22 - Sun 23 Nov • 9:00am - 3:00pm

Kumeu Arts Live – November concert series



We Mavericks - Saturday 1 November

Back by popular demand for one unmissable night. This trans-Tasman duo – a foot-stomping Kiwi and a powerhouse small-town Australian – deliver an explosive

blend of grit and grace. Their fearless fusion of folk, alt-country, Celtic fire, and acoustic soul is gloriously hard to pin down. Expect breathtaking harmonies, musicianship that’s second to none, and songs that punch with passion, soothe with poetry, and speak straight from the heart. Join our facebook page and group. Doors 7.30 pm | Show 8 pm | Tickets on UTR and at the door – BYO, Paywave available.

Darren Watson – Sings John Hiatt | Saturday 15 November

Aotearoa’s own blues legend returns to Kumeu Arts Live with a heartfelt tribute to one of Americana’s songwriting greats – John Hiatt. With searing guitar, soulful vocals, and decades of stage experience, Darren breathes new life into Hiatt’s timeless catalogue, from Have a Little Faith in Me to Perfectly Good Guitar. Expect razor-sharp storytelling, rich emotion, and plenty of foot-tapping groove in this intimate celebration of songcraft and soul.

Doors 7.30 pm | Show 8 pm | Tickets on Eventfinda & at the door– BYO, Paywave available.

Andrew Fagan – Passage of Time Tour Saturday 29 November

Icon. Adventurer. Troubadour. Andrew Fagan – the fearless solo sailor, celebrated songwriter, and frontman of Kiwi legends The Mockers – brings his 20-date nationwide tour to Kumeu. Passage of Time: Solo Songs and Stories from a Swirly World dives deep into Fagan’s wild life on the waves and on stage, blending spoken-word storytelling with intimate live performance.

Part gig. Part memoir. All Andrew Fagan. Step aboard for a voyage through music, mischief, and the unpredictable seas of a life fully lived. Doors 7.30 pm | Show 8 pm | Tickets on Eventfinda & at the door– BYO, Paywave available



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Franklin Farm Sunflower Fields & Butterfly House



Come and join us these summer holidays

Franklin Farm in Waimauku is opening its gates again for a season filled with colour, nature, and family fun. With so much to explore, there’s something for everyone right here on the farm.

Sunflower Fields

Our golden sunflower fields are back. Wander through acres of bright blooms, take

photos with fun props, bring a picnic and pick-your-own sunflowers to take home. Entry here also includes our brand new farmyard area, with cheeky goats and curious chickens to our micro mini cow – Bubba Gump. Plus, don’t miss our popular Doggy Fridays, where your four-legged friends are welcome to join the adventure in the sunflower fields.

The Butterfly House

Step inside our purpose-built Butterfly House, where hundreds of monarch butterflies flutter freely around you. Learn about their life cycle, from egg to chrysalis to butterfly, in this truly magical experience. Entry here also includes the opportunity to get lost in our Maize Maze, enjoy bunny cuddles, and to play on our bouncy castles. We also offer at an additional charge, our famous Pick-Your-Own Sweetcorn, farm grown watermelon, and pick your own dahlias and zinnias from our patch.

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Butterfly House
Animal Farmyard & more!**

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Opening late December

Franklin Farm has been part of the Auckland community for 120 years, and our goal is simple: to bring people together, connect with nature, and create summer memories that last a lifetime.

Opening late December – keep an eye on our socials for exact dates.

Facebook: Franklin Farm Waimauku

Website franklinfarm.nz

The Village Market Helensville Showgrounds



Sunday 16th November 8.30am to 1pm

Locally made crafts, art and gifts, fresh locally grown fruit & veg, preserves, plants, pet products and much more. Delicious food from the market cafe, coffee, sausage sizzle and ice cream. Plus there’s live

music from duo Gillian & Mike.

Can’t make it on Sunday – then join us on Thursday 11th December from 4pm to 8pm at our very festive Twilight Christmas Market. Fantastic Christmas gift ideas, food trucks, live music and much more plus Santa will be popping in to see if you’ve been naughty or nice ...

No dogs please with the exception of assistance dogs. Gold coin donation for parking – proceeds to the Helensville/Kaukapakapa scouts and St John youth.

contact sarah@riversidecrafts.co.nz



Natural lip colour that lasts

Lip definition and shape are a couple of things that disappear with time. When that happens, we find ourselves relying on lipstick to create the lips we once had. What if there was something you could do to get natural lip colour, shape, and definition without putting in any effort? Lip blush tattooing might be the answer, and it's one of the fastest-growing cosmetic tattooing services for good reason.

Lip blush is a semi-permanent tattoo that enhances your natural lip colour and shape. Unlike the harsh liner tattoos of the past, today's technique is soft, sheer, and buildable. "We're not doing a bright red lip," Melissa explains. "We're just restoring what time or life has taken away."

Many clients seek out lip blush to correct uneven tone, boost colour lost over the years, or subtly enhance symmetry. The result is a natural blushed lip.

Melissa works closely with each client to choose the right shade, taking skin tone, lifestyle, and personal style into account. Shades can range from soft nudes to rosy pinks, depending on the look you're after. "It's low effort but high impact," says Melissa. "You get to skip lipstick, but still look put together." Healing is relatively quick, and results can last up to two years with proper care. For many, the investment is well worth it, especially those who are tired of constant touch-ups or want a boost in confidence without makeup.

Melissa holds clinics by appointment out of Lovesoul, Waimauku. Clinic bookings fill fast, and with interest in lip



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blush growing, she encourages anyone considering it to book early. Melissa also works from her Albany clinic.

The goal isn't to change how you look. It's to enhance what's already there and help you feel more confident in your own skin. "It's totally worth it," adds Melissa.

The calm before Christmas



As the festive season gathers pace, November is your chance to pause, breathe, and take a little time for yourself. At lovesoul Beauty & Spa Studio, we believe self-care isn't indulgent - it's essential.

Our SpringIndulgenceSpecial continues through November, offering the perfect way to unwind and refresh before the end-of-year rush. Treat yourself to a moment of calm with our nurturing combination of treatments designed to restore balance and leave you glowing from within.

Appointments for December are filling fast, so now's the time to secure your pre-Christmas treatments or pick up a thoughtful gift voucher. Don't forget to stock up on Coola and Skinnies sun protection - perfect for healthy, glowing summer skin.

Lovesoul will be closed from 24 December to 13 January, reopening refreshed for another beautiful year ahead.

lovesoul Beauty & Spa Studio – Waimauku



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lovesoul.co.nz * 09 411-5266 * hello@lovesoul.co.nz
8 Waimauku Station Road
Walk-ins welcome

Hopper Living Dominates NZ's Best Awards, securing eight prestigious accolades



Hopper Living is celebrating an extraordinary achievement after securing an impressive eight awards at the 2025 NZ's Best Awards for Retirement Villages and Aged Care facilities, recognising excellence across New Zealand. Each of the Hopper Living villages, as well as the hospital have won an award - a huge endorsement for the Hopper Group.

"The voices of New Zealand seniors and their families have spoken! These awards aren't decided in boardroom - they're based on the lived experiences of residents and families," said Tania Ryan, General Manager of Seniors New Zealand. "That's what makes them so meaningful."

Hopper Living's outstanding results highlight its commitment to quality, care, and community across each one of its four villages and hospital.

Hopper Living is not eligible for the National Provider Award, which requires operators to have villages in both the North and South Islands. However, they have proudly swept the Best of the Best North Island titles across all eligible categories - securing both the Best Med/ Large Village and Best Small Village awards with their other three facilities being awarded Finalists in these categories also. In essence, within the North Island, you simply can't achieve higher recognition than this.

Special recognition goes to Country Club in Huapai, for topping the Med/Large Village Award amongst the stiffest competition to date, and to Hopper Living for receiving the prestigious Multi-Village Excellence Award, celebrating consistent excellence across multiple locations. Hopper Living's continued recognition underscores its position as one of New Zealand's leading providers of retirement and aged care services. consistent excellence across multiple locations. Hopper Living's continued recognition underscores its position as one of New Zealand's leading providers of retirement and aged care services.



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Van Lier Nurseries recovering from fire



Van Lier Nurseries is recovering well from a large fire during the last weekend of August. It lost about 7000 square metres of equipment which included a heating system vital for propagating mainly tropical plants.

However, the 241 Riverhead Road, Kumeu, nursery is ready for Christmas orders through its website www.vanlier.co.nz/ where more information is also available.

Van Lier Nurseries' 50th anniversary featured in the September 2018 Kumeu Courier.

The story "A Growing Business" detailed how Walter and Maria Van Lier started in Glen Eden in 1952 a year after arriving from post-World War Two Holland.

In 1961 a Chamberlain Road property was acquired in Massey, growing and selling mainly carnations then roses. The Riverhead Road nursery was established in 2001.

The Embassy of the Kingdom of the Netherlands is among those commenting on social media about the "heartbreaking" fire, saying "this proud New Zealand company with deep Dutch roots has been a key part of the country's horticultural sector for decades".

"The Dutch Embassy stands with you. Just like the roses you grow we believe you'll come back with resilience, care, and support from those around you." Van Lier Nurseries has been asked for further comment,

Kaipara Moana Remediation



Kaipara Moana Remediation has signed an agreement with the Department of Conservation (DOC) which will environmentally benefit waterways around Auckland.

Kaipara Moana Remediation Pou Tātaki Justine Daw says her team is welcoming the agreement as another significant collaboration to benefit the Kaipara Harbour.

In the Auckland region, DOC administers 45 kilometres of marginal strips which border waterways that flow into the

Kaipara Harbour says Alex Rogers, Director Operations, Tāmaki Makaurau Auckland. "With this agreement, DOC is welcoming local-led conservation on a swathe of small but crucial strips of public conservation land."

Through the agreement, KMR and DOC are making it easier for landowners with neighbouring land to protect and restore 45km of rivers, streams, wetlands and coastal margins, and reduce sediment flowing into the Kaipara Harbour. "Further benefits of native planting include restoring habitats for valued species, creating healthier places to swim and recreate, and building greater resilience to storms and floods. "This is what DOC's recent call to get out naturing is all about - working together for the benefit of natural places like Kaipara Harbour, in every way we can," says Alex.

"As New Zealand's largest harbour system, the Kaipara Moana includes 6,000 km2 of catchment across Auckland and Northland regions, and over 8,000 km of waterways flowing into the harbour - so protecting the Moana is critical," says Justine. "The Kaipara has deep environmental values, with some of the rarest ecosystems in New Zealand, including sand-dune, seagrass, freshwater and estuarine wetland ecosystems. As the breeding ground for New Zealand's snapper fishery, and home to many taonga species, the Kaipara Moana also has major economic, cultural and recreational value," she says.

Under the agreement, KMR supports landowners and groups to access its grant funding and expertise to plant suitable natives on neighbouring marginal strips and maintain the planted areas through weed control.

Justine says to take part, your land must be in the Auckland region and within the Kaipara Moana catchment, while meeting specific KMR and DOC requirements.

"Your land must also be next to land administered by DOC which borders a river, stream or wetland, or the Kaipara Moana itself. There must be an existing fence between your land and the marginal strip administered by DOC," says Justine.

All projects under the Agreement focus on planting natives on the marginal strip and maintaining the planted area through suitable weed control. To find out more, contact hono@kmr.org.nz and ask about the KMR/DOC Agreement.





Grant Castle

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As Summer is around the corner, so is the risk of Fire



Hazards close to your home

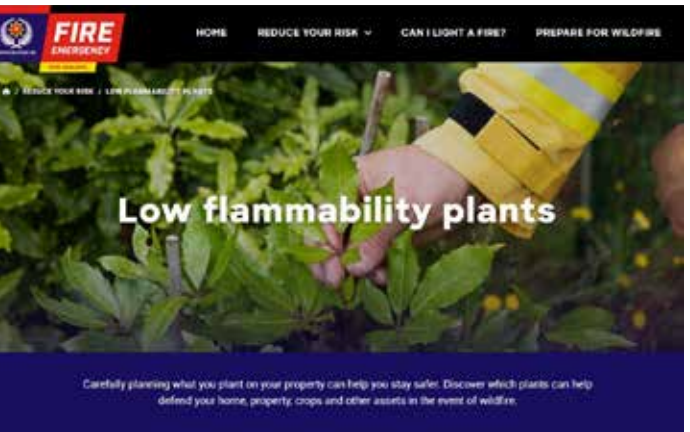
Start with your home and work your way out:

1. Keep grass short, watered and green during the Summer months.
- 2- Keep gutters and areas around decks clear of dead leaves, debris and pine needles.
- 3- Don't store flammable material under or against your house or deck (including flammable doormats).
- 4- Remove highly flammable plants close to your home and other buildings on your property.
- 5- If you have vegetation against your house, consider removing it or replacing plants with less flammable species.
- 6- View: <https://www.checkitsalright.nz/reduce-your-risk/low-flammability-plants>

Around your property

Your home and everything up to 30 meters surrounding it will determine if a fire can burn your house down.

Unlike floods, hurricanes or earthquakes, there are simple and often inexpensive ways to make your home safer and increase its chances of surviving a fire.



Hazards 10-30 metres from your home:

- Put away outdoor furniture covers when not in use.
- Screen vents and enclose decks so vegetation and debris can't collect, and embers can't enter.
- Use stone, cement, tiles and green grass to create a 'clear zone' around your house so surface fires can't reach your house.
- Prune tree branches to a height of 2 meters or more so

- ground fire can't ignite them
- Remove all trees, long grass, shrubs and logs branches, twigs and needles within 10 meters of your house, as they are fuel for fire
 - Store firewood 10 meters or more from the house
 - Thin trees (with 3-6 meters between crowns) for at least 30 meters from house, this reduces how far and fast a fire can spread

Additional tips

- Ensure your house number is easy for emergency services to find.
- Make sure your driveway is wide enough to accommodate emergency vehicles (at least 4 x 4 meters).
- When building or renovating, consider using fire retardant or non-flammable materials, such as corrugated iron roofs, metal fences and double-glazing.
- If you live closer than 30 meters from your neighbor, it will pay to talk to them. What occurs on their property will impact on yours.
- See <https://www.fireandemergency.nz/outdoor-and-rural-fire-safety/protect-your-home-from-outdoor-fires/>

Don't wait until you smell smoke in the air and see flames on the ridgeline to make a plan, because it will be too late. Take steps to understand how fire may affect your property, your home and your buildings. Consider the advice above and develop a plan of action that you can put into effect before an event. If you need to consider a walk through, and a talk through, drop me an email and I will send you the relevant information and then walk you through the considerations.

Contact

graham.mcintyre@fireandemergency.nz
Call Graham McIntyre, Phone 0276 320 421 or email
Graham McIntyre,
Chief Fire Officer -
Waitakere Fire Brigade



Community News

Corporate or Personalised Christmas gifts made easy

With the festive season fast approaching, now is the perfect time to start planning your Christmas gifts – whether for clients, staff, or loved ones. Finding a gift that feels thoughtful, useful, and memorable can be tricky, but Smashing Promotions makes it effortless.

Established in 1993, Smashing Promotions has built a trusted reputation for sourcing and branding just about anything – as long as it's legal! From elegant corporate hampers and eco-friendly drinkware to quirky novelty items or premium tech gadgets, their team can customise each product with your brand or personal message.

For those looking for quick inspiration or ready-to-order options, visit Christmas.Supershop.nz for a curated range of quality gifts. If you have something unique in mind, simply ask – the team prides themselves on finding exactly what you're after.

Whether you're after 10 items or 10,000, Smashing Promotions can deliver high-quality branded gifts that leave a lasting impression. Make this Christmas one to remember with presents that show appreciation, creativity, and care.

Visit SmashingPromotions.nz today and start your festive gifting the smart way.



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Our team works on projects of all sizes – from a homeowner's dream piece of custom furniture to large-scale architectural pieces for commercial spaces. We regularly collaborate with residential and commercial designers to bring their visions to life, whether that means a sleek modern table, an artistic metal screen, or a sturdy custom frame that ties a space together.

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What makes Q Metal Designs different is our focus on personal service, quality craftsmanship, and advanced technology. Every project starts with a conversation about your goals and ideas.

With our in-house CNC plasma cutting service, we can cut metal components with exceptional precision and speed, allowing us to handle detailed designs and large-scale projects efficiently – all right here in our local workshop.

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Gareth Quarterman

Director/Owner

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gareth@qmetaldesigns.co.nz

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Q Metal Designs

Community News

At Q Metal Designs, we believe that great design and craftsmanship start right here in our own community.

Get in touch. See more of our work and follow us on Instagram @Qmetaldesigns

Email: gareth@qmetaldesigns.co.nz Phone: 021 959 719

Beyond the Beaten Track – Discover Fiji's Hidden Gems



If you've already explored Denarau's luxury resorts, the Coral Coast's golden sands, and the idyllic Mamanuca Islands, it's time to venture further and uncover Fiji's lesser-known regions – Vanua Levu and Kadavu.

Vanua Levu, Fiji's second-largest island, is a world away from the bustle. The laid-back town of Savusavu feels like a step back in time, surrounded by palm-fringed bays and lush jungle. The Great Sea Reef – the world's third largest – offers incredible diving and snorkelling. Visit J. Hunter Pearls to see rare, sustainably farmed pearls, or Kokomana Chocolate for a tree-to-bar experience. End your day with a soak in a natural hot mud spa or a sunset paddle down the Qaloqalo River.

Kadavu, remote and unspoiled, is Fiji's wild heart. Dive or snorkel the legendary Great Astrolabe Reef, swim with manta rays, or kayak between island villages for a true off-grid adventure. Hike to hidden waterfalls or fish in pristine waters teeming with marlin and mahi-mahi.

We plan and book travel to everywhere – but some of the most unforgettable experiences are right on our doorstep. So next time you think of Fiji, think beyond the familiar, because paradise often hides off the beaten track.

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027 490 4321

What is AI?



What is AI? Artificial Intelligence, or AI, enables computers to do clever things that normally only humans can do. It's useful in areas like health, hobbies, and creative activities, making them easier for everyone to get into and enjoy. AI tech isn't brand new; it's been used for a while in our gadgets and online. AI is making life easier in many areas such as web searches, text, writing and research assistance. It can help accessibility for those who are hard of hearing or vision impaired. It may suggest products you might like when shopping, or to detect fraud on your bank account.

However AI can make things up and provide information that sounds accurate or factual but is incorrect. Scammers are now using AI to create very convincing scam stories, create fake videos or convincing-looking photos. Scammers can use AI to write convincing emails or texts that appear to be from a trusted source. Be sceptical and always verify contacts and content carefully via official or trusted channels.

Privacy. AI tools often collect and store your data to improve their functionality. This can compromise your privacy as it could be shared or used without your knowledge. Avoid entering personal or confidential details (like bank information or passwords) into AI tools.

Warning tips. Are you surprised at a message? Is it unexpected, urgent or emotionally changed? Is there controlling behaviour? Are you being pushed to act quickly, click on a link or not consult others? Is access requested? Are they asking for personal details or access to your account or device? Is money requested? Are they asking for payments or gift cards? Stop and seek support. Stop communicating and contact someone you trust, or contact Netsafe on [netsafe.org.nz](https://www.netsafe.org.nz) or call 0508 638 723. Netsafe is New Zealand's independent, non-profit online safety organisation.



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Calm Starts with Clear Boundaries



By Dr Fiona Mead, Director | Veterinarian, 111 Vet Clinic Kumeu

Anxiety has quietly become an epidemic – not just in people, but in our pets too. Dogs are emotional mirrors: they sense our stress, inconsistency, and uncertainty. When we're frazzled, so are they.

One of the simplest yet most powerful antidotes is healthy boundaries. A fence doesn't just keep things out; it keeps things safe within. Boundaries provide predictability and security – the same way a child feels calmer with bedtime routines and clear rules.

Inconsistent training confuses animals. Without structure, an anxious dog begins making its own decisions, which can spiral into fear-based aggression. Consistency isn't control – it's compassion through leadership.

A routine – same feeding times, daily walks, known bedtime – tells the nervous system: "You're safe." I often teach new puppy owners the art of gentle containment – hold your pup calmly until it relaxes completely, then release. Make relaxation part of their norm. That moment of surrender builds lifelong trust and is far easier to instil in puppies, compared with adult dogs.

A relaxed, confident dog with clear boundaries is a joy to live with and a positive presence in the community. But a confused, anxious, or fearful dog can become a ticking time bomb. Let's make calm, connected, compassionate dog training normal again – and give our pets the leadership and love they need to thrive.

For anxiety help or training tips, visit 111 Vet Clinic, 48 Main Road Kumeu, or call 09 86 96 111.



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Elton John and Billy Joel tribute show coming

Tribute show 'Elton John vs Billy Joel' arrives in Helensville and Henderson on November 21 (Kaipara Tavern) and November 22 (Hangar Bar).

This show, featuring grand pianos, incredible costumes and all the hits from Rocket Man and Piano Man legends Sir Elton John and Billy Joel, had a few years touring to major theatre venues around the country.

It is presented by Wellington based professional Kiwi musicians Cam and Sam (Cam Crawford and Sam Hyde), both with multiple chart hits, TV and commercial radio airplay, numerous music releases and extensive national and international touring.

Since debuting the show in 2022 at the New Zealand Hospitality Eat, Drink, Play Festival—where they won the Best in Play award—Cam and Sam have performed to more than 20,000 people across New Zealand.

Sir Elton's and Billy Joel's music has a combined 30 billion Spotify streams and more than 450 million records sold.

This tribute show honours their legendary catalogue, featuring all the biggest hits, including Rocket Man, Piano

Man, Uptown Girl, Goodbye Yellow Brick Road, Crocodile Rock, Tiny Dancer, Don't Let the Sun Go Down on Me, River of Dreams, We Didn't Start the Fire, It's Still Rock 'n' Roll to Me, and many more.

Visit www.camandsam.co.nz/elton-vs-billy for tickets or go to www.camandsam.co.nz, or Facebook: @EltonBillyNZTribute for more information.

Want to win a double pass? Jump onto the Kumeu Courier and The Westerly Facebook pages and enter now for your chance to win!

www.facebook.com/KumeuCourier/

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SAT 22 NOV

THE HANGAR BAR / HENDERSON





Community News

Champion racer needs sponsorships



Lee Zeltwanger, 23, of Massey/Taupaki begins racing this month in the Toyota Gazoo Racing NZ Bridgestone GR86 Championship at Hampton Downs Motorsport Park.

The step up comes after he won the inaugural 2025 Toyota TR86 Trophy and Winter Series, taking podium finishes in each of the nine races (five wins, two seconds and two thirds).

Lee’s win earns him free lease of a GR86 car and support from a racing and championship winning engineer and mechanic, backed by CareVets.

He still needs sponsorships to help pay for fuel, tyres, brakes, maintenance, travel, accommodation, ferry fees and other matters, saying sponsorship packages from \$2000 are available which include race car branding and social media.

Every race will be televised on Sky Sport and CRC Motorsport.

Dad Rainer is a mechanic and runs Euro West while mum Edith has a natural skin care product business, Solimara Truly Natural, both supporting Lee.

Other sponsors include NZ Concrete, Timberworld East Tamaki, Skunkworks Racing and Automoves Racing Team.

“I’m looking forward to measuring myself against some very talented competition and turn some heads,” says Lee. He will race over six weekends in the North and South Islands, including Teretonga near Invercargill on January 23-25 and Highlands Motorsport Park in Cromwell on January 30 to February 1 next year.

Visit www.leezracing.com for more information.

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Cat lovers, we need your help



The NZ Cat Foundation has a sanctuary based in Huapai which houses over 150 cats. We offer safe sanctuary for older, disadvantaged and un-homeable rescue cats where they can live out their lives in safety and comfort. We need regular volunteers to help with routine chores so our cats can enjoy happy, healthy, safe lives. We are looking for volunteers who are mature, have a sense of responsibility, are good team players and dedicated animal lovers. Helping at the sanctuary is a popular way to 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.

You can also email - volunteer@thenzcatfoundation.org.nz info@thenzcatfoundation.org.nz

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 **West Auckland Property Management**



Food & Beverage

Sip your way to better gut health



Introducing Clover Spritz

We’re fizzing with excitement to share the latest addition to the Clover Ferments family, Clover Spritz. A refreshing, naturally sparkling drink made with all the fermented goodness you already know and love.

Available in Turmeric and Beetroot, Spritz is the bright, zesty, feel-good way to support your gut daily. Crafted right here in Aotearoa, it’s made from organic and spray-free ingredients, with no added sugar, sweeteners, or artificial flavours. Just pure, functional refreshment.

So, what exactly is Spritz?

It’s a lightly fizzy, traditionally fermented drink packed with live cultures, made using the same slow fermentation methods as Clover’s well-loved tonics. Think of it as the refreshing version of your daily gut ritual. Something you can sip at midday, take on the go, or enjoy as a mindful alcohol-free alternative that doesn’t compromise on flavour or function.

Meet the flavours

Turmeric Spritz – A golden blend of fermented turmeric root, ginger, and a zing of lemon. Anti-inflammatory, grounding, and deeply refreshing.

Beet Spritz – Naturally sweet beetroot with bright notes of lemon. Rich in prebiotics, nitrates, and colour that’s

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good for you, inside and out. Whether you’re already on a gut-health journey or simply looking for a cleaner, more conscious alternative to soda, Clover Spritz is your new go-to. NZ-made, small-batch brewed, and packed with living cultures, it’s more than just a drink, it’s your new daily ritual.

Ready to give Spritz a go? Find it online at cloverferments.co.nz or at your nearest stockist

The Season ahead at Good From Scratch

The gardens are thriving, the days are getting longer, and the farm’s buzzing as we head into the busy season.

Our next Smoke Fire is on Saturday 8 November, followed by Supper Club on Thursday 13 November, two great events to spark inspiration, learn a few new tricks, or simply enjoy a night out at the farm.

We still have some availability for team celebrations. You can book any of our Good From Scratch cooking experiences as a private event or join us for a private dining experience – a relaxed and memorable way to celebrate the end of the year. Get in touch to chat about what might suit your group best.

And if you’re thinking ahead to Christmas gifting, whether for work or personal, the Farm Shop is stocked with salts, rubs, preserves, and sauces –or we can help put together something special in a gift pack.

We hope to see you at Good From Scratch soon.



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

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Food & Beverage

Live music on the lawn: A perfect Sunday escape

There's nothing quite like spending a Sunday afternoon outside, soaking up the sun, the music, and the energy of a happy crowd. Sunday Live on the lawn has become the ultimate way to relax, unwind, and enjoy a little weekend magic with family and friends.

The scene is inviting from the moment the gates open at noon. Families, friends, and music lovers wander in, claiming their spot on the grass or the surrounding deck. Groups of six or more can secure early bookings, while everyone else is welcome on a first-come, first-served basis. Larger gatherings may even be able to reserve a semi-private area, perfect for a relaxed get-together in the fresh air.

Children are welcome and can enjoy the live music alongside adults, making it a relaxed, family-friendly outing. Well-behaved dogs are invited too, on leads, so everyone can soak up the good vibes together. Food and drink keep the energy going all afternoon. From shareable platters and fresh salads to pizzas, burgers, and bar snacks, there's something to suit every taste. Grab a plate, settle on a blanket, and let the music carry you through the afternoon.

Whether it's the live tunes drifting across the lawn, the laughter of children playing nearby, or simply the pleasure of being outdoors with friends, Sunday Live is a Sunday ritual that feels effortlessly joyful. It's a chance to get outside, enjoy the atmosphere, and make memories with those you love. In short, it's more than a day out - it's the perfect way to spend a Sunday.



Sunday Live is back at The Riverhead
Join us for live music on the lawn on selected Sunday's at The Boat House

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Property Hub



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Property News

Landlord Travelling for More Than 21 Days?



If you're a Quinovic-managed landlord, you can pack your bags and relax – we've got everything covered.

If you are like the majority of Kiwi landlords and do it yourself, appoint Quinovic to manage your property for 12 months, and your first two months are completely free. Every new property signed to be managed by Quinovic before February 28, 2026, also has

a chance to win \$10,000 travel!

If you self-manage your rental property, Section 16A of the Residential Tenancies Act (RTA) requires you to appoint an agent before leaving New Zealand for more than 21 consecutive days. This agent can be any trusted person based in New Zealand, though they must be willing and able to take on all landlord responsibilities while you're away.

Failing to do so is considered an unlawful act, with penalties of up to \$1,500 payable to the tenant.

Who Can You Appoint?

Any New Zealand-based individual can act as your representative. However, to manage your property effectively, your agent must understand tenancy obligations and be ready to handle issues that arise in your absence.

Choosing a qualified property manager offers complete peace of mind – ensuring your property and tenants are well cared for while you're overseas.

Keeping Your Tenant Informed

Before you leave, you must give your tenant your agent's name, contact details, and address for service.

If this information isn't provided, your tenant may issue a notice to remedy, requiring you to comply within a set timeframe.

Ignoring this notice is also considered an unlawful act under the RTA.

How Quinovic Can Help

When you're with Quinovic, you're already covered.

We act as your appointed agent under the RTA, so there's nothing extra you need to do before travelling. Let us know your plans, and we'll ensure your property continues to run smoothly in your absence.

Planning an extended trip?

Get in touch with Quinovic West Auckland today – all new 12-month managements signed before February 28, 2026, will be entered into the draw for \$10,000 travel with a bonus – your first two months' fee FREE.

Ian Thomson
Quinovic West Auckland – General Manager
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022 083 4137



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quinovic.co.nz/west-auckland



*Terms & Conditions Apply. See website for full details.

Trade Me Property listings up 24%

Hopeful vendors surged into the market in September, with the number of new listings on Trade Me Property up a whopping 24% compared to August, and up 5.9% compared to September last year.

That will ensure prospective buyers will have plenty of choice as the spring selling season gets underway. Trade Me Property's figures suggest they are already looking, with property searches on the site also up 24% in September year-on-year.

However, there was also a drop in advertised asking prices. The average asking price of \$835,350 in September being 1.6% lower than September last year.

One of the reality checks is the sales achieved at the latest auctions in the North West area:

Rodney area had 16 listings to auction with 2 selling - representing 13% sell-through with one of those surpassing RV

Waitakere area had 16 listings to auction with 9 selling - representing 56% sell-through with only 44% surpassing RV

Interest rates after the Reserve Bank Announcement have reduced with most rates showing around 4.49% with some more downward movement expected over the next few months.

Certainly a great time to reflect on plans and goals and a great time to invest in tomorrow.

If you are thinking about a change in your property situation, buying or selling, give me a call today. We can run the numbers on where things sit for you and investigate the dollars to move you ahead. After over 20 years in real estate operating at the highest AREINZ level, let's meet and give you the very best advice.

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)



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Graham McIntyre
Licensed Agent
Kumeu | Hobsonville



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graham.mcintyre@kumeu.rh.co.nz

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Enduring Powers of Attorney

As you age, it can get harder to make important decisions about your welfare and about your property. This can happen because of loss of mental capacity, or even just additional difficulties in navigating banking systems, contracts and the medical system.

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

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

We recommend that you make your EPAs while you enjoy good health rather than assume you will have early warning about losing capacity. For further advice and assistance in preparing your EPAs feel free to contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or 412-6000.

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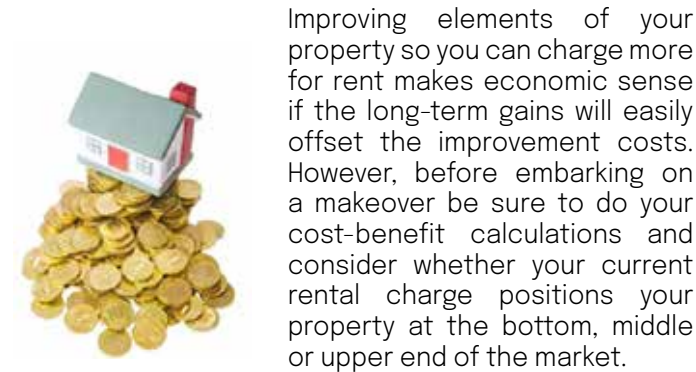
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Rental report



Improving elements of your property so you can charge more for rent makes economic sense if the long-term gains will easily offset the improvement costs. However, before embarking on a makeover be sure to do your cost-benefit calculations and consider whether your current rental charge positions your property at the bottom, middle or upper end of the market.

If you are charging below the average rent for similar age and size units, then it is much more likely that renovating your property will help you make significant gains. Here are some of the best improvement options to add value to your investment property.

Boost first impressions

The outside of your property and front yard are the first things potential tenants see. You can enhance first impressions by enhancing curb appeal. Basic landscaping such as adding plants, laying down mulch, trimming hedges and mowing lawns all make a difference. Enhancing the entrance way with lights, paint and potted plants make it more inviting and upgrading the look of windows with modern but relatively inexpensive blinds will make your property more desirable.

Add a bedroom or separate dwelling

Adding an extra bedroom within your existing property floor plan will allow you to target tenants you might not have previously been able to interest and to charge more. Subject to consenting and district plan requirements, there are a number of ways to do this, from dividing a large bedroom into two to converting a study, dining room or second lounge into an extra bedroom.

In rental properties with large back yards owners can consider building a granny flat or turning a garage into a self-contained unit. This effectively turns the property into a two dwelling residence and when rented out considerably increases cashflow and the property's value.

Refresh the kitchen and/or bathroom

The state and quality of a kitchen and bathroom are

often deciding factors for prospective tenants and usually colour how they perceive the entire property. If either are looking old a renovation may be the best way to increase appeal as well as returns.

Kitchens should be clean, modern and functional, but you don't need to overspend and completely remodel. Small upgrades such as replacing counter tops, installing new cabinet doors and energy efficient appliances as well as a shiny refrigerator and dishwasher can go a long way in transforming your space.

Similarly, a bathroom can be refreshed by replacing fixtures such as taps and showerheads and installing energy efficient modern lights. A new vanity with storage options increases functionality while regrouting existing tiles can make the room look fresher.

Change fixtures and replace flooring

Old doorknobs, ceiling fans, light switches and other aging fittings should not be overlooked. They may seem small but they quickly date and devalue your property. Most of the time, replacing these items is cheap but can quickly add value.

The state of flooring also has a significant impact in your property's appearance. Carpets can be made to look newer with deep steam cleaning and by polishing boards. Floating floors can also be cost effectively installed by DIY landlords.

Paint, if nothing else

Adding a fresh coat of paint is one of the easiest ways to revitalise the look of a property and is something landlords can do themselves or do the preparation for to lower costs.

Alternatively

Give me a call, text or email and we can walk you through a program of work that will deliver constructive value enhancement, delivering a better, sustainable, and attractive rental return over a longer period.

Contact Graham McIntyre today on 0276320421 or email graham@wapm.co.nz for a free no obligation chat

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Understanding all obligations mortgages by Tina White



The word mortgage comes from 'death pledge'. It's not as gloomy as it sounds, but it does hint at the seriousness of what you're signing up for. When you borrow money from a bank to purchase your home, the bank will usually register what's called an all obligations mortgage on your property title as security for the loan.

One of the most common forms of mortgage security; it doesn't just cover the loan you're currently taking out; it secures all current and future debts with that same bank. This includes your new home loan, any personal loans, credit cards, loans you've guaranteed for someone else, joint accounts with others and company loans where you're a director.

We recently acted for a de facto couple purchasing a home together. Their bank required an all obligations mortgage. During our meeting, we explained the implications of this type of mortgage. One client mentioned he already owned another property with his siblings, and it too was mortgaged with the same bank. Because both properties were secured by all obligations mortgages with that same bank, the bank could treat them as connected security. This meant that if the siblings defaulted on their loan, the bank could choose to sell either property to recover its costs—including the de facto couple's new home—even if their loan was in good standing.

To reduce your exposure under an all obligations mortgage, you could consider using different banks for different loans or financial relationships (e.g. business vs personal) or ask your bank for assurance that they would treat each property in isolation.

Understanding how your mortgage works can make all the difference when it comes to protecting your assets. We are very happy to help - you can reach ClearStone Legal on 09 973 5102.

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Property management



Property management isn't just about collecting rent - not if it's being done properly. Anyone can set up an automatic payment. What separates a professional manager from the rest is everything that happens before and after that money hits the account.

A skilled property manager is your front line of defence - screening tenants, handling maintenance before it turns into damage, keeping you compliant with tenancy law, and dealing with issues swiftly and fairly. It's a balancing act between protecting your asset and maintaining a solid relationship with your tenants. Done right, it means fewer headaches, longer tenancies, and a healthier return on your investment.

Your property is one of your biggest financial assets. Managing it shouldn't be an afterthought or left to chance. Between the Healthy Homes standards, legislative updates, and the general wear and tear of life, property management has become a specialised field. Experience, systems, and accountability matter more than ever.

At Private Residence, we keep our portfolio intentionally small and capped so we can stay hands-on with every property we manage. That means fast response times, consistent communication, and attention to detail. We don't just collect rent - we actively look after your investment. If you want peace of mind that your property is being properly managed, not just processed, we're here to make that happen.

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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
Bethells						
	Bethells Road	\$925000	2	0	875	\$930000
Coatesville						
	Screen Road	\$2,660,000	2	136	32300	\$2050000
	Mahoenui Valley Rd	\$1,625,000	0	0	10000	\$1215000
Helensville						
	Miro St	\$720000	2	60	658	\$570000
	Cabeleigh Dr	\$870000	4	0	720	\$860000
	Amberly Rise	\$860000	4	0	632	\$857000
	Nelson St	\$760000	3	90	702	\$500000
Herald Island						
	The Terrace	\$1875000	4	300	908	\$1340000
	The Terrace	\$1275000	3	105	835	\$960000
	Ferry Parade	\$1100000	3	110	808	\$1400000
Hobsonville						
	Grey Warbler Rd	\$1130000	3	99	243	\$909000
	Myland Dr	\$1400000	5	235	309	\$1446000
	Lockheed St	\$1100000	4	159	189	\$1040000
	Buckley Ave	\$1250000	3	174	0	\$1335000
	Mapou Road	\$840000	3	104	132	\$805000
	Nevill Rd	\$660000	1	67	0	\$715000
	Hobsonville Pt Rd	\$600000	1	60	0	\$585500
	Settlers Ave	\$1050000	3	193	0	\$960000
	Kanuka Rd	\$1025000	3	154	192	\$1070000
	Kerewhenua Cres	\$700000	2	72	88	\$675000
	Oioi Rd	\$740000	2	73	105	\$745000
	Ian Morrison Rd	\$1125000	3	166	0	\$1057000
	Buckley Ave	\$570000	1	51	0	\$530000
	Riroriro Rd	\$1200000	4	164	202	\$1185000
	Frances Bryers Rd	\$1225000	4	173	218	\$1265000
	Ko Nui Place	\$850000	3	141	0	\$862000
	Thomas Rielly Ave	\$1800000	5	320	406	\$1730000
	Dorricott Ave	\$1175000	4	144	231	\$1129000
	Sidney Wallingford Way	\$620000	2	63	0	\$627500
Huapai						
	Rheingold Pl	\$840000	4	98	663	\$985000
	Tapu Rd	\$1275000	3	170	842	\$775000
	Main Rd	\$1,250,000	3	136	809	\$1100000
	Tapu Rd	\$1400000	3	95	860	\$1125000
Kumeu						
	Matua Rd	\$1350000	3	218	884	\$1440000
	McIndoe Rd	\$1,325,000	4	213	600	\$1340000
	Schoolside Rd	\$1100000	4	195	0	\$1090000
	Accolage Boulevard	\$850000	3	103	225	\$871000
	Jeroboam Loop	\$1350000	4	214	0	\$1395000
	Eric Farley Dr	\$1325000	4	206	838	\$1490000
	Kari Lane	\$670000	2	91	91	\$672500
	Weza Lane	\$850000	5	128	905	\$980000
	Weza Lane	\$800000	3	0	832	\$838000
Massey						
	Puwha St	\$950000	4	141	238	\$954000
	Kemp Rd	\$740000	3	110	680	\$700000
	Waimumu Rd	\$1025000	3	130	1158	\$725000
	Birdwood Rd	\$1775000	4	330	14000	\$1500000
	Alidade Pl	\$750000	4	104	656	\$752000
	Sabot Pl	\$640000	2	79	0	\$615000
	Royal Rd	\$950000	4	150	0	\$955000
	White Heron Dr	\$870000	3	150	0	\$700000
	Forsythe Pl	\$1100000	5	385	1021	\$950000
	Royal Rd	\$1150000	3	150	581	\$889000

25

SUBURB	STREET	CV	BED	FLOOR AREA m2	LAND AREA m2	SALE PRICE
	Paretao St	\$1010000	4	139	146	\$900000
	Clyma Pl	\$565000	2	60	0	\$530000
	Puwha St	\$840000	3	85	194	\$815000
	Allington Rd	\$970000	3	90	607	\$980000
	Hewlett Rd	\$600000	2	73	0	\$545000
	Dovey Pl	\$890000	3	122	491	\$683500
	Halloran Pl	\$740000	3	85	403	\$725500
	Anich Rd	\$950000	3	160	655	\$870000
Riverhead						
	Riverhead Pt Dr	\$1950000	4	276	800	\$1875000
	Pohutukawa Parade	\$1525000	4	211	802	\$1605000
	Wautaiti Dr	\$1375000	5	200	869	\$1435000
	Arthur St	\$870000	3	106	769	\$849000
	Diamond Lane	\$1180000	0	0	10800	\$1290000
	Riverhead Point Dr	\$1575000	4	196	612	\$1810000
	Coatesville-Rhead Hway	\$1255000	0	0	11500	\$1060000
Taupaki						
	Annandale Rd	\$2400000	5	400	10000	\$2560000
Waimauku						
	School Rd	\$980000	3	136	5183	\$1205000
	Waikoukou Valley Rd	\$675000	5	144	2643	\$978000
	Solan Drive	\$1850000	4	264	1537	\$2000000
	Hamilton Rd	\$1325000	2	130	10800	\$1270000
Waitakere						
	Bethells Rd	\$1550000	1	225	14900	\$1340000
West Harbour						
	Fitzherbert Ave	\$990000	3	190	577	\$716000
	Wiseley Rd	\$1530000	5	227	638	\$970000
	Wiseley Rd	\$1145000	4	220	0	\$1280000
	Cyril Pl	\$1050000	3	200	665	\$870000
	Moire Rd	\$950000	3	181	144	\$970000
Westgate						
	Greenbrier St	\$495000	4	138	168	\$955000
	Whiteywood St	\$1000000	4	123	285	\$1015000
	Berba Lane	\$915000	3	90	318	\$832000
	Cinnabar Pl	\$1050000	3	171	500	\$980000
Whanuapai						
	Whenuapai Drive	\$820000	2	93	168	\$790000
	Dale Rd	\$1350000	5	232		

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

Raine & Horne's commission rate:

2.95%
(Not 4% that others may charge)

upto \$590,000

1.95%
on the balance

Plus \$490 admin fee.
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Raine & Horne Kumeu also provide statistical data FREE from cost to purchasers and sellers wanting more information to make an informed decision. Phone me today for a FREE summary of a property and surrounding sales, at no cost and no questions asked. Graham McIntyre 027 632 0421 * Available for a limited time. Conditions apply.

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

Graham McIntyre
Brand & Territory Owner
027 632 0421



Market Wrap – October 2025

As we head into summer, the Reserve Bank has delivered some hot news – cutting the Official Cash Rate (OCR) by 0.50% to 2.5%, with another 0.25% cut anticipated in November.

This is one of the largest cuts we’ve seen in some time, making now the perfect opportunity to review your lending and set yourself up for the months ahead.

What’s Changing Right Now?

Lenders reacted fast. Fixed rates were trimmed in advance of the announcement, and now floating rates are easing too. For anyone due to refix soon, this means real potential savings – but timing and structure matter! The best outcomes come from reviewing your loan early and locking in when rates align with your goals, not just when your bank prompts you.

Behind the scenes, banks are also lowering their “test rates” – the figures used to calculate how much you can borrow. Even a small change here can increase your borrowing power, opening doors that were closed earlier in the year.

What’s Happening With Property Values?

After five months of declines, national values have finally stabilised. September saw a slight 0.1% rise, with provincial areas showing the most resilience. Confidence is gradually returning – particularly among first-home buyers and investors taking advantage of cashflow and full mortgage-interest deductibility.

Head over to our blog for a deeper look at the OCR cut and where property values are heading.

What This Means For You!

Lower rate + lifting borrowing power + flat prices = a window of opportunity. Whether you’re buying, refixing, or restructuring, the next few months could set you up

strongly for 2026.

If you’d like to see how the rate cuts and value shifts affect your position, get in touch for a quick, no-obligations review and make sure you’re making the most of this moment.

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Ben Konings gives financial advice through Fearless Financial Limited trading as The Mortgage Supply Co.

Brendon Hodge



I have lived in the Northwest area for 27 years now, firstly in Huapai from 1998 – 2005 and Waimauku 2005 –2019 and back to Huapai in 2019. I thoroughly enjoy living in this part of Auckland and hope to stay in the area for many more years to come. I have certainly seen some changes over the years as Kumeu Village and Huapai have grown substantially with housing developments, new school, increased retail and fast food shopping plus the industrial area expanding. Kumeu/Huapai has become quite the busy hub however no matter where you are in this area you are only minutes away from rural settings and a great west coast beach and parks and community grounds that attract lots of people every year.

My focus in Real Estate has changed over the last few months as I now have the pleasure of being able to work and represent homeowners and buyers in the local area. Previously for the last 12 years I had the Henderson franchise for Mike Pero Real Estate which although has been successful was not where I wanted to carry on representing, so when the franchise agreement came up for renewal I decided not to renew so I could move to the Northwest and work for Raine & Horne as a salesperson and be much closer to my home and start to serve my local community.

After all the years working for Mike Pero Real Estate which was taken over by Raine & Horne a couple of years ago I am happy to say with the strength of superb in house training with MPRE and R&H plus legal requirements from the Real Estate Authority Act 2008 and the monitoring and updating information from the Real Estate Institute of New Zealand I am happy to consider myself a trustworthy professional in this industry and share my expertise and knowledge to meet the high standards expected from our clients at all times.

I am well versed in marketing various property types, including residential, rural lifestyle and prestige real estate. At Raine & Horne we are happy to discuss

agreeable commission rates and suited advertising costs. We do not offer prizes for signing with us or say we will add a 100% extra effort as we always do our best for you to achieve a successful deal transaction for Vendor and Buyer.

I look forward to serving the area with the utmost integrity and hearing from you in due course for requesting free appraisals on your property and keeping it honest and real.

Brendon.hodge@kumeu.rh.co.nz Country Living Realty Ltd, t/a Raine & Horne Kumeu-Hobsonville Licensed REAA (2008)

Mortgagee Sales Double

A sharp increase in the number of mortgagee sale properties has emerged over the last few weeks.

Interest.co.nz has been tracking the number of mortgagee sales on the market each week since November 2022. Mortgagee sales have hovered between 50 and 60 for most of last year, then began rising again this year. The increase in mortgagee sales has been particularly strong since late September this year. At the beginning of October it went past 90 for the first time since interest.co.nz began collating the numbers. By mid-October, the numbers had surged to 109.

The timing of the increase is surprising because it comes as mortgage interest rates have been falling. However, Reserve Bank data shows the total value of impaired loans held by banks increased by \$15 million in August to \$563 million.

However, the fact the number of mortgagee sales has been rising even as interest rates fall suggests the most likely reason is borrowers have faced an unexpected drop in income, usually due to job loss or business failure.

In such situations, no amount of mortgage restructure can make up for the fact the borrower simply has no money coming in. The borrowers who will be most vulnerable in such a situation will be those who bought during the 2021/22 housing boom, particularly those who purchased their property with a low equity loan at the maximum term available, and then suffered a loss of income.

As well as losing their ability to make their mortgage payments, these people may also have faced the indignity of being tipped into negative equity, as the value of their home declined in the face of a weaker housing market, leaving them with little wriggle room to restructure the loan.

If you are facing financial turmoil and need to assess selling property, give me a call and we can formulate a plan that allows you to retain control of the sale process and seeks to achieve the very best price possible. Having some control when everything around you is out of control can provide a real and tangible quality of life.

Call me today on 0276320421 or email me on graham.mcintyre@kumeru.rh.co.nz

Brendon Hodge
Licensed Sales Person

m 021 608 234
brendon.hodge@kumeu.rh.co.nz

327 Main Road, Kumeu, NZ 0810
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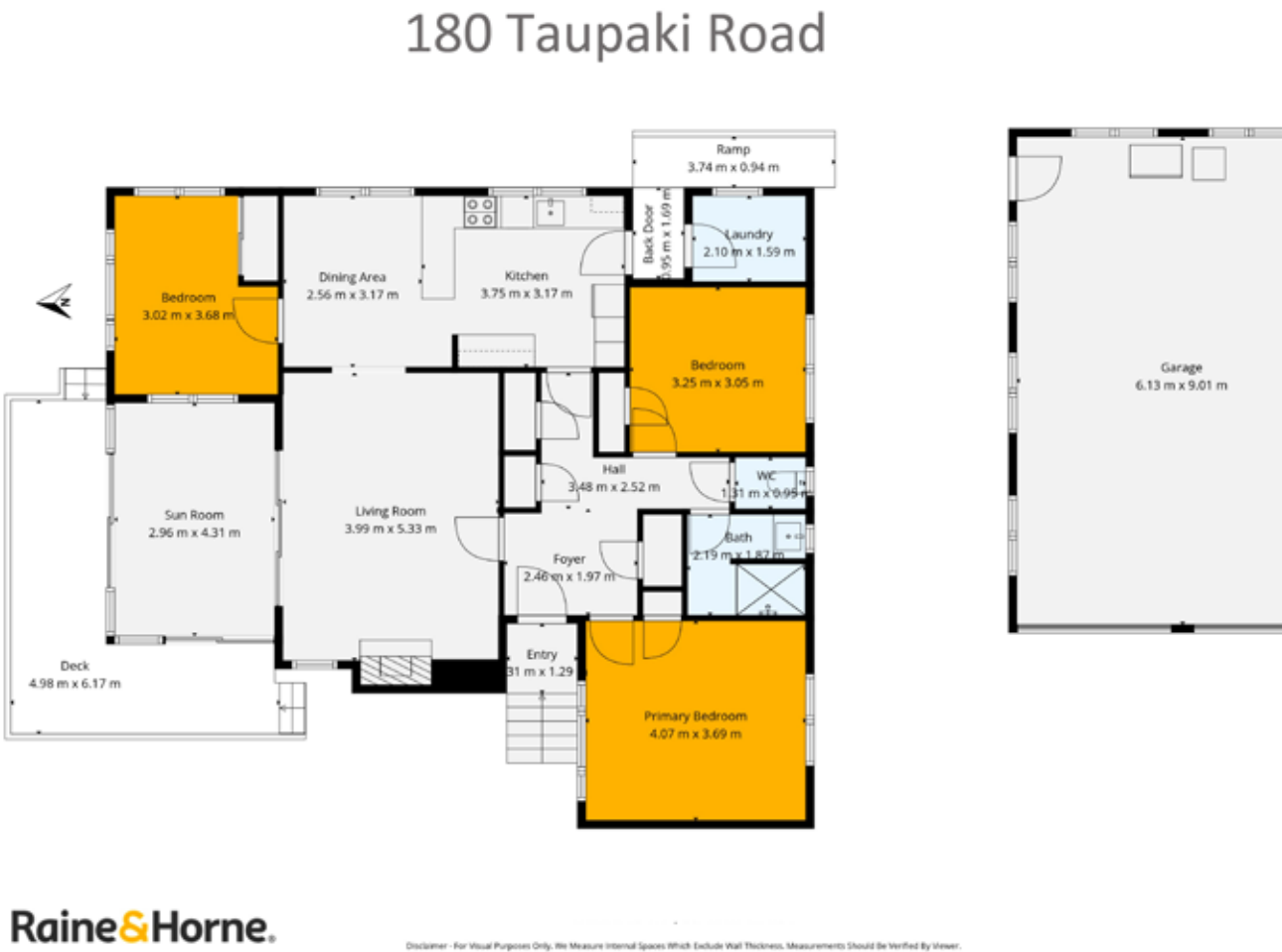


Land, 2 houses, sheds, subdivision options

180 Taupaki Rd, Taupaki

Over 4 hectares (10 acres) of flat to gentle sloping land, where you look over your estate providing ease of management. The house sites are elevated away from any superimposed flood mapping by council and within a countryside living environment. Subdivision is a possibility and a letter in support of this is available. Two houses, shedding and double garage are linked by

the drive and offer a window into the past, but provide a great opportunity for the future. This cluster of old and newish, provides a canvas to develop and to label your future, with character and possibility a-plenty. Shedding is a mix of old and new with options for the new owner to consider what is important to them and their future on the land. This is the first time in 55 years that this block has been offered up to market. We welcome your inspection and your feedback on if it may fit within your future plans.



Featuring:

- 3 bedrooms
- 1 bathrooms
- 1 dining
- 1 living
- 4 garage
- Land area 4.3313 Hectares
- Floor area 110 sqm
- Lifestyle Property
- Two houses



For more information on this property call:
Graham McIntyre on 027 632 0421
or email: graham.mcintyre@kumeu.rh.co.nz
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Project with a purpose, position and potential

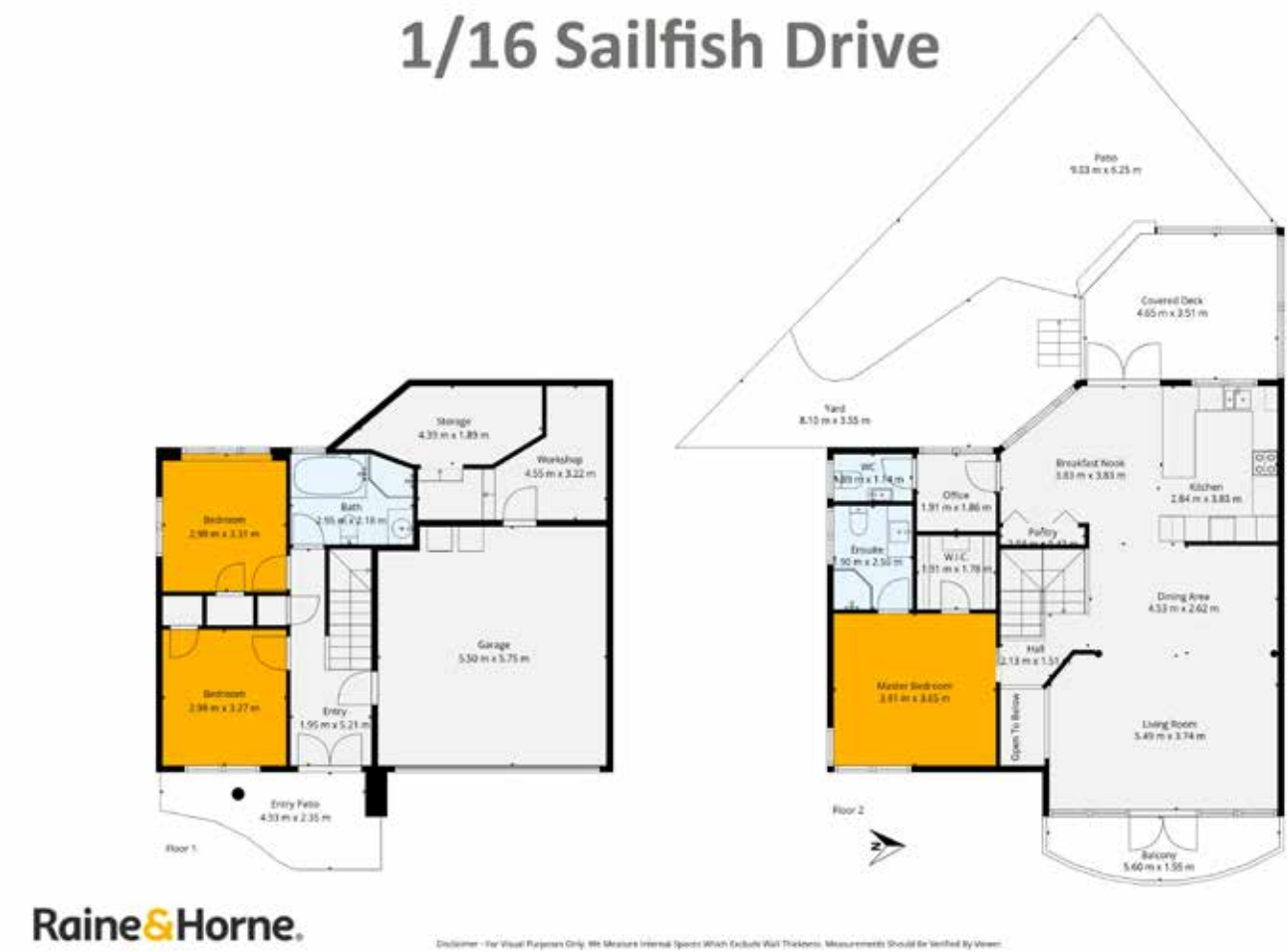
1/16 Sailfish Drive, West Harbour

If you're looking for a project that offers both opportunity and lifestyle, this is the one. Rarely available, this beautiful home presents huge potential to add value over time—whether you're seeking a solid return on investment or a long-term family anchor. On offer is a well-designed two-level character home featuring: Three bedrooms plus office, Two bathrooms and three W/Cs, Master suite with en-suite and walk-in wardrobe, Open-plan living with seamless flow, Sun-filled alfresco living from dawn to dusk.

All within a short stroll to the local primary school and the commuter ferry/marina-making daily life as convenient as it is enjoyable. The Executors have provided comprehensive disclosure documents for your confidence:

Graham McIntyre on **027 632 0421**
or email: **Graham.mcintyre@kumeu.rh.co.nz**
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- Featuring:
- 3 Bedroom
 - 2 bathrooms
 - 1 Study, 2 Toilets, 1 ensuite, 1 dining
 - Land area 378 sqm
 - Floor area 190 sqm
 - 2 Garage & 2 Open spaces
 - Townhouse
 - Close to school & ferry
 - Open plan living



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Gable
Windows

Hidden
Scullery

Custom
Island



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lounge with vaulted
ceiling, fireplace and
ambient lighting.

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G.J. Gardner. **HOMES**



802 Waitakere Road

Quintessential Kiwi Dream - Cottage on ¼ acre

In a rural setting, surrounded by equine and viticulture, in a sun-bathed north west position is this beautifully presented 3 bedroom home.

Offering open plan living with renovated kitchen, breakfast bar and lounge with separation to generous bedrooms and bathroom.

It's beautiful in it's presentation and it's simplicity, delivering easy living, rural vista's and privacy.

The land is flat and wire and baton fenced, providing options to overlay pet fencing should you wish.

A planted frontage provides additional privacy from the road, with simple access to good off-street parking.

For more information on this property call:

Graham McIntyre on **027 632 0421**
or email: **Graham.mcintyre@kumeu.rh.co.nz**
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Featuring:

- 3 bedroom
- 1 bathroom
- Land area 1038 sqm
- Floor area 110sqm
- North west position
- Plenty of parking
- Expansive lawn area for kids & pets
- Close to Kumeu & Taupaki





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Nouveau
Market Umbrella 2.7m Black



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SKU: 2054032

\$1099

Nouveau
Baha Outdoor Bistro Pods 3 Piece



SKU: 2027652

\$1699

Nouveau
Canzo Outdoor Wicker Lounge Setting 2 Piece



SKU: 2028687

\$1299

Meteor
Kaidun Gas BBQ 4 Burner



SKU: 335923

\$259

Weber
Q2600N+ Gas BBQ LPG Black



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Home & Garden

Empowering women one project at a time: Ladies' Night at Mitre 10 MEGA Westgate

In an industry traditionally dominated by men, Mitre 10 MEGA Westgate is breaking stereotypes and creating a space where women can embrace their inner DIY enthusiast. The upcoming Ladies' Night event promises an evening that's not only about shopping, but also about learning, empowerment, and fun. Whether you're an experienced craftswoman or someone who's never picked up a hammer, this event is designed to make every woman feel at home in the world of tools and home improvement.

One of the highlights of the event is building your own planter box. With the assistance from the Massey Men's Shed representatives and Mitre 10 MEGA staff to help guide you, these skills will help you, covering the basics of home repairs and woodworking. It's not just about education—it's about creating a supportive environment where questions are encouraged, and confidence grows with every new skill learned.

But the evening isn't just about skills—it's a celebration. Guests will be treated to complementary drinks and snacks, making it easy to mix and mingle with fellow attendees. Special in-store discounts will offer exclusive access to tools, décor, and home improvement materials, so ladies can stock up on everything they need for their next big project.

And what's a special night without prizes? Throughout the evening, participants will have the chance to collect giveaways and enter to win fabulous prizes.

For those who want to step into the world of home improvement with confidence, make connections, and walk away with both new skills and friendships, Ladies' Night is an opportunity that shouldn't be missed.

Join us for Ladies' Night on Wednesday 19 November 2025, from 7pm to 9.30pm, at Mitre 10 MEGA Westgate, Northside Drive Whenuapai.

Entry \$10 per person with proceeds going to Hospice West Auckland. Register in store or online for Ladies' Night at mitre10.co.nz/mega-westgate



LADIES' NIGHT

Get the Girls together for a fabulous night out at
Mitre 10 MEGA Westgate

**MITRE 10
MEGA**
WESTGATE

Wednesday 19 November 2025
7:00 to 9:30pm
Northside Drive Whenuapai

\$10 ENTRY
PER PERSON
Proceeds go to
West Auckland Hospice

West Auckland
hospice
Living Every Moment
Hei ki hoki, he oranga ngahau

REGISTER HERE

Blocked drains? CCTV drain inspection can help



Blocked drains that won't clear with traditional methods are a common headache for homeowners. That's where Drain Ninjas steps in with a smarter, more effective approach. Our expert team uses advanced hydro jetting technology to clear stubborn blockages with precision and power. But if there's any sign of damage in the pipes, we switch to our cutting-edge CCTV drain inspection system.

CCTV drain inspections are a modern, non-invasive way to diagnose drainage problems. We insert a high-definition, waterproof camera into your drains, delivering real-time footage from inside the pipes. This allows us to identify the exact cause and location of the issue – no digging, no guesswork.

Benefits of CCTV drain inspections

CCTV inspections quickly pinpoint issues, saving you time

and money. They provide detailed information, such as the depth and distance of a blockage or crack. With this data, we can offer accurate quotes and tailored repair plans – no surprises.

The best part? Peace of mind. By spotting issues early, you can avoid costly damage and emergency repairs, keeping your drains flowing smoothly and your property protected.

Common drainage risks. Drainage systems face several risks:

- Blockages & overflows can damage property and pose health hazards.
- Pipe damage from wear, tree roots, or ground shifts.
- Inefficient drainage leading to standing water and pest problems.
- Sewage leaks, risking contamination of soil and water.
- Unknown drain layouts, especially in older buildings, make repairs difficult.

How CCTV inspections mitigate these risks

Drain Ninjas' CCTV technology helps:

- Spot blockages and structural issues without digging.
- Map out full drain layouts for better planning.
- Support preventive maintenance by catching problems

early.

- Deliver accurate diagnoses for efficient repairs.
- Minimise disruption and avoid unnecessary excavation.

Call the experts

If you're facing a stubborn blockage, don't just guess – get the best. Drain Ninjas offers fast, accurate, and safe CCTV drain inspections to restore your drainage system. Call 0800 4 NINJA (64652) today and let us keep things flowing

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For more than 50 years, Pole Specs Ltd has been a trusted name in New Zealand construction, specialising in pile foundations, retaining walls, and slip repairs. With decades of experience behind every project, the team brings reliable skill and care to each site.

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Pole Specs has built a strong reputation for quality workmanship and dependable service. From residential builds to larger developments, they focus on providing results that homeowners and contractors can rely on.

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Waimauku Garden Club

Our visit for September was spring inspired even though the weather was still a bit iffy. We traveled to Gordonton, stopping on the way for morning tea and a comfort stop at Autobahn Papakura. We went to see the daffodils at Clandon Daffodil Farm, a family run business, Ian and Marion Riddell manager/owners. Ian has over twenty five years experience growing daffodils. He shared with us a year in the life of growing daffodils - very informative. It is a commercial daffodil farm growing bulbs for sale in March and cut flowers in spring. They grow over a million and have a huge collection of over 1,000 varieties. We were able to have a walk through the fields before all receiving a bunch to take home. We enjoyed a delicious lunch at Woodland estate surrounded by exquisite Victorian themed gardens. Another wonderful outing.

Feel free to contact any of us: Ann (0210357406), Gail (021344070), Maree (0274963006), Moira(027498154), Sandi (0273184514).



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The company specialises in delivering high-quality building services for clients, relocatable housing solutions, and subdivision projects. Field Homes has built a loyal base of clients who value clear communication, timely delivery, and homes crafted with attention to detail. This reputation is reinforced by strong testimonials and industry recognition: the very first Field Homes development was honoured with two prestigious awards – House of the Year and a Property Industry Award – setting a benchmark for the standard of excellence that continues to guide every project.

With a proven track record and a clear commitment to quality, Field Homes approaches each new development with confidence, innovation, and a dedication to building better for the future.



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Whenuapai Floral & garden circle October 2025



More than forty members were welcomed by President, Dawn, at the Village Hall, where we have been meeting regularly now for nearly forty years. While checking our garden for blooms to take along, I noticed that our “shivery grass” was waving in the wind, reminding me of our founder and first President, Zita Horsley, who shared this around, and it seems to be most predominant around the time of her death anniversary. It is like a little hello from a dear friend.

The guest speaker was a return visitor, Lynda Cartwright, who spoke about the history of gardening and heirloom tomatoes. She brought along some plants she had grown from seed to sell us, and a few other plants which she couldn't resist starting despite having reduced space. A self-confessed tree hugger, Lynda has retired from Kings Plant Barn however has recently given talks there on three consecutive Saturdays, the subjects being Citrus, Tomatoes and Orchids.

Her gardening education began early when she was put out in the garden with her grandfather in England as a baby in her pram. As she became mobile, she helped him and gradually absorbed so much about growing things from being there with him. After emigrating from her native land in 1964, Lynda continued to garden, and it has been a constant throughout her life. She enjoys sharing knowledge of plants and their growth with others whenever possible. Fragrance is an important feature in our gardens and can be so evocative of memories from decades ago.

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





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Is your paint starting to peel or are your weatherboards looking a bit tired?



Flaking paint or soft, rotting timber can be early signs that your home's exterior needs some care, and taking action now can save you from bigger repair bills later.

Auckland's mix of sun, wind and rain can be harsh on paintwork. Once the paint film breaks down, it stops protecting the timber underneath, allowing moisture to get in. That's when boards start to swell, crack or rot.

Focus on Painting can help restore and protect your home for years to come. With more than ten years of experience, Brad and his team know how to prepare surfaces properly and use quality paints made to stand up to New Zealand's weather.

Whether you need a full exterior repaint or just a few touch-ups, they will make sure your home looks fresh and stays protected.

What makes Focus on Painting different is their hands-on approach. They don't use subcontractors, so you deal with the same reliable team from start to finish. They arrive on time, keep the work area clean, and always deliver a professional result.

You can view their work and read customer reviews at facebook.com/focusonpainting/reviews.



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As we grow, we continue to expand our range, bringing in new products like machine gauged and rough sawn H5 SG8 square posts – durable and high-quality.

Alongside our wide selection of SED poles, outdoor timber, fencing supplies, pony jump poles and decking timber, Pole Yard Ltd makes it simple to source everything you need for your next project in one place.

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Founded in 2022, Crea Construction Ltd. is a Kumeu-based construction company dedicated to delivering high-quality residential building services with honesty, precision, and care. The company was founded by Massimo Sabini, who brings over 10 years of experience in the construction industry and a strong commitment to craftsmanship and client satisfaction.

Crea Construction specialises in home renovations, extensions, maintenance, repairs, and outdoor living projects. Every project is managed with meticulous attention to detail and a focus on creating durable, functional, and beautifully finished results. Massimo's approach is grounded in open communication and reliability – ensuring that clients always feel informed, respected, and confident throughout the entire building process.

Crea Construction stands out for its transparent pricing, professional standards, and customer-first attitude. Clients appreciate the team's efficiency, cleanliness on site, and friendly collaboration, which make the entire building experience smoother and more enjoyable.

As part of their commitment to the local community, Crea Construction is currently offering a 10% discount and free quotes for Kumeu and the surrounding areas – a way to thank the neighbourhood for its support and help more homeowners bring their projects to life with confidence and quality.



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The Kitchen People: more than just kitchens



With Rodney West experiencing a wave of new builds, at the core of every home is exceptional, custom-built cabinetry, and that's where The Kitchen People excel. We bring over 30 years of industry experience to every project, ensuring you receive quality, reliability, and innovative design.

Riverhead based owners Mark and Leanne Gallagher took over the Stanmore Bay business in December 2022 with a clear vision: to streamline processes and optimise what they call 'The Kitchen People experience' for every customer. They understand that renovating or building can be stressful, and their goal is to make the cabinetry part of the journey seamless and enjoyable.

While our name highlights the heart of the home, we want people to know we are a full-service custom cabinet maker. We design and build high-quality solutions for every room in your house, not just the kitchen.

- Our comprehensive services cover your entire project, including:
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 - Laundries
 - Built-in Wardrobes and custom Home Offices
 - Vanities and storage solutions

This end-to-end service is powered by our dedicated in-house designers. Your personal journey begins at our Millwater Design Centre, where you can meet our design team. They'll guide you through the entire process, from initial concept sketches and material selection to the final installation, ensuring the outcome perfectly fits your style, needs, and budget.

Furthermore, we are proud licensees of Mastercraft Kitchens. This strong partnership gives us access to cutting-edge materials and construction techniques, allowing us to offer clients an industry-leading 10-year guarantee on all Mastercraft kitchens. This is our promise of enduring quality and peace of mind.

Whether you're building or planning a renovation, trust our three decades of experience and the Mastercraft guarantee to deliver cabinetry that transforms your home.

Visit our website portfolio for your next project inspiration www.kitchenpeople.co.nz





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Young Learners

The Joy and Power of reading with young people: A playful path to vocabulary and understanding

Reading with young people is a little bit like planting a magical seed—you never quite know how it will grow, but with care, imagination, and a few good storybooks, something wonderful always happens. For educators, reading is much more than a quiet classroom activity. It's a teaching superpower that sparks curiosity, builds vocabulary, and boosts understanding in fun and

meaningful ways.

Big Words, Little Ears

Young children are like word sponges—soaking up language from everything around them. But while everyday conversation is great, books take vocabulary to a whole new level. Where else will kids hear words like “enormous,” “glistening,” or “invisible” all in one sitting? Whether it's a tale about a grumpy bear or a brave little robot, stories are packed with rich, expressive language that helps children learn new words naturally.

Educators use reading time to sneak in vocabulary lessons without it ever feeling like a lesson. They might pause during a story to ask, “Hmm, what do you think tremendous means?” or use silly voices to bring big words to life. Repeating and playing with new words helps children understand them deeply—and remember them long after the story ends.



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Adventures in Understanding

Books aren't just about words—they're about ideas, feelings, and big "aha!" moments. Through stories, children explore new worlds, meet interesting characters, and learn to see things from different points of view. Educators use reading as a way to guide young learners through these adventures, helping them connect the dots and make sense of what they're hearing.

Comprehension grows when teachers ask thoughtful, playful questions like, "Why did the princess leave her castle?" or "What would you do if your lunchbox started talking?" These conversations get children thinking, imagining, and piecing together meaning in their own way. Suddenly, reading becomes an interactive journey instead of a quiet sit-and-listen time.



Reading All Around

In a playful, language-rich classroom, books are everywhere—and not just on the shelf. Educators use stories to kick off science lessons, explore new cultures, or inspire art projects. A book about the weather might turn into a rain dance; a story about baking cookies could lead to a pretend bakery popping up in the dramatic play corner.

Reading also helps build social-emotional skills. A story about friendship, bravery, or feeling left out opens the door to big conversations about emotions and relationships—all in a safe and gentle way. When children see themselves in a story, or learn about someone different from them, it sparks empathy and connection.

The Magic of Shared Stories

Reading with young people is a joyful, powerful tool that weaves together learning, language, and laughter. It's how teachers grow vocabularies, stretch imaginations, and build the foundation for strong understanding. Best of all? It's fun. Whether it's five minutes with a funny picture book or a long adventure through a chapter story, every reading moment is a chance to learn, bond, and discover the magic in words.

Te Manawa Library – November fun for Tamariki & Rangatahi!

Our regular term programmes are running all through November – free, fun, and perfect for your little ones!

- Kids Play – Mondays, 10:30–11:30am (Children's Area)
 - Wriggle & Rhyme – Tuesdays, 11:00–11:30am (Level 3 Auditorium)
 - Rhymetime – Wednesdays, 11:00–11:30am (Children's Area)
 - Storytime – Fridays, 11:00–11:30am (Children's Area)
 - Plus, for our older tamariki and rangatahi:
 - Maths with Means – Free drop-in tutoring! Mondays, 3:30–4:30pm (Level 1, Pūrerehua – at the table)
- Come along, connect, learn, and have fun!

Check out everything happening this month: <https://linktr.ee/temanawar>



Aged care

Asian fusion pop-up restaurant at Craigweil House

Craigweil House recently turned up the flavour with an exciting Asian fusion pop-up restaurant. Our dining area was completely transformed into a beautiful restaurant-style setting, complete with themed decorations that set the perfect mood for a special culinary experience.

Residents were treated to a mouth-watering menu featuring miso soup, fresh vegetable sushi, a delicious Asian-style chicken main, and a creamy cheesecake to finish. The atmosphere was filled with laughter, smiles, and plenty of happy taste buds! Everyone enjoyed this unique dining experience and are already looking forward to the next pop-up restaurant, with a brand-new theme to discover and savour.

As we look forward, we're also excited about the upcoming opening of our extended Hospital Level of Care

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wing. If you or your loved one are interested in learning more about what Craigweil House has to offer, feel free to drop by for a visit or give us a call on 09 420 8277.



Aged Care

Caring for a loved One? You don't have to do it alone



October was a month full of heart at Kumeu Village and The Ladybug.

From Fiji Day celebrations, baking afternoons, and beach outings to Orewa, to raising awareness for World

Alzheimer's Month and wearing pink for Breast Cancer Awareness, our homes were alive with colour, laughter, and compassion.

Residents and staff came together to honour those living with memory loss and those impacted by cancer – and when cardio drumming filled the lounge, the energy was electric! It was a month that reminded us of all that kindness, connection, and community truly make every moment count.

Now, as we head toward the Christmas season, we're delighted to share something special...

Kumeu Village has opened two beautiful new rooms, lovingly designed to offer warmth, peace, and a genuine sense of home. Thoughtfully furnished and softly styled, these rooms provide comfort and dignity for residents and families alike – ideal for short-term respite, long-term care, or when a loved one needs the assurance of 24-hour professional support and compassion at life's most delicate stage.

Every detail has been considered – from the calm, welcoming environment to the dedicated team who bring heart to every moment of care. You're warmly

invited to book a private, no-obligation visit at either of our beautiful homes:

Kumeu Village – Just behind the hedge on the corner of Old Railway and Main Road. A stunning 100-bed home offering hospital, specialised dementia, and respite care. Our professional and compassionate team provides round-the-clock support, ensuring every resident receives the care, comfort, and dignity they deserve – and giving families the space and peace they need to simply be together.

The Ladybug Dementia Care Home – Nestled behind beautiful trees in the idyllic Coatesville countryside, The Ladybug is a stunning 15-bed home offering specialised dementia and respite care exclusively for women. Warm, personal, and family-focused, it's a place filled with love, nature, and genuine connection – a home that truly lives up to its name.

Both homes are places full of heart – where people come because they genuinely care, and stay because they make a difference.

Come see for yourself – we'd love to welcome you for a no-obligation visit today! Bring your loved ones, bring the family, and experience the comfort and compassion that define life at Kumeu Village and The Ladybug.

Finding the Right Care for Someone You Love Starts Here.

Kumeu Village – Corner of Old Railway & Main Road, opposite BP Kumeu

The Ladybug – 798 Coatesville-Riverhead Highway

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Aged Care

Kiwi Rehab



Keeping Kiwis moving – one repair at a time

Recently, we received a call from a lovely gentleman who had an unexpected adventure – he'd jumped his mobility scooter off a curb to avoid a cat. Unfortunately, the landing didn't go quite as smoothly as planned, leaving his scooter with a nasty grinding sound and refusing to move. Not a problem for our team. After pulling it apart, we discovered a bent drive shaft. A new part was quickly ordered, installed, and the scooter was soon back with its owner, good as new.

At Kiwi Rehabilitation, we're proud to be your locally owned and operated one-stop shop for all rehabilitation needs. From new products to expert servicing and repairs, we're here to keep you moving. Based in West Auckland, we've been supporting our community for over 15 years with quality equipment, genuine care, and practical solutions that make everyday life easier.

"He Tangata – it is people" sits at the heart of everything we do. As a family-owned and operated business, we take the time to understand your unique situation. Our director, Graeme, brings over 30 years of experience in the rehabilitation industry, working with people of all abilities, ages, and lifestyles.

Whether it's pressure-relieving cushions, mobility scooters, daily living aids, or wheelchairs – we've got you covered. And if we don't have exactly what you need, we'll work with our trusted suppliers to find the perfect solution.

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Retirement living with a coastal vibe



Keith Park Village is a thriving retirement community perfectly located next to Te Kori Scott Point Park in Hobsonville. Our residents enjoy relaxed retirement living on the coast, with charming eateries, shops, the Catalina Bay farmers' market, lush green spaces, and the fabulous Coastal Walkway nearby.

The village is on flat ground, so it's a breeze to get around on foot or by cycle. It's the best of both worlds – an idyllic coastal lifestyle with easy access to Auckland city.

Village amenities include a indoor heated swimming pool, spa, library, gym, café and shop, hair and beauty salons, bar, and movie theatre.

Independent and assisted living

Enjoy the best of independent retirement living with brand new two bedroom and three bedroom apartments, built to the highest specifications and with an abundance of light. They're spacious, with seamless indoor-outdoor flow to a covered patio or balcony, and many have glorious views.

Assisted living apartments come with support that makes life easier, such as housekeeping and a chef-prepared meal every day. They're light and spacious with a high-spec kitchenette, a tranquil bedroom and ensuite, call bells, and a living area perfect for entertaining.

A range of care options

Keith Park Village offers a range of care options including rest home care, hospital care, specialist dementia care, and respite care in our state-of-the-art care centre. Ryman residents always have priority access to the care centre over non-residents. Should a space be unavailable at the time of your transfer, we will do our best to accommodate you at another Ryman village that provides the level of care you need* until a space becomes available at Keith Park Village.



Health & Beauty

Hear 4U Ltd “Hearing help at home: It’s more than just convenience”



Did you know that hearing care at home isn’t just easier—it’s often more effective?

When audiologist Lisa visits clients in their own homes, she’s able to see how hearing aids perform in real-life settings: whether it’s the TV volume, phone clarity, or conversations around the kitchen and dining room. This means adjustments are more personalised, and support is more meaningful.

Lisa’s mobile audiology service brings professional care to your doorstep, helping older adults, including people in care facilities, busy families, and anyone who finds travel difficult. With over 25 years of experience, she offers everything from hearing tests, hearing aid fittings and support, to wax removal –all in the comfort of home.

If you or someone you care for could benefit from hearing help at home, reach out to Lisa today 021 209 2687.

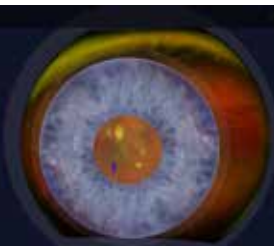
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Are your eyes healthy? Case history of a lump in the retina



For Eyes Optometrists are sharing a range of case histories detected with their specialised examination equipment.

Today’s patient had no symptoms, but his Optomap wide-field scans showed a subtle dark patch just under the left optic nerve (marked with an arrow in the image 1). The blood vessels crossing the area suggest it is raised, so optical coherence tomography (OCT) scans were performed to provide a cross-section view of the retina and confirm this. A raised lump can be clearly seen in image 2.

This patient had seen an eye specialist 5 years prior and there was no record of a lump, suggesting it could be of recent onset (although being subtle, it may simply not have been observed on that occasion). Optometrist Molly Whittington sent a report to the original eye specialist who referred the case on to an oncology ophthalmologist at Greenlane Hospital for specialised tests, as a dark, raised lump of recent onset is suspicious for an early melanoma.

The diagnosis was good news: a choroidal hemangioma. These are not cancers and never metastasise. Typically, they are reddish to orange coloured but can have areas of increased pigmentation like this one, which can make them difficult to differentiate from choroidal melanomas.

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Health & Beauty

Hemangiomas can grow within the blood vessel layer beneath the retina called the choroid. If located in the macula (centre of vision) or if they leak fluid which causes a retinal detachment or cystic changes in the retina, they can affect visual acuity. However, many choroidal hemangiomas never grow or leak fluid and can be observed without treatment. This one will be monitored annually, with referral made if any changes occur.

Are your eyes healthy? To book your appointment at For Eyes, phone 09 412 8172 or call to see us 9-5 weekdays, 90B Main Road, Kumeu Shopping Village.

Ask Dr. Heather



Is Botox® reversible? Anon, Kumeu

No. It is understandable to want reassurance that if you try a treatment and don’t love the result, there’s a way back, but Botox® isn’t reversible the same way dermal fillers are.

Most fillers are made of hyaluronic acid, and if needed, can be dissolved instantly with a special enzyme called Hyaluronidase. Botox® is different. Once it’s placed into a muscle, it binds to the nerve endings and blocks their signals. This relaxation is what softens expression lines and prevents new wrinkles from forming. There is no medication that can “erase” Botox® once it’s there.

That doesn’t mean you’re stuck if you don’t like the look. The effect is temporary. Your body naturally breaks down the toxin over time, and the nerve endings regenerate, returning to full function once it wears off gradually over three to four months. In some cases, if there is any imbalance, a small adjustment can be made with additional units to restore symmetry.

If you’re nervous about trying Botox®, the best approach is to start with a light dose and build up gradually. That way you can ease into the treatment and feel confident about how your face responds.

The key takeaway? Botox® isn’t reversible in the moment, but it’s never permanent. With careful, conservative treatment, the results should feel natural and reassuring.

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Dr. Heather Anderson
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And if you decide it isn’t for you, your face will always return to its normal movement as the effects wear off.

Dr. Heather Anderson is a Cosmetic Medicine and Emergency Doctor who practises in her own clinic at ALLOR Cosmetic Medicine in Whenuapai and features in the All or Nothing Podcast (available on Spotify, Youtube and iHeartRadio). If you have a question for Dr. Heather you would like answered anonymously, please email askdrheather@allor.co.nz

Your Summer Skin Prep Starts Now

With summer just around the corner, now is the perfect time to refresh your skincare routine and prepare for warmer days ahead. After months of cold weather and indoor heating, skin can feel dry, dull, and in need of a reset. Start with gentle exfoliation to remove dead skin cells and promote a brighter, smoother complexion. Look for natural exfoliants like sugar scrubs or fruit enzyme masks, which help renew the skin without irritation.

Hydration is key to restoring balance. Swap out heavy winter creams for lightweight, water-based moisturisers that lock in moisture without feeling greasy. Keep up your water intake too – aim for at least two litres a day to keep your skin plump and healthy from within.

No summer skincare routine is complete without sun protection. Apply a broad-spectrum sunscreen with SPF 30 or higher every morning, even on cloudy days. Reapply regularly if you’re outdoors, swimming, or exercising. Don’t forget easily missed spots like your ears, neck, and the backs of your hands.

Finally, protect your glow with simple lifestyle choices. Eat antioxidant-rich foods such as berries and leafy greens, get plenty of sleep, and include regular movement in your day.

By taking these small but effective steps now, your skin will be ready to face the New Zealand summer – radiant, protected, and healthy from the inside out.

Note: Everyone’s skin is different. The tips in this article are general in nature – check with a skincare professional if you’re unsure what’s right for you.



LED face masks. What’s all the fuss about?



By Dr Cherie, Restore Cosmed

If you’ve been scrolling through social media lately, you’ve probably seen someone relaxing in a glowing face mask that looks straight out of a sci-fi movie. These are at-home LED masks, one of the fastest-growing trends in skincare. But what are they, how do they work, and are they really worth the hype?

LED, or light-emitting diode therapy, isn’t new. It’s been a trusted part of dermatology and aesthetic medicine for years. Different wavelengths of light penetrate the skin at varying depths, stimulating beneficial changes in skin cells. Unlike lasers, LED light doesn’t damage the skin, instead, it encourages natural repair and renewal.

Red light: boosts collagen and elastin for firmer, smoother skin. Near-infrared light: reduces inflammation and promotes healing. Blue light: helps to target acne-causing bacteria, reducing breakouts. Other colours like green and yellow show promising results in pigmentation and overall rejuvenation.

Professional LED treatments in-clinic are more powerful and precisely targeted, but at-home LED masks are an excellent way to maintain results between sessions. When used consistently (around three times a week) they can help with many skin concerns: calm acne and rosacea, reduce redness, stimulate collagen production and give the complexion a healthy, radiant glow.

However, not all LED masks are created equal and a higher price point does not necessarily mean a better device. Effective devices use the correct wavelengths for your skin goals, provide sufficient light output to achieve results, and include integrated eye protection. LED masks aren’t just a passing beauty fad, but a scientifically backed way to support long-term skin health. At Restore Cosmed, we’ve sourced LED masks that meet safety and performance standards at an accessible price. Shop online at www.restorecosmed.co.nz/store and use the code LEDME for a special discount and tick off your Christmas list. (offer expires 30 November)

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SKIN AND MEDICAL

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20 Matua Road,
Huapai.

SWAN Skin Wellbeing & Nutrition



By Sarah Tumulty - Your Skin Nutritionist

Perioral Dermatitis: Healing from the Inside Out

Perioral dermatitis is an increasingly common skin condition that appears as redness, rash, or small bumps around the mouth, nose, and chin. While it often looks like acne or eczema, it’s actually a sign of an impaired skin barrier – the skin’s natural protective layer that keeps moisture in and irritants out. When this barrier becomes disrupted, the skin becomes more reactive, inflamed, and prone to flare-ups. What many people don’t realise is that perioral dermatitis is not only a surface issue. It is often linked to internal digestive imbalances such as imbalanced stomach acid, H. pylori infection, IBS, diarrhoea, constipation, or haemorrhoids – all signs that the gut lining may be inflamed or struggling to absorb nutrients properly. When the digestive system is under stress, toxins can accumulate and inflammation can travel through the bloodstream, showing up on the skin.

The most effective and lasting way to treat perioral dermatitis is through an inside-out approach. Healing begins with repairing both the skin barrier and the digestive barrier. Holistic, medical-grade skincare products – rich in barrier-restoring lipids, antioxidants, and oxygen-infused repair complexes – can calm inflammation and rebuild the skin’s strength.

At the same time, supporting the gut with targeted nutrition, supplements, and anti-inflammatory nutrients helps reduce internal stress that fuels recurring skin conditions. When both systems are restored together, the results are not just clearer skin, but stronger overall health.

At SWAN Skin Wellbeing & Nutrition, I focus on this dual approach – combining advanced facial treatments and barrier repair products with internal digestive support – to help clients heal their skin naturally, safely, and for the long term.

Contact SWAN Skin Wellbeing & Nutrition for your appointment today! Located in Huapai, Auckland

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Area Columnists

What’s on at Kumeū Arts



November marks the return of the Kumeū Arts Awards, now in its ninth year. This much-loved event attracts entries from talented artists across Aotearoa, with growing support from local businesses, including new sponsors Bridgestone Kumeū and Bethells Beach Cottages.

Visit the Awards exhibition from 4-26 November to view a diverse collection of artwork, discover the prize-winners (including youth and photography categories), and purchase original art. Kumeū Arts Live also returns this month with a line-up of outstanding musical performances. This not-for-profit concert series champions original live music and offers an affordable, intimate experience for local audiences.

Finally, don’t miss our Makers Market on Saturday 29 November from 10am-2pm. A perfect opportunity to buy handcrafted Christmas gifts directly from local makers. With art, music, and markets on offer, there’s something for everyone this November at Kumeū Arts.

We look forward to welcoming you into our creative community. Visit www.kumeuarts.org

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Tips for finding your perfect exercise match



Supporting your journey to freedom in movement. Exercise is essential for both physical and mental wellbeing, yet many of us struggle to stay active. The key? Find an activity you genuinely enjoy and do it often. Exercise doesn’t have to mean running or hitting the gym. It can

be anything that gets you moving: dancing, swimming, hiking, or even gardening. When you enjoy the movement, consistency becomes easier and that’s where the long-term benefits begin.

Beyond fitness, regular activity can boost self-esteem, support brain health, and connect you with others. Learning new skills or movement patterns helps your brain form fresh neural pathways – a process called neuroplasticity. Physical activity has also been shown to improve memory and may offer some protection against age-related cognitive decline.

Here are three tips to help you find your perfect match:

Know your personality: Are you competitive or more focused on personal growth? Choosing an activity that suits your style makes it easier to stay motivated and introduces you to like-minded people.

Work with your body: Injuries don’t have to mean giving up movement. If running aggravates your knees or hips, try swimming or cycling. Love adrenaline? Mountain biking might be your thing. A physiotherapist can help guide you toward safe, enjoyable options.

Play to your strengths: Not everyone excels at ball sports – but maybe your balance or coordination shines in dance or Pilates. Exploring activities that build on your natural abilities makes movement more rewarding.

Riverhead Physiotherapy & Pilates: 027 313 6036
physio@riverheadphysio.co.nz- This article is for general guidance only. Always consult a healthcare professional for personalised advice.

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Column by Chris Penk MP



It was great to host the Minister of Transport, Chris Bishop, here in northwest Auckland recently. We spent the day looking at some of the key transport priorities for our community – and it was encouraging to see plans and progress coming together, slowly but surely.

We began with a visit to the current roadworks along State Highway 16. This stretch of highway has long been a source of frustration for locals due to congestion and safety concerns, so it's very welcome to see improvements now taking shape. Once complete, these works will make travel safer and smoother for everyone using this crucial route between our growing townships and the city.

Another key focus was the proposed Kumeu Bypass. For years, residents have called for a better way to divert heavy traffic away from Kumeu's town centre. The bypass will do exactly that, improving both travel times and the local environment. I appreciated the opportunity to discuss with the Minister how we can keep momentum up on this long-awaited project.

We also visited possible sites for an additional secondary school in the area. With our local population continuing to grow rapidly, it's clear that another high school will soon be needed to serve families from Kumeu, Huapai, Riverhead and beyond.

It's heartening to see that, through constructive work between local representatives and the Government, real progress is being made on issues that matter so much to our communities. There's still more to do – but with collaboration and persistence, we're heading in the right direction.

Chris Penk
MP for Kaipara ki Mahurangi

Chris Penk

MP for Kaipara ki Mahurangi

Here to help

134 Main Road, Huapai • christopherpenk@parliament.govt.nz • 09 412 2496

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

Waimauku Automotive



Located in the heart of Waimauku, Waimauku Automotive has established itself as a premier destination for comprehensive vehicle care, earning a stellar reputation for its wide array of services

and commitment to customer satisfaction. This locally owned and operated business prides itself on delivering honest, reliable service at competitive rates, ensuring that every customer drives away with confidence and peace of mind. Waimauku Automotive offers a full suite of automotive services, catering to nearly every make and model of vehicle. From routine maintenance such as oil changes and Warrant of Fitness (WoF) inspections to more complex mechanical and auto electrical repairs, their team of skilled technicians is equipped to handle it all. They also specialise in tyres, offering services such as wheel alignments and balancing, and are an official retailer of Trade Tyres.

For the adventurous spirit, Waimauku Automotive is a one-stop shop for vehicle carrying needs, stocking a wide range of products from leading brands like Thule, Yakima, and Prorack, and is currently offering a 20% discount on these items.

The glowing customer reviews speak volumes about the quality of service at Waimauku Automotive. Patrons consistently praise the friendly, transparent communication and the team's willingness to go above and beyond. Sheryl and Blair, in particular, are often mentioned for their helpful and patient service. Whether it's a last-minute tyre issue on a long weekend or a simple inquiry, the team at Waimauku Automotive is dedicated to providing a five-star experience. With a commitment to quality, a comprehensive range of services, and a loyal customer base, Waimauku Automotive is a true asset to the community and the go-to garage for all your automotive needs.

Gently Loved Markets

It's the month to shop preloved for Xmas and discover one-of-a-kind treasures at Gently Loved Markets at the Kumeu Community Centre on Sunday the 16th of November from 10am till 1pm. Now featuring both preloved items and handmade treasures under one roof.

30+ stalls with an array of preloved, modern, vintage, retro, and upcycled goodies for all ages. Whether you're a fashion enthusiast, a home decor aficionado, or just someone who loves a good bargain, there is something for everyone at Gently Loved Markets because this treasure trove has got you covered.

Grab a friend and your favourite fabric bag for your preloved fix. All stalls are indoors, free onsite parking and with changing rooms at the venue so you can try before you buy. The event is mainly cash, some stall holders accept bank transfers. gentlylovedmarkets@gmail.com

Laser Plumbing & Roofing Whenuapai



It's hard to believe, but the countdown to Christmas is on – and there's no better time to get those lingering plumbing jobs sorted before the festive season kicks into full swing.

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Let's make sure your plumbing is the last thing on your mind this holiday season.

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Helensville Lions Christmas Book Fair

29th – 30th November
– Helensville A&P Showgrounds

“The biggest & best Book Fair in the West”

The Lions Club of Helensville will be

holding their Christmas Book Fair at the Helensville A&P Association Showgrounds on the weekend of the 29th November – 30th November, opening at 9.00am on Saturday until 4.00pm and again on Sunday 10.00am until 3.00pm.

This Book Fair we are partnering with South Kaipara Good Food, our local food bank, and we will share the proceeds. South Kaipara Good Food does more than just hand out food parcels; they offer wrap-around support to whanau and take pride in their collective approach to wellness within the community.

The last Book Fair held in May raised \$13,000 from the sale of books, for which – many thanks. All the money raised went towards helping schools, organisations and individuals in our community that required assistance.

We have had many books donated, so there will be plenty of fresh stock to rummage through. Books are priced to sell, with nothing over \$2. There is a large selection of children's and YA books for \$1. Also, we have many jigsaw puzzles, board games, DVDs, CDs, LPs and quality magazines available.

All books have been sorted and categorized, Non-Fiction split into twenty separate sections, fiction is arranged alphabetically by authors, with six special interest groups. Popular authors are grouped together at the end of the hall.

The Helensville Christmas Parade will be held at 1200 on Saturday, at the Show Grounds, making for a fun filled family day out.

Small donations of books can be left at Burmester Realty, Helensville, or for larger lots, contact Chris on 027 646 3324, or any other member of the Helensville Lions.

Please note that the last date we are accepting books for this Book Fair is Friday 21st November. Sorry, but we cannot accept donations at the Book Fair.

EFTPOS available

Helensville Lions Book Fair and Community Santa Parade

HELENSVILLE SHOWGROUNDS

Book Fair

Sat 29th Nov 9am - 4pm
Sun 30th Nov 10am - 3pm

\$2 Adult Books, \$1 Children Books
Eftpos Available

Santa Parade

Sat 29th Nov 12noon
Free Parking

Holiday hair care at Zash Hair



Summer is all about sunshine, salty swims, and lazy days—but your hair might not love it as much as you do. At Zash Hair, we’re all about keeping your holiday hair looking as fabulous as your tan. The secret? A little TLC and a few salon-savvy tricks.

Start by protecting your locks before you hit the beach. A leave-in conditioner or UV spray acts like sunscreen for your strands—because no one wants crispy, sun-fried ends in their holiday snaps. After swimming, always rinse out the salt or chlorine and follow with a nourishing treatment. Hydration is your hair’s best friend during summer, so treat yourself to a Zash Hair deep conditioning masque to bring back the shine.

Don’t forget to ease up on the heat styling—embrace those effortless beachy waves instead. A little texture spray or serum will help you achieve that “just stepped off the yacht” vibe (even if you’ve just stepped off the deck at home).

And before you pack your bags, pop into Zash for a fresh cut and gloss to seal those ends and lock in your colour. With the right care, your holiday hair will be turning heads from poolside to cocktail hour.

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Kumeu Library



Are you looking to meet new people, make new friends and feel part of a welcoming community? Kumeu Library can help with that. There are events at the library for adults during the week which bring together people in the community for activities and discussions.

Kumeu Library’s Book Club meets once a month on the 4th Thursday of the month at 7.00pm. Every month Book Club participants read a different novel, author, theme or genre, and then discuss the various issues and questions that arise from the month’s reading matter. The last two sessions for 2025 take place on Thursday 27 November and Thursday 18 December (please note the earlier date of the December meeting).

Book Chat is a friendly, informal book group with participants sharing their favourite reads over morning tea. It’s the book club where you can chat about any great book you’ve read, and find out what other people are reading that they have loved. Book Chat meets once a month on the first Tuesday of the month at 10.30am. There are two more sessions for 2025 – Tuesday 5 November and Tuesday 2 December.

Brain Charge is a fun and engaging brain fitness programme for adults, with different challenges and activities each week to keep the mind mentally active and stimulated. This is a fun and social way to keep your brain active! Brain Charge at Kumeu Library takes place at 2.00pm every Tuesday during school terms.

Please ask our friendly staff at Kumeu Library if you want any more information about any of these activities.

Follow us on Facebook (www.facebook.com/kumeulibrary) to keep up with all Kumeu Library’s news and events.

St Chad’s church 100th celebrations



RING OUT CENTENARY CELEBRATIONS!

About 100 people attended a celebratory service to mark the 100th anniversary of St Chad’s Anglican Church, Huapai on Sunday September 28 along with the Anglican Bishop of Auckland, Right Reverend Ross Bay. The service started with ringing of the outside bell, which has been unused for many years. It was rung by builder Allan Wallace who had helped restore the belfry both before and after a fire destroyed the original church in 1990. More about the belfry and fire and many other events were featured in an exhibition put together by Mrs Marcia Gason, displayed at the church along with a model of the original church.

A reading from the “Church Gazette” in November 2, 1925, was included in the service. The Bishop’s message was about the importance of community and ‘abiding in the vine’. It can be read on the church’s website. After the service, a special cake was cut by the longest-continuous and most senior member of the church, Mrs Pat Appleton.

The original church building was opened in 1925 on the corner of SH16 and Oraha Rd (now MacDonald’s). Previously services had been held in various locations around the Kumeu/Huapai district.

St Chad’s continues to play a major role in the community with church services and many community events including Christian Meditation, Coffee and Craft, Board Games, Selwyn Centre, Chinese Language, Yoga, Fellowship Group, Kumeu Friendship Club and Senior Net.



A book has been published as a tribute, not just to the buildings or dates, but to lives touched over the last 100 years, highlighting milestones, memories and moments. Copies can be purchased from the church office for \$20.

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Helensville Lions Club

Book Fair

In partnership with South Kaipara Good Food

Saturday 29th November 2025
9am to 4pm

Sunday 30th November 2025
10am to 3pm

Helensville A&P Showgrounds
Railway Street, Helensville.

All Books \$2
Childrens Books \$1

Also DVDs, CDs, Vinyl LP Records.

Your Local Justice of the Peace



The Kumeu district is fortunate to be served by 18 dedicated locals who generously volunteer their time to support our community. Some members have served as Justices of the Peace (JPs) for over 30 years, a testament to their commitment and the trust they've earned as valued members of our area.

The Kumeu JP group spans a wide age range—from individuals in their mid-thirties to those in their eighties. Their role goes far beyond signing, stamping, and witnessing important documents. JPs are also called upon to support vulnerable youth during police interviews, authorize warrants, and, as judicial JPs, preside over minor cases and deliver sentences.

Kumeu's JPs are proud to be the first group nationwide to achieve full accreditation. They volunteer at local libraries, malls, courts, and even at the Whenuapai Air Force Base. Many also open their homes to anyone needing documents witnessed, declarations made, or affidavits sworn or affirmed.

At a recent gathering, long-serving JP Russell Brown was recognized for 15 years of dedicated service to the Kumeu area. Remarkably, one member of the group has served as a JP for over 38 years!

"It is a great experience being a JP," says Area Coordinator Helen Peterson. "You meet people from all walks of life—students starting new journeys, families reuniting from overseas, young couples buying their first home, and those facing hardship. It's an amazing way to see what's happening in our communities. When you see many people withdrawing KiwiSaver for hardship, you know times are tough for some. Other times, you share in the excitement of first-home buyers starting a new chapter."

We are truly fortunate in Kumeu and the surrounding areas to have such a knowledgeable and dedicated group of JPs. They carry out their duties and open their homes, often for decades, without expectation of reward.

But if you ask them why they do it, they'll tell you: it's about supporting their local community and making a real difference in the lives of their fellow citizens.

If you live in the Kumeu area and are passionate about serving your community, consider becoming a Justice of the Peace. It's a meaningful way to contribute, connect with others, and make a lasting impact. To learn more about how to become a JP, reach out to your local

JP coordinator or visit the official website for application details.

Sayers Says it



By Rodney Councillor Greg Sayers

A major law change is being proposed to prevent new housing being built in flood-prone areas.

In 2022, the previous Labour Government introduced Plan Change 78, which altered Auckland's Unitary Plan to allow most single-house residential sections to be split into three lots, each with a three-storey home. The aim was to boost housing supply and affordability, potentially increasing Auckland's housing capacity from 900,000 to two million homes.

However, the rules also permitted intensification within flood-prone areas and banned "downzoning," meaning land at risk of flooding could not be rezoned to stop inappropriate development. Auckland Council has long been forced to approve such consents if landowners could show they could keep occupants safe. When the Council tried to decline applications, landowners took Council to court - and won.

Now the Coalition Government plans to reverse these provisions through a new Plan Change 120, reverting zoning in flood-risk areas back to one house per property. Building multiple three-storey homes would no longer be permitted as of right and would instead need resource consent under stricter rules.

While the Government still aims for up to two million homes across Auckland, higher-density development will be focused in the central city and along major transport routes. Flood-risk areas would face tougher standards, including higher floor levels and safer evacuation routes, or risk consent refusal altogether.

The Government will not buy back privately owned flood-prone vacant land, as that would be too costly. Instead, such properties would be limited to one home needing to pass far stricter consent controls.

Public consultation on Plan Change 120 runs from November 3 to December 19, with final decisions expected around mid-2027.

This is your opportunity to have your say on whether these flood-zone housing rules should remain - or be made much stricter.

Got council issues? ...



Say it to Sayers

Online video, over the phone, or one-on-one bookings available

Greg Sayers - Rodney COUNCILLOR

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Area Columnists

Auckland Mayor Wayne Brown returned



Wayne Brown of Fix Auckland is Auckland Mayor for another term.

Guy Wishart is re-elected to the Rodney Local Board Kumeu Subdivision with Matt Ross of

Waimauku also chosen and former Chair Brent Bailey dipping out with his 978 votes behind unsuccessful candidates

Gemma Donaldson (1496) and Katie Versteeg (1140).

Geoff Upson (2475 votes) and Mark Dennis (2509) have been returned as Rodney Local Board members in the Southern Kaipara Subdivision with Geoff's younger brother Rob Upson missing out. Greg Sayers was re-elected Rodney Councillor unopposed.

Kumeu Rotary Christmas Parade 2025



The Kumeu Rotary Christmas Parade on the evening of Friday December 5 reverses its usual route, going from the Kumeu Showgrounds in Access Road along

State Highway 16 to finish at Tapu Road in Huapai.

SH16 (Main Road) is closed from 6pm, reopening when the parade finishes.

The change of direction is basically the parade needs a new assembly point organisers say.

"We had about 74 entries last year," organisers say that it was getting too difficult to assemble in Tapu Road.

Just a little bit of history. It started in about 1964, Country Club Huapai resident Derry Faulder recalling stringing-coloured lights across the Main Road as an electrical apprentice.

At the time Kumeu had about eight shops and Huapai six plus the Huapai Hotel.

Business owners. Mrs Rumble (milk bar), Laurie Wallace (Huapai Menswear/Ladieswear), Bill Orsulich (Appliances), Leo White (Huapai pub), Kumeu's Wally Reber (shops) and Hugh McGuire (Chemist) organised the parade then.

Tractor and trailer hayrides were provided for children, and Santa was on the back of Reber's truck while the Kumeu Brass Band marched and played carols.

The parade went into recession for several years and was

revitalised in 1974 by Barrie Herring of Huapai Hardware and Laurie Wallace when more businesses were around.

A two-person wheelbarrow race was added from Kumeu to Huapai with placegetters earning a well-deserved beer at the Huapai Hotel.

Santa rode on a fire truck after the Huapai fire station was built.

Organisers say the parade is now "the best night of the year".

She encourages people to take up vantage points along the route early. Visit the Kumeu Rotary Christmas Parade Facebook page for more information.

Keeping the lights on



Rolling straight out of the Heritage Weekend into Christmas, the team at Te Awaroa Museum are already working on the 2025 Christmas Lights display. There was so much positive feedback from the community last year, that the

volunteers are giving it their all for more vintage Claus. The event, sponsored by the North West Country Business Association, promotes local businesses, and culminates in prizes for 'Best Christmas Windows'. There'll be a range of beautifully lit scenes in each of the Museum's six buildings, making it a 'must visit' for families after dark. Keep an eye on the Te Awaroa Museum's Facebook page for the start date. There's no charge to the community, it's the Museum's thank you to those who have supported us. Let the festivities begin!

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